

ITEM 4 CASE #13-05-SP – CONSIDER APPROVAL OF A SITE PLAN

Approve a request for a Site Plan for Commercial Development proposed to be located on Oak Forest Addition, Lot 8R, Block 2, 220 W. Harwood Road.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant intends to construct a 4,690 square foot medical / professional office building with two suites. The building is to be constructed on a 0.871 acre tract located between an existing fast food restaurant and a convenience store with gasoline sales. The property has a liquid petroleum pipeline easement which encumbers the southeast and eastern sides of the property.

Access to the property will be made through existing curb cuts on the adjacent lots coupled with a mutual and emergency access, drainage and utility easement across the frontage of the building.

The building will be constructed with a one hundred percent masonry façade and be designed in such a way to incorporate several masonry materials with cedar accents. The style of the building reflects traditional south Texas and Spanish style architecture.

Proposed landscaping on the project exceeds the minimum requirements of the Euless Unified Development Code.

The Development Review Committee has reviewed the submitted application and has certified that it meets the minimum standards of the City of Euless. Staff recommends approval of the site plan.

Commissioner Brown made a motion to approve Case #13-05-SP. Vice Chairman Mennis seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (7-0-0)