

ITEM 4 CASE NO. 12-10-SP – CONSIDER A REQUEST FOR A SITE PLAN

Consider a request for approval of a Site Plan for Commercial Development proposed to be located on J.P. Halford Survey, Abstract No. 711, proposed Block A, Lot 1, Rose Addition, 600 block of North Industrial Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant intends to develop a drive through restaurant on the 1.073 acre tract as part of the Rose Addition subdivision. The proposed restaurant is the current prototype store of Dairy Queen.

The proposed restaurant is 3,360 square feet. The site has been designed to accommodate the existing mutual access and emergency access established in front of the adjacent convenience store and car wash. In addition, the access drive will be established and constructed on the remainder of the tract to the north for future development.

The site plan establishes a drive through lane and menu board which will be oriented so that noise will not be directed toward the residential homes located to the rear of the commercial tract. A second drive through lane has been designed on the site if future growth of the store deems it necessary to establish.

The landscaping and screening on the site incorporates the required masonry wall to be established between the residential and commercial properties as well as a planted landscape buffer. Landscaping will be used to assist in softening the public utility fixtures which will be created with the development.

The structure will be 100% masonry product with a stacked stone front element.

The Development Services Group has reviewed the site plan and has found that it is in compliance with the City of Euless regulations.

Staff recommends approval of the site plan.

Commissioner Tompkins asked the applicant's representative what the height of the masonry screening wall would be. There was a discrepancy between the site plan and the landscape plan.

Jordan Wolf, Conifer Real Estate, 3256 Rogers Avenue, Fort Worth, Texas 76109, representing the applicant stated that the height of the wall will be 6 feet in height and that they would adjust the plans to match.

There were no other comments or questions presented by the Commission.

Commissioner Zahn made a motion to recommend approval of Case #12-10-SP. Commissioner Brown seconded the motion. The vote was as follows.

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

Nays: None

Abstention: None

The motion carried (5-0-0)