



CITY COUNCIL COMMUNICATION

August 9, 2011

SUBJECT: Consider a Request for a Site Plan

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 11-03-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on Glade Parks, Block A, Lot 1, concurring with the Planning and Zoning Commission's 6-0 recommendation for approval on August 2, 2011.

ALTERNATIVES:

1. Approve the request – *simple majority*
2. Approve the request with modifications – *simple majority*
3. Deny the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Raising Cane's Chicken Fingers

Zoning/Location: 1.16 acres within the Planned Development Zoning District Ordinance Number 1916 (Glade Parks) – located on the northwest corner of Loving Trail and the SH 121 Frontage Road.

Project description: The applicant proposes a 3,600 square foot Raising Cane's Chicken Fingers restaurant with drive through. In January 2011, the Planning and Zoning Commission recommended and City Council approved modifications to the Glade Parks planned development zoning district that permits a limited number of drive through restaurants to be located in the outparcels fronting the S.H. 121 service road.

The building will have access from an Emergency Access, Drainage and Utility Easement constructed off of Loving Trail. The building will be a combination brick and stucco building with architectural articulation. The proposed landscaping exceeds standards set by the PD ordinance and the City of Euless landscape regulations. Landscaping details have been designed to enhance the view of rear facades of the property. Alternative paving materials will be used in the pedestrian crosswalk linking the front of the building to the sidewalk system and the rest of the development.

The Development Review Committee determined that the application is in substantial compliance with all site plan technical requirements and recommends approval.

The Planning and Zoning Commission voted 6-0 to recommend approval of the site plan at their regular meeting on August 2, 2011.

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

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

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office