



## CITY COUNCIL COMMUNICATION

April 27, 2010

**SUBJECT:** CONSIDER A REQUEST FOR A SITE PLAN  
**SUBMITTED BY:** Chris Barker, Director of Planning and Development  
**REFERENCE NO:** 10-01-SP

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### **ACTION REQUESTED:**

Approve a request for a Site Plan for Commercial Development proposed to be located on Midway Park Addition, Lot C, 601 N. Main Street, concurring with the Planning and Zoning Commission's 7-0 recommendation on April 6, 2010.

### **ALTERNATIVES:**

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

### **SUMMARY OF SUBJECT:**

Mr. Eddie Waltman representing applicant Texas Car Title Loan is requesting approval of a Site Plan for a title loan and check cashing business at 601 N Main located at the northwest corner of N Main and Midway.

Specifically, the applicant proposes to renovate the existing structure and convert it into an office use. Renovation of the building will include an application of stucco to the existing CMU block building, a wainscoting layer of limestone formed texture along the base of the structure to provide architectural interest, replacement of the existing overhead doors with windows and reversing and renovating the existing restroom to interior use. The color scheme of the building will be predominantly beige in nature with color bands of yellow and red along the top of the building. The yellow and red bands are in keeping with the branding of the car title loan company.

In regards to the site plan, the concrete islands which formerly contained the fuel pumps will be removed and an area located within the property and along the hard corner of the intersection will remove the existing concrete and be replaced with landscaping. Additionally, trees will be planted along the north side of the property. A masonry enclosure will be constructed for the housing of the existing debris dumpster.

A masonry monument sign is proposed for the business and will be in compliance with the Main Street Sign Regulations in the Euless Unified Development Code.

The Development Review Committee has reviewed this site plan application, determined that it is in substantial compliance with all technical requirements and recommends approval.

The Planning and Zoning Commission voted 7-0 to recommend approval of the site plan on April 6, 2010.

**FINANCIAL CONSIDERATIONS:**

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

**SUPPORTING DOCUMENTS:**

- Exhibits
- Draft Minutes – P & Z
- Application
- Elevation Drawing
- Map 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

\_\_\_\_\_ **SC** \_\_\_\_\_

City Secretary's Office