



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: 15-02-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on International/Regional Industrial Complex, Block D, Lot 3, 2221 Regal Parkway.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Finline Productions

Location/Zoning: International/Regional Industrial Complex, Block D, Lot 3, 2221 Regal Parkway. The zoning of the property is Heavy Industrial District (I-2).

Project Description: Finline Productions currently operates within two buildings on Regal Parkway, one on the north side (2220) and one on the south side (2221). In recent years, their operation has increased significantly as demand for their products has grown. The company wishes to expand their square footage of production and storage area on an existing lot that they own. The family owned company was founded in 1985. As a supplier to Original Equipment Manufacturer (OEM) industries, Fine Line Production specializes in metal stamping, laser cutting and robotic assemblies.

Site Conditions: The existing building on the south side is 19,893 square feet. The proposed new structure will adjoin the existing building to the east. The new production facility will be

19,292 square feet. Additional space on the east side of the lot will accommodate additional parking and an emergency access, drainage and utility easement (EADUE). A new masonry, solid waste enclosure will be constructed along the frontage of the existing building where temporary storage units were placed. A new fire hydrant will be installed in order to accommodate the new building.

Landscaping – Landscaping will be provided with the new addition to the site. Additional red oak trees, ground cover and shrubs will be installed along the frontage of the building. Sidewalk will continue across the frontage of the new building.

Building Elevations – The building will be a tilt-wall construction which is compliant with City of Euless standards. The exterior treatment of the building will match the existing building with the addition of a alternative color, painted stripe along the top of the façade.

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

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