



PLANNING AND ZONING COMMISSION COMMUNICATION
August 6, 2013

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 13-05-SP

ACTION REQUESTED:

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.

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Michael J. Wright, Architect on behalf of Dr. Rushi Master, DDS

Location / Zoning: 220 W. Harwood Road. The zoning of the property is Community Business District (C-2).

Project Summary: 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 gasoline service station. 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.

SUPPORTING DOCUMENTS:

- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner