



## CITY COUNCIL COMMUNICATION

September 28, 2010

**SUBJECT:** CONSIDER A REQUEST FOR A SITE PLAN

**SUBMITTED BY:** Chris Barker, Director of Planning and Development

**REFERENCE NO:** 10-07-SP

---

### **ACTION REQUESTED:**

Approve a request for a Site Plan for Commercial Development proposed to be located on Hinson McCoy Survey, A-1073, Tract 1D2A, 3101 W. Euless Boulevard, concurring with the Planning and Zoning Commission's 5-0 recommendation on September 7, 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. Laila Bharwani, is the owner of an existing convenience store located at the southwest corner of Raider Drive and W Euless Boulevard (SH 10). The owner intends to renovate and expand the existing convenience store and re-brand it to a national branded retailer.

The property is zoned TX-10 (Texas 10 Zoning District) and the existing use is a permitted use within the district. The property has never been platted and recorded with Tarrant County. As part of the proposed expansion and renovation, the property will be required to be platted. The plat will include the dedication of right-of-way along Raider Drive, consistent with the right-of-way intended for future expansion of the road.

The property owner intends to expand the existing 1,400 sq.ft. structure by an additional 1,000 sq.ft. to add refrigerator space. The exterior of the structure will be updated to a national brand with additional architectural elements. All additions will be of 100% masonry products as allowed by the City of Euless Unified Development Code.

No additional public improvements are anticipated with this development. The property owner intends to close one of the driveway accesses onto SH 10 closest to the intersection with Raider Drive. Closure of this driveway is preferable to the City of Euless and TxDOT as it will reduce the number of vehicular conflicts with traffic on the main lanes of traffic on the highway.

Landscaping consistent with the TX-10 (Texas 10 Zoning District) requirements will be installed as part of this project.

Variations to the zoning regulations were sought by the applicant to the Zoning Board of Adjustment. These variations included encroachment of the existing fuel island and fuel island canopy into the front building line, the total size of the lot and the width of the lot. These variations were determined by staff not to be a self-induced hardship as they were created through the requirement of the dedication of right-of-way for State Highway 10 and Raider Drive. The Zoning Board of Adjustment voted 4-0 to approve the three variations for the property. The ZBA decision will be recorded with Tarrant County and be applied to this property for this configuration.

The Development Review Committee reviewed the site plan and voted to certify the application. Staff recommends approval of the site plan. The Planning and Zoning Commission recommended approval of the site plan by a 5-0 vote on September 7, 2010.

**SUPPORTING DOCUMENTS:**

- Exhibit 1 and Exhibit 2
- Draft Minutes – P & Z
- Application
- Color Elevations
- Map 1, Map 2 and Map 3

**APPROVED BY:**

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

City Manager's Office

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

City Secretary's Office