

ITEM 2 CASE #08-08-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 Oak Forest Addition, Block 2, Lots 7 and 8, 220 and 230 W. Harwood Road.

Stephen Cook, Senior Planner, gave a brief description of the case. 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) that is located on the north side of Harwood Road, west of Main Street. Specifically, the applicant intends to construct a restaurant with a drive-thru service lane and window. 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 of the building will be painted in such a way as to reflect the corporate colors of Church's Chicken. All site development standards, including landscaping, parking, and lighting have been satisfied.

Stephen Cook stated the applicant's representatives, Jace Huffman and Irfan Dossani, were available for any questions.

Vice Chairman May asked the applicants representatives if all the studies have been done for marketing analysis for this location.

Irfan Dossani, 520 E. Northwest Highway #100, Grapevine, Texas, stated typically franchises view several sites and pinpoint a location based on demographics along with various factors.

Vice Chairman May asked if Churches Chicken would consider replacing the pole sign for a monument sign.

Irfan Dossani stated the decision to change from a pole sign to a monument sign would have to be approved by their corporate office. From his stand point they would receive more visibility with the pole sign but he would make the recommendation to their corporate office.

Commissioner Bearden asked city staff if this property was 500 feet away from Main Street.

Mike Collins stated the property is 500 plus feet.

Commissioner Bearden stated his preference would be that their sign blend in with the neighboring businesses that have monument signs along Main Street because it is more of a benefit for a pole sign for those located off the highway.

Irfan Dossani stated he is acting as the liaison and he would get with the corporate office to see if they would agree to install a masonry sign instead of a pole sign. He will update city staff of their determination prior to the City Council meeting on June 9, 2009.

Commissioner Portugal made a motion to approve case #08-08-SP. Commissioner Bearden seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman May, Commissioners Zahn, Huffman, Portugal, Bearden, Mennis

Nays: None

Abstention: None

The motion carried (7-0-0)