

**ITEM 3      CASE NO 15-04-SP CONSIDER A REQUEST FOR A SITE PLAN**

Approve a request for a Site Plan for Commercial Development proposed to be located on Puente Del Oeste Addition, Lot 5R1, 701 S. Industrial Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. The property owners at 701 S. Industrial intend to develop the northwest corner of the property (approximate 1.225 acres) in order to construct a new retail center with spaces for lease. The primary tenant will be a Dunkin Donuts located within the northern portion of the new building space.

*Site Conditions:* The proposed building will be a 10,104 square foot building with Dunkin Donuts occupying the northern 2,514 square feet. The building will have access through mutual / emergency access easements from S. Industrial and W. Euless Boulevard. These access points also connect to the primary site containing the charter school and corporate offices and to the Taco Casa immediately to the south of this site. A drive through access to the Dunkin Donuts will provide adequate queuing around the building to take vehicles out of the circulation through the site. In a similar fashion to the Taco Casa, solid waste containers and parking will have access through mutual access easements on the primary lot to maximize the efficient use of the property. An outdoor seating area will be provided with a wide front sidewalk and pedestrian connection to the existing sidewalk along TxDOT right-of-way.

*Landscaping* – Landscaping will be provided with the new addition to the site. In the similar nature to the Taco Casa, landscaping will be of a xeriscape design with native sage and drought tolerant species.

*Building Elevations* – The building will be of a masonry type that is compliant with the City of Euless standards.

The Development Services Group has certified that the site plan is in accordance with the requirements of the City of Euless.

Vice Chairman Portugal stated that she has concerns regarding the traffic flow throughout the location and appreciates the staff working to resolve any conflicts.

Commissioner Brown stated that he has concerns about the interior parking lot traffic. He would like staff to revisit the Del Paso entry as an alternative.

Stephen Cook stated City Staff is working with the property ownership to make certain that the access to the location is mutually beneficial and safe.

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

Commissioner Olmstead made a motion to approve case #15-04-SP. Motion seconded by Vice Chairman Portugal. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Zahn, Olmstead, Dunckel, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (7-0-0)