

ITEM 5 CASE NO. 14-16-SP – CONSIDER A REQUEST FOR A SITE PLAN

Approve 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.

Stephen Cook, Senior Planner, gave a brief description of the case. 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.

Commissioner Dunckel asked if this addition would take care of any outside storage that has been taking place over the years.

Stephen Cook stated that this new building was to resolve the outside storage issue.

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

Commissioner Dunckel made a motion to approve case #14-16-SP. Motion seconded by Commissioner Brown. 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)