

ITEM 3 CASE #10-07-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 Hinson McCoy Survey, A-1073, Tract 1D2A, 3101 W. Euless Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. 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 has never been platted and recorded with Tarrant County. The property is zoned TX-10 (Texas 10 Zoning District) and is an allowed use within the district. The property will be required to dedicate right-of-way to align Raider Drive with a consistent right-of-way intended for future expansion of the road. The property owner intends to expand the existing structure 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 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. Additional landscaping will be installed around the perimeter of the site. Variances to the zoning regulations were sought by the applicant to the Zoning Board of Adjustment. These variances 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 variances 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 variances for the property. The ZBA decision will be recorded with Tarrant County and be applied to this property for this configuration.

Commissioner Zahn asked what will be the brand name for the convenience store.

Stephen Cook stated it would be a Chevron.

Commissioner Brown made a motion to approve case #10-07-SP. Vice Chairman Mennis seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried (5-0-0)