



PLANNING AND ZONING COMMISSION COMMUNICATION
April 7, 2015

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

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on Ferguson Addition, Block 1, Lot 1, and John A. Groves Survey, Portions of Tracts 3G, 3K, and 3K1, 2683 W. Euless Boulevard.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Ferguson Plumbing Supply

Location/Zoning: Ferguson Addition, Block 1, Lot 1, 2683 W. Euless Boulevard. The zoning of the property is Planned Development (PD).

Project Description: Ferguson Plumbing Supply is requesting the consideration of an additional 29,938 square feet of interior storage for their location on W. Euless Boulevard. The new addition would be constructed as an extension to the primary structure.

The Planning and Zoning Commission considered a zoning change in March 2015 and recommended approval of a Planned Development zoning to the City Council. The City Council approved the Planned Development on March 24, 2015.

Site Conditions: Access to the site will be from the existing drive approach from W. Euless Blvd. The emergency access, drainage and utility easement (EADUE – which serves as fire lanes in Euless) will be modified to provide additional coverage of the building's configuration. Additional parking for the site has been configured based on the footprint of the building and meets Euless standards.

Building Elevations – As part of the Planned Development zoning, provisions were put into the ordinance which would allow a modification to the City's masonry requirements for new construction. As the addition to the building is not a primary wall surface, the exterior of the building may be constructed with masonry or other alternate building materials as approved by the Building Official. The proposed additional structure will be a metal sided building with baked in color that will match the existing building façade.

The Development Services Group has certified that the site plan is in accordance with the requirements of the City of Euless and the Planned Development Ordinance.

SUPPORTING DOCUMENTS:

- Application
- Exhibits
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner