

PLANNING AND ZONING
November 4, 2014
MINUTES

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:47 p.m. on November 4, 2014 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Commission Members George Zahn, Ken Olmstead, LuAnn Portugal, Ronald Dunckel, Steve Ellis, and David Brown.

During the Pre-Session 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 Euless Planning and Zoning continued their meeting in the Council Chambers at 6:31 p.m. for consideration of scheduled items.

MEMBERS AND STAFF PRESENT:

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

MEMBERS ABSENT:

VISITORS:

David Carr
Ernest Hedgcoth
Matt Moore
Kelly Roberts
Flavio Ronzani

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

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

Commissioner Portugal made a motion to approve the minutes for called meeting of October 7, 2014. Commissioner Dunckel seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, Ellis, and Brown

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 2 CASE NO. 14-04-RP - CONSIDER APPROVAL OF REPLAT
Approve a request for a Replat of 17.713 acres of Wilshire Village Shopping Center, Tracts A, B and C to be replatted as HEB Auxiliary Services Facility Addition Block A, Lot 1, 1350 W. Euless Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. HEB ISD is requesting a replat of their newly constructed Auxiliary Services Facility. The replat shows abandonment of all previous easements from the shopping center and church uses and new easements as appropriate for the new development.

Because the property is not residentially zoned, a replat of the property does not require a public hearing before the Planning and Zoning Commission.

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 questions or comments presented by the Commission.

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

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, Ellis, and Brown

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 3 CASE NO. 14-05-RP – CONSIDER APPROVAL OF REPLAT

Approve a request for a Replat of 9.469 acres of Harwood Crossing Subdivision, Block 1, Portion of Lots 1 & 2 and all of Lot 3 to be replatted as Harwood Crossing Subdivision, Block 1, Lots 1R, 2R and 3R, 1060 N. Main Street.

Stephen Cook, Senior Planner, gave a brief description of the case. Kroger and the Harwood and Main partnership are requesting a replat of the lots of Harwood Crossing Subdivision in order to realign the internal lot line of the shopping center's primary lots. The realignment will allow the lot line to divide the new Kroger expansion from the remainder of the inline shopping center. All easements have been shown on the replat.

Because the property is not residentially zoned, a replat of the property does not require a public hearing before the Planning and Zoning Commission.

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

There were no questions or comments presented by the Commission.

Commissioner Brown made a motion to approve case #14-05-RP. Motion seconded by Commissioner Ellis. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, Ellis, and Brown

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 4 CASE NO. 14-15-SP – CONSIDER A REQUEST FOR A SITE PLAN

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

Stephen Cook, Senior Planner, gave a brief description of the case. 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.

Commissioner Brown asked if this remodel would allow for additional jobs in Euless.

Mrs. Kelly Roberts, 1201 Royal Parkway, Euless, TX 76040, stated that this change would allow their job force to increase by 40 to 45 jobs in Euless over the next couple of years.

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

Commissioner Zahn made a motion to approve case #14-15-SP with conditions as written. Motion seconded by Commissioner Portugal. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, Ellis, and Brown

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 5 CASE NO. 14-16-SP – CONSIDER A REQUEST FOR A SITE PLAN

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.

Stephen Cook, Senior Planner, gave a brief description of the case. 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.

Commissioner Dunckel asked if this addition would take care of any outside storage that has been taking place over the years.

Stephen Cook stated that this new building was to resolve the outside storage issue.

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

Commissioner Dunckel made a motion to approve case #14-16-SP. Motion seconded by Commissioner Brown. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, Ellis, and Brown

Nays: None

Abstention: None

The motion carried: (7-0-0)

There being no further business the meeting was adjourned at 6:46 p.m.

Chairman McNeese

Date