

**ITEM 3                    CASE #13-03-SP – CONSIDER APPROVAL OF A SITE PLAN**

Motion to recommend approval of a request for a Site Plan for Commercial Storage Yard proposed to be located on Block 1, Lot 1R, Ferguson Addition, 2683 W. Eules Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. On August 28, 2012, the City Council approved a rezoning from Texas 10 Multi-Use District (TX-10) zoning to Light Industrial (I-1) for a portion of property owned by Ferguson Enterprises. The purpose of the rezoning was to allow the expansion of the material storage yard associated with the Ferguson Enterprises business.

The site plan proposes to expand the existing service yard to the west and enclose the area with chain-link fencing similar to the existing storage yard. No new structures are proposed to be constructed on the site.

In approving the rezoning of the property, discussion during the City Council meeting indicated that a site plan showing landscaping which would be visible from the W. Eules Blvd Corridor be included in the application. The landscaping provided in the application includes the preservation of several mature trees along the proposed fence line as well as some tall grasses and shrubs which will provide texture and height to assist in the screening of the fence. Future development of the parcel located between the fence line and W. Eules Blvd will provide additional screening from the public right-of-way.

The Development Services Group has reviewed the site plan and has certified that it meets the standards of the City of Eules.

Staff recommends approval of the site plan.

There were no comments or questions presented by the Commission.

Commissioner Huffman made a motion to approve Case #13-03-SP. Vice Chairman Mennis seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)