



CITY COUNCIL COMMUNICATION
February 12, 2013

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Mike Collins, Director of Planning and Economic Development
REFERENCE NO: 12-04-SP

ACTION REQUESTED:

Consider a request for a Site Plan for Commercial Development proposed to be located on Westpark Central Addition, Tract 4AR1, 2155 W. Airport Freeway.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Whataburger

Location/Zoning: 2.844 acres located at 2155 W. Airport Freeway. The zoning on the property is Community Business District (C-2).

Project Summary: The applicant intends to develop a 3,216 square foot drive through restaurant on a 2.844 acre tract as part of the Westpark Central subdivision. The proposed restaurant is the current prototype store of Whataburger.

Whataburger had a previous location at the southwest corner of Westpark Way and W. Airport Freeway. The store was closed during the acquisition of right-of-way for the widening of Airport Freeway. The new site has been designed to provide access from the realigned frontage road of the freeway and will have rear access through an existing access drive off of Westpark Way.

The landscaping on the site plan meets current city standards. The structure will be a 100% masonry product. There will be two order boards within the drive through that will merge into a single pickup lane. The EADUE (fire lane) will be dedicated by separate instrument. The remainder of the property to the south of the restaurant will be held by Whataburger for future development opportunities and would be required to be subdivided by replat at that time.

The Development Services Group (DSG) has reviewed the site plan and has found that it continues to be in compliance with the City of Euless regulations.

The Planning and Zoning Commission at their regular meeting on January 15, 2013 voted to recommend approval of the site plan by a vote of (6-0-0).

SUPPORTING DOCUMENTS:

- Exhibit(s)
- Draft Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office