



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: 14-16-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development located on 0.626 acres of Oakwood Terrace North 1st Filing Block 21, Lot B1, 900 Marlene Drive.

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: Ronzani Inc.

Location/Zoning: 900 Marlene Drive. The property is zoned Texas Highway 10 Multi-use District (TX-10).

Project Description: Flavio Ronzani representing Ronzani Inc. is seeking to expand their office and warehouse building originally approved in March 2008 by the Planning and Zoning Commission and City Council.

The new addition to the existing 4,000 square foot structure will add 1,960 square feet of indoor storage space. The building will be constructed with the same stone veneer / stucco as was constructed with the original building. A concrete area to the south of the building, which may contain temporary storage will be screened by a masonry screening wall as required in the TX-10 zoning district. The site meets the minimum required parking and landscaping as per City Regulation. The dumpster enclosure will be relocated and

appropriate screening will be installed.

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