



CITY COUNCIL COMMUNICATION

April 28, 2015

SUBJECT: Consider a Request for a Site Plan

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 15-01-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on Westpark Central Addition, Block 1, Lot 1RA, 2301 W. Airport Freeway.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Carrillo Engineering representing Jimmy John's

Location/Zoning: Westpark Central Addition, Block 1, Lot 1RA, 2301 W. Airport Freeway. The zoning of the property is Community Business District (C-2).

Project Description: This site was previously the location of a Whataburger restaurant. After the acquisition of right-of-way for the widening of SH 183, the restaurant closed and the building was razed by the property owners. The site plan proposes a new 2,057 square foot restaurant with drive through.

Site Conditions: Jimmy John's is proposing a new 2,057 square foot restaurant. Access to the site will be from the mutual access lane on the south side of the building. This access easement has an existing drive approach from Westpark Way and connects to the other two restaurant sites to the west of this development. Cross access will remain between this lot and the two adjacent lots to the west, and the office property to the south. A drive through lane will be placed on the south side of the building. Parking for the site has been configured based on the footprint of the building and meets Euless standards.

Landscaping – The proposed landscaping provides the required mixture and quantity of shrubs and ground cover. Because of the limited amount of space due to the right-of-way acquisition, the total number of provided trees is less than the required number. To offset this, multiple crepe myrtle trees have been planted along the frontage road. Each crepe

myrtle (according to ordinance) counts as ½ a full size tree. The trees provided will enhance the landscaping on this small lot. Additional landscaping will be provided along the drive through and along the edges of the property.

Building Elevations – The Jimmy John’s building meets the masonry requirements of the City of Euless.

The Planning and Zoning Commission considered this site plan at their regular meeting on April 7, 2015 and recommended approval of the site plan with a vote of 7-0-0.

SUPPORTING DOCUMENTS:

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

APPROVED BY:

_____ **LG** _____

City Manager’s Office

_____ **KS** _____

City Secretary’s Office