



CITY COUNCIL COMMUNICATION

June 22, 2010

SUBJECT: CONSIDER A REQUEST FOR A SITE PLAN
SUBMITTED BY: Chris Barker, Director of Planning and Development
REFERENCE NO: 10-03-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on Harwood Plaza Addition, Lot 1A, 1014 N. Industrial Boulevard, concurring with the Planning and Zoning Commission's 6-0 recommendation on June 1, 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. Mark Massey, owner of My Credit Union is the applicant for a site plan to include improvements to a financial services provider currently located at 1014 N Industrial Boulevard at the southeast corner of Industrial Boulevard and Harwood Road.

The intent of the site plan is to describe and permit the new construction of a canopy structure on the north side of the existing bank building in order to provide automated vacuum drive through banking services. The building the credit union occupies was originally constructed as a convenience store with fuel sales. After the closure of the business, the fuel tanks were removed and the soil remediated. My Credit Union previously renovated the existing stucco structure, added a hip roof to the primary structure, removed areas of excessive concrete to create additional landscaping in the street yard of the site, restriped and paved the parking area, and converted the former car wash structure to the rear of the property into a document storage facility.

The site plan and architectural details of the canopy show that the applicant intends to utilize two lanes of automated teller service on the north side of the primary building. Queuing of vehicles will be to the rear of the building and around the back side of the structure. Striping and directional arrows will guide customers to the proper alignment to the teller service. The canopy will be gabled and painted to match the new copper color scheme of the site. Concrete bollards which were originally installed to protect the fuel pumps will be utilized to protect the supporting columns of the canopy structure.

The Development Review Committee has reviewed the site plan application and has found that it complies with the development standards of the City of Euless. Staff recommends the site plan for approval.

The Planning and Zoning Commission considered this item at their June 1, 2010 regular meeting. The Planning and Zoning Commission recommended approval of the site plan by a vote of 6-0.

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
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office