

ITEM 4 CASE #11-07-SP – CONSIDER A RECOMMENDATION FOR A SITE PLAN

Consider a recommendation regarding a request for a Site Plan for a Commercial Development proposed to be located on a portion of Tract 5 of Puente Del Oeste Addition, 701 S Industrial Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. The proposed project is to construct a 4,162 sq ft restaurant with a drive through. The restaurant is a Taco Casa. The lot is a retail out parcel from the primary Lot 5 of the Puente Del Oeste addition. Access to the property will be made through an existing access drive from S. Industrial Boulevard and access to the primary property from Del Paso Street. A right-out only access will be provided to Del Paso Street.

The project will be a 100 percent masonry construction of split-face concrete masonry units. These will have color inherent to the unit itself and will not require painting in the future. Screening of the dumpster will also be of the same material.

Landscaping on the project will introduce seventeen trees to the site in accordance with the landscape ordinance and TX-10 standards. The site will have drive through service and have enough queue length for vehicles.

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.

Chairman Tompkins asked what the hours of operation will be.

John Andersen commented that he did not have the specific hours of the location, but he thought that they would have late night hours on Fridays and Saturdays, but he did not believe it would be a 24 hour location. He stated that he would be happy to get the information to staff.

Commissioner Tompkins made a made a motion to approve case #11-07-SP. Commissioner Brown 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).