

ITEM 3 CASE #11-05-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 on Glade Parks Addition, Block B, Lot 2, 2711 State Highway 121.

Stephen Cook, Senior Planner, gave a brief description of the case. Rosa's Café is a restaurant with drive through that is proposed within a outparcel lot within the Glade Parks development. The restaurant will be a 6,940 square foot building and be constructed of 100 percent masonry construction of a variety of stucco, stone veneer and brick.

Access to the site will be made from Rio Grande Boulevard connecting to Loving Trail. The site will have a drive through lane wrapping the building from the rear to the south façade. Staff has worked specifically with the developer to ensure that the exterior of the building will reflect the high quality standards set forth in the vision book and planned development ordinance for Glade Parks. This has been reflected in the color elevations provided. Landscaping of the project will include nineteen trees and landscaping which will address both the highway frontage as well as the Rio Grande frontage.

The Development Services Group has reviewed the submitted application and has found that it is in compliance with the standards of the City of Euless. Staff recommends approval of the project.

There were no comments or questions among the Commission.

Commissioner Zahn made a made a motion to approve case #11-05-SP. Commissioner Huffman seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried (7-0-0).