

**PLANNING AND ZONING
APRIL 15, 2014
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:43 p.m. on April 15, 2014 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman Mennis, Commission Members George Zahn, Ken Olmstead, LuAnn Portugal, and Jeremy Tompkins.

During the Precouncil meeting:

- Director of Planning and Economic Development Collins reviewed the regular agenda items.
- Director of Planning and Economic Development Collins gave an update on the Glade Parks Development Project.

PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The Eules Planning and Zoning continued their meeting in the Council Chambers at 6:30 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
Chris Barker, Assistant City Manager
Hal Cranor, Director of Public Works
Paul Smith, Fire Marshal
Mike Collins, Director of Planning and Economic Development
Stephen Cook, Senior Planner
Don Sheffield, City Building Official
Alicia Davenport, Administrative Secretary

MEMBERS ABSENT:

Commissioner David Brown

VISITORS:

Andy Chesney
Brian Matthis
Robert Wooldridge
Tom Winn

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

ITEM 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES

Regular Meeting of April 1, 2014.

Commissioner Tompkins made a motion to approve the minutes for called meeting of April 1, 2014. Vice Chairman Mennis seconded the motion. The vote was as follows:

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

Nays: None

Abstention: Commissioner Zahn

The motion carried: (5-0-1)

ITEM 2 CASE #14-02-RP – CONSIDER APPROVAL OF REPLAT

Approve a request for a Replat of 1.025 acres, Block 5, Lots 3 and 4, Trail Lake Estates Phase II to Block 5, Lot 3R Trail Lake Estates Phase II. The property is located at 800 Overlake Court.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Chesney owns both of the properties described as Block 5, Lots 3 and 4 of the Trail Lakes Estates Phase II addition in the City of Euless. He has applied for a replat of the two parcels into one single family lot.

The consolidated lot meets the minimum standards as set forth in the R-1 zoning district. A 10 foot utility easement separating the two lots has been certified to not have any utilities within the easement and will be abandoned with the replat of the lot.

Because the property is residentially zoned, a replat of the property requires a public hearing before the Planning and Zoning Commission. Notice according to municipal and state ordinances has been appropriately sent to the surrounding property owners.

The Development Services Group has reviewed the replat of the property and has certified that it meets the standards of the City of Euless. Staff recommends approval of the replat.

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

Vice Chairman Mennis made a motion to approve case #14-02-RP. Motion seconded by Commissioner Zahn. The vote was as follows:

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

Nays: None

Abstention: Commissioner Olmstead

The motion carried: (5-0-1)

ITEM 3 CASE #14-04-PP – CONSIDER APPROVAL OF PRELIMINARY PLAT

Consider a request for a Preliminary Plat of 48.514 acres of the J. Havens Survey Abstract No. 685 to Lot, 1 Block J and Lots 1-5, Block K of Glade Parks.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant proposes to preliminary plat the 48.514 acres for commercial development. The alignment of the commercial lot lines most accurately represents the development pattern for entertainment uses, and commercial in-line retail.

The plat conforms to 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 further questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #14-04-PP. Motion seconded by Commissioner Portugal. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 4 CASE #14-01-RP – CONSIDER APPROVAL OF A REPLAT

Approve a request for a Replat of 2.00 acres, Block A, Lot 2, Mad Triangle Addition to Block A, Lots 2R1 and 2R2 Mad Triangle Addition. The property is located at the 1600 block of W. Euless Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. Mad Triangle Addition was approved by the Planning and Zoning Commission on February 7, 2012 for the development of commercial properties along W. Euless Boulevard. Lot 1 has been developed. The replat seeks to subdivide Lot 2 into two separate lots for further commercial development.

The subdivided lots meet the minimum standards as set forth in the TX-10 zoning district. Appropriate easements have been placed on Lot 2R1 for commercial development and appropriate cross access to the other two lots.

The Development Services Group has reviewed the replat of the property and has certified that it meets the standards of the City of Euless. Staff recommends approval of the replat.

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

Commissioner Tompkins made a motion to approve case #14-01-RP. Motion seconded by Vice Chairman Mennis. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 5 CASE #14-04-SP – CONSIDER A REQUEST FOR A SITE PLAN

Motion to recommend approval of a request for a Site Plan for Commercial Development located on 1.27 acres Block A, Lot 2R1 Mad Triangle Addition located at 1640 W. Euless Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. Dollar General is proposing a new store at the northeast corner of W. Euless Boulevard and Debra Drive. The property is appropriately zoned for retail development. The building is 9,100 SF and will have access drives to Debra Drive and to westbound lanes of W. Euless Boulevard. There is no available left turn from W. Euless Boulevard for eastbound traffic to the front of the site. An appropriate number of parking spaces has been provided for the retail store.

The building has the solid waste container located on the east side – away from the adjacent residential development across Debra Drive. An extra wide front drive aisle has been designed in front of the building to allow unloading of merchandise and still maintain appropriate width for emergency vehicles. Cross access from the two fronting lots onto W. Euless Boulevard and to the ServiceMaster to the north will be installed and maintained.

The building will be constructed with brick and installed with a double row of soldier course brickwork around the structure as well as a modular brick water table (as an alternative color) to differentiate the vertical wall of the building.

Significant landscaping will be installed according to the landscape standards as well as the Texas 10 zoning district standards. Trees will be installed along the highway right-of-way and at the entrance of Debra Drive. Turf and Texas Sage will also be installed along Debra Drive to soften the commercial building façade across from residential development.

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.

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

Commissioner Portugal made a motion to approve case #14-04-SP. Motion seconded by Commissioner Olmstead. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 6 CASE #14-05-SP – CONSIDER A REQUEST FOR A SITE PLAN

Motion to recommend approval of a request for a Site Plan for Commercial Development located on Block 2, Tract C Euless Industrial Addition located at 902 Heather Drive.

Stephen Cook, Senior Planner, gave a brief description of the case. Quickway Manufacturing has proposed a new storage building for their metal products to be located on their property along Heather Drive. The new storage building (labeled as Building #5 on the site plan) is proposed to be 5,965 square feet. The building will have two separate open canopies on either end of the building to shield product lifter movement from weather during the workday. The new building will be enclosed and will have a masonry exterior as per City of Euless regulations.

In addition to the new building, a new concrete surface will be installed on the south side of the site as well as a new emergency access lane connecting Heather Drive and Stanley Drive. The emergency access lane will be constructed to City standards.

In working with the property owner, a limited amount of landscaping will be installed with new turf along the new building frontage to Heather Drive. At the company's most visible corner of Heather Drive and W. Euless Boulevard, new hydromulch, trees and shrubs will be planted to provide additional landscaping environment along SH 10.

Staff recommends approval of the site plan.

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

Commissioner Tompkins made a motion to approve case #14-05-SP. Motion seconded by Commissioner Portugal. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)

There being no further business the meeting was adjourned at 6:53 p.m.

Chairman McNeese

Date