

ITEM 3 CASE #10-01-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 Midway Park Addition, Lot C, 601 N. Main Street.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Eddie Waltman representing applicant Texas Car Title Loan is requesting approval of a site plan for a title loan and check cashing business for 601 N Main located at the northwest corner of N Main and Midway. The applicant proposes to renovate the existing concrete masonry unit (CMU) structure and convert it into an office. Previous tenants of the property included a service station and a window tinting business. The renovation of the building will include replacing overhead doors into windows, reversing and renovating the restroom to interior use. 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. The existing structure is a masonry CMU structure. The tenant will add a wainscoting layer of limestone formed texture along the base of the structure to provide architectural interest. 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. 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.

Vice Chairman Bearden asked the applicant what the time line is for the renovation.

John Serotko, 601 N. Main Street, Euless, Texas, stated they have had this location for about 3 ½ months and will be in and out in 2 weeks depending on landscaping.

Vice Chairman Bearden made a motion to approve case #10-01-SP. Commissioner Mennis seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried (7-0-0)