

ITEM 8 CASE #11-08-SP – CONSIDER A RECOMMENDATION FOR A SITE PLAN

Consider a recommendation regarding a request for a Site Plan for Commercial Development proposed to be located at Jasper Addition, Block A, Lot 1, 2101 W Airport Freeway.

Stephen Cook, Senior Planner, gave a brief description of the case. This project was recommended for approval by the Planning and Zoning Commission and approved by the City Council in November 2010. Section 84-386(1) of the Euless Unified Development Code establishes that if development has not commenced within 12 months of approval the site plan expires, and a review and reapproval shall be required. The applicant intends to construct a two-story structure to house retail jewelry and precious metals sales.

A previous company had begun developing the site in 2007. A site plan was approved and site improvements including water and sewer infrastructure and paving were installed, but not accepted by the City. The new applicant, DFW Gold and Silver Exchange, is applying to construct a different structure than previously approved. The site improvements and infrastructure previously installed will remain substantially the same, which the city will re-inspect.

The applicant intends to construct a two-story 6,290 square foot structure, featuring a porte cochere extension over some of the parking immediately in front of the building.

Access to the site will be made from an existing drive (which meets City standards) from the current frontage road to Airport Freeway. Staff has discussed with the applicant several options to reconfigure the drive access once Airport Freeway is widened. Although a final design of the SH 183 widening has not been presented, the applicant has designed their site to meet parking and landscaping requirements based of the expected amount of property that will be taken for the future highway expansion.

The proposed building's façade will be constructed with true stucco, which satisfies the 100% masonry standards of the Unified Development Code.

There are no modifications to the site plan from what was previously approved.

The Development Services Group has reviewed the application and has found it compliant with the standards of the Euless Unified Development Code. Staff recommends approval of the site plan.

There were no comments or questions among the Commission.

Commissioner Brown made a motion to recommend approval of Case #11-08-SP. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Huffman, Portugal, Tompkins and Brown.

Nays: None

Abstention: None

The motion carried (6-0-0)