



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
May 21, 2013

**SUBJECT:** Consider a Request for a Site Plan  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 13-02-SP

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**ACTION REQUESTED:**

Motion to recommend approval of a request for a Site Plan for Commercial Development located on Block 2, Lot 1 Regency Center Addition, 1331 W. Airport Freeway.

**ALTERNATIVES:**

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

**SUMMARY OF SUBJECT:**

**Applicant:** Mr. Taylor Gandy, property owner.

**Location/Zoning:** 1331 W. Airport Freeway. The zoning of the property is Community Business District (C-2).

**Project Description:** The site contains an existing office building complex. The acquisition of right-of-way for the expansion of the SH 183 corridor has required the property owner to reconfigure the highway frontage portion of their site.

In reviewing the site plan, the primary concern of the City is the relocation of the existing emergency access, drainage and utility easement (fire lane). While meeting all city requirements, the new fire lane will be shifted to the south and located closer to the building. Another change to the site includes the relocation of parking along the north side of the building. The parking has been moved closer to the building which had the impact of eliminating some of the landscaping located along the north foundation of the building. The

site has additional parking constructed to the south of the existing lot to serve as overflow parking for the office building, which satisfies the minimum parking requirements. The property owners have requested and have received exemption from the landscape ordinance requirements including the total number of required trees, number of required shrubs, amount of groundcover and parking lot landscaping. As allowed by the non-conforming section of the Unified Development Code, properties that are affected by right-of-way acquisition may petition the City Manager for exemption of development requirements as long as they are not public safety related.

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

Staff recommends approval of the site plan.

**SUPPORTING DOCUMENTS:**

- Application
- Exhibit
- Map 1, Map 2, & Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner