



CITY COUNCIL COMMUNICATION

June 9, 2009

SUBJECT: CONSIDER A REQUEST FOR A SITE PLAN
SUBMITTED BY: Mike Collins, Director of Planning and Development
REFERENCE NO: 08-08-SP

ACTION REQUESTED:

Motion to approve a Site Plan for Commercial Development proposed to be located on Oak Forest Addition, Block 2, Lots 7 and 8, 220 and 230 W. Harwood Road, concurring with the Planning and Zoning Commission's 7-0 recommendation on May 19, 2009.

ALTERNATIVES:

1. Approve the request – *simple majority*
2. Approve the request with modifications – *simple majority*
3. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

The applicant, Alina Investments, is seeking approval of a Site Plan for a 1,875 square foot commercial building to be utilized as a Church's Chicken restaurant. The development is proposed for a .56 acre tract zoned C-2 (Commercial) located on the north side of Harwood Road, west of Main Street.

Specifically, the applicant intends to construct a restaurant with a drive-thru. Access to the site is provided from Harwood Road utilizing emergency access, utility and drainage easements (EAUDE) which are contained within the site and provide connectivity to the adjacent parcels, thereby providing some access management to Harwood Road and reducing the overall impact of driveway access to the street

The building will be constructed of 100% masonry, using a true 3-part stucco exterior which conforms to the standards of the City of Euless UDC. The exterior paint scheme of the building reflects the corporate colors of Church's Chicken. All site development standards, including landscaping, parking, and lighting have been satisfied. In response to a suggestion made by the Planning and Zoning Commission, the applicant has agreed to install a monument sign.

The Development Review Committee (DRC) has determined that the application is in substantial compliance with all technical requirements of the C-2 zoning district. The Planning and Zoning Commission recommends approval.

SUPPORTING DOCUMENTS:

- Exhibit
- Draft Minutes – P&Z
- Application
- Drainage
- Landscape
- Elevation
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **GM** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office