



CITY COUNCIL COMMUNICATION

March 24, 2015

SUBJECT: Hold Public Hearing for Planned Development Case No. 15-02-PD and Consider First and Final Reading of Ordinance No. 2055

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

REFERENCE NO: 15-02-PD

ACTION REQUESTED:

Receive public input regarding a request for a Planned Development to change the zoning on approximately 19 acres of land located within the John A Groves Survey Abstract 599, Tracts 3K01A, 3K3, and 3G02 and Ferguson Addition Block 1, Lot 1, 2683 W. Euless Blvd from Texas Highway 10 Multi-Use District (TX-10) and Light Industrial District (I-1) to Planned Development zoning district (PD) for the use of warehousing, retail, wholesale, and outdoor storage and approve Ordinance No. 2055.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Chris Franklin representing Ferguson Enterprises

Location/Zoning: 2683 W Euless Boulevard zoned Texas Highway 10 Multi-Use District (TX-10) and Light Industrial District (I-1).

Project Description:

Ferguson Enterprises currently operates a retail/wholesale and warehousing business at 2683 W. Euless Blvd. Ferguson is the nation's leading supplier of waterworks, sewer, geosynthetic and storm water management needs. The Euless facility warehouses a huge product inventory of pipe, valves, fittings, restraints, service brass, meters, geotextiles, hydrants, municipal castings and much more. The company also sells through multiple retail outlets and showrooms, the latest selection of bath, kitchen, appliance & lighting products. The expansion of their campus will enable more of these items to be warehoused in Euless.

The site includes two existing buildings. A site plan and zoning was approved in 2012 that enabled an open storage area to be expanded. Ferguson Enterprises is seeking to increase its' investment in the Euless campus through additional interior warehousing space. An initial building would house approximately 30,000 square feet of space. A further expansion of their campus will include the construction of an approximate 50,000 square feet building.

Ferguson's has acquired additional property to accommodate these additional buildings and is seeking a Planned Development (PD) zoning district to facilitate the future development. The PD would establish development and use standards consistent with existing Light Industrial (I-1) district development standards except that design standards for exterior materials of the future warehouse structures would require that the facades facing the primary street be constructed with masonry and that other facades could be constructed with alternative building materials as approved by the Building Official. In order to enhance the facades facing the primary street, at least two additional architectural elements shall be placed into the design: enhanced course projections coining, coping, colonnades, cornice, pilaster, or other approved masonry enhancements as approved by the Building Official.

Next Steps: A site plan for each of the buildings proposed will be required to be presented to the Planning and Zoning Commission and City Council for approval. Building and engineering construction plans will be reviewed and approved by City Staff.

The Planning and Zoning Commission held a public hearing on March 3, 2015 and voted 6-0-0 to recommend approval of the Planned Development zoning change.

SUPPORTING DOCUMENTS:

- Ordinance No. 2055
- Minutes – P & Z
- Application
- Map 1, Map 2, Map 3

APPROVED BY:

_____ **LG**

City Manager's Office

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City Secretary's Office