



PLANNING AND ZONING COMMISSION COMMUNICATION
March 3, 2015

SUBJECT: Hold Public Hearing for Planned Development Zoning Change Case No. 15-02-PD, and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 15-02-PD

ACTION REQUESTED:

Receive public input regarding the request for a Planned Development Zoning Change on approximately 19 acres within the John A Groves Survey Abstract 599, Tracts 3K01A, 3K3, and 3G02 and Ferguson Addition Block 1, Lot 1, 2683 W. Euless Blvd from Texas Highway 10 Multi-Use District (TX-10) and Light Industrial (I-1) to Planned Development (PD) district for the use of warehousing, retail, and wholesale and outdoor storage and consider recommendation for an Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*.
4. Recommend approval of the request with modifications – *simple majority*.
5. Recommend denial of the request – *simple majority*.

SUMMARY OF SUBJECT:

Applicant: Chris Franklin representing Ferguson Enterprises

Location/Zoning: 2683 W Euless Boulevard zoned Texas Highway 10 Multi-use District (TX-10) and Light Industrial District (I-1).

Project Description:

Ferguson Enterprises currently operates a retail/wholesale and warehousing business at

2683 W. Eules Blvd. Ferguson is the nation's leading supplier of waterworks, sewer, geosynthetic and storm water management needs. The Eules facility warehouses a huge product inventory of pipe, valves, fittings, restraints, service brass, meters, geotextiles, hydrants, municipal castings and much more. The company also sells through multiple retail outlets and showrooms, the latest selection of bath, kitchen, appliance & lighting products. The expansion of their campus will enable more of these items to be warehoused in Eules.

The site includes two existing buildings. A site plan and zoning was approved in 2012 that enabled an open storage area to be expanded. Ferguson Enterprises is seeking to increase its investment in the Eules location through additional interior warehousing space. An initial building would house approximately 30,000 square feet of space. A further expansion of their campus will include the construction of an approximate 50,000 square feet building.

Fergusons has acquired additional property to accommodate these additional buildings and is seeking a Planned Development zoning district to facilitate the future development. In addition to the zoning district, the business is seeking to modify design standards for exterior materials of the future warehouse structures. The proposed zoning would allow the buildings to be constructed with masonry facades facing the primary street side of the development with metal materials on other façade sides. Additionally in order to enhance the masonry sides, at least two additional architectural elements shall be placed into the design: enhanced course projections coining, coping, colonnades, cornice, pilaster, or other approved masonry enhancements as approved by the Building Official.

Next Steps: A site plan for each of the buildings proposed will be required to be presented to the Planning and Zoning Commission and City Council for approval. Building and engineering construction plans will be reviewed and approved by City Staff.

SUPPORTING DOCUMENTS:

- Draft Ordinance No. XXXX
- Application
- Exhibit
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner