



**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:** 13-03-SP

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**ACTION REQUESTED:**

Motion to recommend approval of a request for a Site Plan for Commercial Storage Yard proposed to be located on Block 1, Lot 1R, Ferguson Addition, 2683 W. Euless Boulevard.

**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:** Ferguson Enterprises

**Location / Zoning:** 2683 W. Euless Boulevard. The zoning of the property is Light Industrial Zoning District (I-1).

**Project Summary:** On August 28, 2012, the City Council approved a rezoning from Texas 10 Multi-Use District (TX-10) zoning to Light Industrial (I-1) for a portion of property owned by Ferguson Enterprises. The purpose of the rezoning was to allow the expansion of the material storage yard associated with the Ferguson Enterprises business.

The site plan proposes to expand the existing service yard to the west and enclose the area with chain-link fencing similar to the existing storage yard. No new structures are proposed to be constructed on the site.

In approving the rezoning of the property, discussion during the City Council meeting

indicated that a site plan showing landscaping which would be visible from the W. Euless Blvd Corridor be included in the application. The landscaping provided in the application includes the preservation of several mature trees along the proposed fence line as well as some tall grasses and shrubs which will provide texture and height to assist in the screening of the fence. Future development of the parcel located between the fence line and W. Euless Blvd will provide additional screening from the public right-of-way.

The Development Services Group has reviewed the site plan and has certified that it meets the standards of the City of Euless.

Staff recommends approval of the site plan.

**SUPPORTING DOCUMENTS:**

- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner