



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
November 4, 2014

**SUBJECT:** Consider a Request for a Site Plan  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 14-15-SP

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**ACTION REQUESTED:**

Approve a request for a Site Plan for Commercial Development located on 3.025 acres of International Regional Industrial Complex Addition Block A, Lot A1A, 1201 Royal Parkway

**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:** Claymoore Engineering on behalf of Ricochet Fuel Distributors

**Location/Zoning:** 1201 Royal Parkway. The property is zoned Heavy Industrial (I-2).

**Project Description:** Kelly Roberts is the owner of Ricochet Fuel Distributors. Her business operation includes fuel distribution and transportation regionally and throughout several states. This development was originally constructed in 2003. In order to accommodate a growing business, the company proposes a new office building to the south of the current existing development.

The new office building will be a 7,800 square foot structure. The building will be constructed with split face concrete masonry units with different banded colors around the structure. There are some architectural metal panels introduced in the structure which meets the 75% masonry coverage required by the I-2 zoning district. The building will install a fire suppression system and additional parking spaces and aisles surrounding the building.

No additional driveways will be proposed onto Royal Parkway. The proposed height of the building is twenty-two (22') feet. There is extensive heavy vegetation along the property line on the east of the property.

Proposed additional landscaping will be made with xeriscape style plantings of a similar nature as currently exists on the property.

The property will also require a replat to encapsulate the additional easement and appropriately record the lot from the original subdivision.

The Development Services Group has reviewed the site plan application and has certified that it meets the technical requirements of the City of Euless and 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