

**ITEM 4      CASE NO. 14-15-SP – CONSIDER A REQUEST FOR A SITE PLAN**

Approve a request for a Site Plan for Commercial Development located on 3.025 acres of International Regional Industrial Complex Addition Block A, Lot A1A, 1201 Royal Parkway

Stephen Cook, Senior Planner, gave a brief description of the case. Kelly Roberts is the owner of Ricochet Fuel Distributors. Her business operation includes fuel distribution and transportation regionally and throughout several states. This development was originally constructed in 2003. In order to accommodate a growing business, the company proposes a new office building to the south of the current existing development.

The new office building will be a 7,800 square foot structure. The building will be constructed with split face concrete masonry units with different banded colors around the structure. There are some architectural metal panels introduced in the structure which meets the 75% masonry coverage required by the I-2 zoning district. The building will install a fire suppression system and additional parking spaces and aisles surrounding the building.

No additional driveways will be proposed onto Royal Parkway. The proposed height of the building is twenty-two (22') feet. There is extensive heavy vegetation along the property line on the east of the property.

Proposed additional landscaping will be made with xeriscape style plantings of a similar nature as currently exists on the property.

The property will also require a replat to encapsulate the additional easement and appropriately record the lot from the original subdivision.

The Development Services Group has reviewed the site plan application and has certified that it meets the technical requirements of the City of Euless and recommends approval of the site plan.

Commissioner Brown asked if this remodel would allow for additional jobs in Euless.

Mrs. Kelly Roberts, 1201 Royal Parkway, Euless, TX 76040, stated that this change would allow their job force to increase by 40 to 45 jobs in Euless over the next couple of years.

There were no further questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #14-15-SP with conditions as written. Motion seconded by Commissioner Portugal. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, Ellis, and Brown

Nays: None

Abstention: None

The motion carried: (7-0-0)