



CITY COUNCIL COMMUNICATION

August 17, 2010

SUBJECT: CONSIDER A REQUEST FOR A SITE PLAN
SUBMITTED BY: Chris Barker, Director of Planning and Development
REFERENCE NO: 10-06-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located at State Highway 10, Business Center Addition, Block A, Lot 1, 1363 W. Euless Boulevard, concurring with the Planning and Zoning Commission's 7-0 recommendation on August 3, 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. Bret Flory is the applicant for a site plan on behalf of Fuzzy's Taco Shop requesting to open a restaurant at 1363 W. Euless Boulevard. The property contains an existing structure which has previously been operated as a restaurant. The applicant proposes to make some external site and structure modifications and to renovate the interior of the building.

The building contains 5,160 square feet, of which 2,200 square feet is to be utilized as restaurant seating space. The exterior of the building is a stone façade with painted wood porch columns and a painted roof. The applicant intends to maintain the existing stone, repaint the wood to a red color, and power wash the roof to an original metal color – thereby removing the existing copper paint. The footprint of the building will not increase. The existing patio area will be incorporated into the regular operation of the restaurant.

Additional landscaping will be provided in the street yard along the frontage of the property to include trees, shrubs, and ground cover. A new sign will replace the existing monument sign which is dilapidated in nature and is difficult to see from the highway.

The 35 parking spaces provided in the site plan will accommodate the 1 space per 100 square feet requirement of the Eules Unified Development Code. A 100% masonry solid waste container enclosure will be added to the site – where one was not previously provided.

The Development Review Committee has reviewed the site plan and found that it substantially conforms to the Eules Unified Development Code. Staff recommends approval of the site plan.

The Planning and Zoning Commission voted 7-0 to recommend approval of the site plan on August 3, 2010.

FINANCIAL CONSIDERATIONS:

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

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

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **SC** _____

City Secretary's Office