

**PLANNING AND ZONING
JANUARY 21, 2014
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:50 p.m. on January 21, 2014, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman Troy Mennis, Commission Members George Zahn, Ken Olmstead, LuAnn Portugal, Jeremy Tompkins, and David Brown.

PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The Eules Planning and Zoning continued their meeting in the Council Chambers at 6:34 p.m. for consideration of scheduled items.

MEMBERS AND STAFF PRESENT:

Chairman Richard McNeese
Vice Chairman Troy Mennis
Commissioner George Zahn
Commissioner Ken Olmstead
Commissioner LuAnn Portugal
Commissioner Jeremy Tompkins
Commissioner David Brown
Hal Cranor, Director of Public Works
Mike Collins, Director of Planning and Economic Development
Paul Smith, Fire Marshal
Stephen Cook, Senior Planner
Don Sheffield, Building Official
Alicia Davenport, Administrative Secretary

MEMBERS ABSENT:

VISITORS:

Richard Hovas
Don Dykstra
Tom Winn
Ronald Dunckel

THE INVOCATION AND THE PLEDGE OF ALLEGIANCE: The Invocation was given by Chairman McNeese and the Pledge of Allegiance was given by Commissioner Brown.

ITEM 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES
Regular Meeting of January 7, 2014.

Vice Chairman Mennis made a motion to approve the minutes for called meeting of January 7, 2014. Commissioner Tompkins seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn, Olmstead, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 2 CASE #13-06-PP – CONSIDER APPROVAL OF PRELIMINARY PLAT

Consider a request for a Preliminary Plat changing 5.590 acres of land located in the B. Harrington Survey, Abstract 808, located east of Gateway Boulevard, to the Gateway Court Addition.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant proposes to preliminary plat the 5.590 acres for twenty-six (26) single family detached dwelling units and three (3) open space lots to be maintained by the homeowner's association. The Planning and Zoning Commission held a public hearing on October 1, 2013 and recommended approval of the Planned Development (PD) Zoning. The City Council approved the PD on October 8, 2013.

The plat indicates the setback distances as required by the conditions of the Planned Development zoning ordinance.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the City of Euless. Staff recommends approval.

There were no questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case no 13-06-PP. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn, Olmstead, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 3 CASE #13-10-SP – CONSIDER A REQUEST FOR A SITE PLAN

Motion to recommend approval of a request for a Site Plan for Commercial Development located on 1.473 acres JH Havins Survey A 685 Tr 2a, 3, west of SH 121, north of Loving Trail.

Stephen Cook, Senior Planner, gave a brief description of the case. This is a site plan for a commercial building with retail lease spaces on an outparcel of the Glade Parks master development. This parcel, referred to as parcel 29 within the original Preliminary Plat of Glade Parks, is located at the extreme northeast corner of the Glade Parks development.

The applicant proposes to construct a 10,570 square foot retail site with five lease areas. The building will be protected with a fire sprinkler system and have fire lane (EADUE) installed surrounding the structure. Access to the building will primarily be from a shared access drive which has already been partially constructed behind the existing Raising Cane's restaurant.

The site provides enough parking to meet the standards of the PD zoning district and the City of Euless Unified Development Code. Landscaping will exceed the minimum standards of the ordinance and be provided surrounding the building and along the entrance easements. The front sidewalk along the storefronts will feature raised planters to provide landscaping along the front of the building and provide an intervening structure between the parking areas and the front of the building, shielding from accidental vehicular movement into the building. A sidewalk ramp system and retaining wall will be constructed on the northeast corner of the site to accommodate pedestrian traffic from the frontage road.

The façade of the building meets the architectural intent of the Glade Parks original vision. There are differences in heights of the leased spaces as well as caps to the buildings which will be reminiscent of the design style of the primary in-line retail spaces to be built. The materials of the building will be compliant with the masonry standards of the City of Euless.

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.

The Commissioners asked for clarification as to the connectivity of the sidewalks.

Stephen Cook, gave an overview of the connectivity and the flow of the sidewalks as they pertain to this end of the development.

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

Commissioner Tompkins made a motion to approve case no. 13-10-SP. Vice Chairman Mennis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn, Olmstead, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (7-0-0)

There being no further business the meeting was adjourned at 6:51 p.m.

Chairman McNeese

Date