

ITEM 2 CASE NO. 14-17-SP – CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Commercial Development proposed to be located on 1.08 Acres, Block 2, Lot 1, Harwood Plaza Addition, 900 Block of N. Industrial Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Sandeep Singh is seeking to construct a 10,730 SF retail and professional office structure at the corner of Clinic Drive and N. Industrial Boulevard. The property was approved for a conveyance plat in January 2014.

Site Conditions – Access will be provided from two locations to the site – from N. Industrial Boulevard and from Clinic Drive. Clinic Drive is a private street and controlled by the owner of the SuperValue Pharmacy, who has agreed to establish an access easement to extend into this new development on the north side of Clinic Drive. A cross access easement on the north side of the new development property will ensure access to the remainder of the undeveloped property from the drive approach from the west. There is adequate spacing for emergency access vehicles and to solid waste containers on the property.

Landscaping – The proposed landscaping provides the required mixture and quantity of trees, shrubs and ground cover. Landscaping will be focused on the streetyard area between the building and N. Industrial Boulevard.

Building Elevations – The proposed elevation meets the minimum masonry requirements of the City of Euless and provides visual interest through varying heights and structures of the parapet and cap on the building.

The Development Services Group has certified that the site plan is in accordance with the requirements of the City of Euless.

There were no questions or comments presented by the Commission.

Commissioner Dunckel made a motion to approve case #14-17-SP. Motion seconded by Commissioner Ellis. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

The motion carried: (5-0-0)