



CITY COUNCIL COMMUNICATION

November 25, 2014

SUBJECT: Consider a Request for a Site Plan

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 14-16-SP

ACTION REQUESTED:

Consider a request for a Site Plan for Commercial Development located on 0.626 acres of Oakwood Terrace North 1st Filing, Block 21, Lot B1, 900 Marlene Drive.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Ronzani, Inc.

Location/Zoning: 900 Marlene Drive. The property is zoned Texas Highway 10 Multi-use District (TX-10).

Project Description: Flavio Ronzani representing Ronzani, Inc. is seeking to expand their office and warehouse building originally approved in March 2008 by the Planning and Zoning Commission and City Council.

The new addition to the existing 4,000 square foot structure will add 1,960 square feet of indoor storage space. The building will be constructed with the same stone veneer/stucco as was constructed with the original building. A concrete area to the south of the building, which may contain temporary storage will be screened by a masonry screening wall as required in the TX-10 zoning district. The site meets the minimum required parking and landscaping as per City Regulation. The dumpster enclosure will be relocated and appropriate screening will be installed.

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.

The Planning and Zoning Commission considered this site plan at their November 4, 2014 regular meeting. The Planning and Zoning Commission voted to recommend approval with a vote of 6-0-0.

SUPPORTING DOCUMENTS:

- Exhibit(s)
- Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **GM** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office