

**ITEM 3      CASE #10-06-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 S H 10 Business Center Addition, Block A, Lot 1, 1363 W. Euless Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. 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 a 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 Euless Unified Development Code. A 100% masonry solid waste container enclosure will be added to the site – where one was not previously provided.

Stephen Cook stated the applicant's representatives were available for any questions.

Commissioner Mennis asked the applicant's representative if this will be a franchisee operation or a company run store.

Bret Flory, 1255 W. 15<sup>th</sup> Street, Plano, Texas, stated this location will be a franchisee operation.

Commissioner Portugal stated she felt this would be good for the area.

Commissioner Zahn made a motion to approve case #10-06-SP. Vice Chairman Bearden 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)