

ITEM 5 CASE #11-03-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 Glade Parks, Block A, Lot 1.

Stephen Cook, Senior Planner, gave a brief description of the case. 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.

Stephen Cook stated the applicant's representative, John Spiars, was available for any questions.

There were no comments or questions among the Commission.

Commissioner Zahn made a motion to approve case #11-03-SP. Commissioner Huffman seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried (6-0-0)