

ITEM 3 CASE NO. 15-07-SP - CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Commercial Development proposed to be located on 0.762 acres of the A.M. Downen Survey, Abstract No. 415 located in the 800 Block of S. Industrial Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. Autozone Inc. intends to develop a 7,382 SF retail store at the above described location. This would be a second store in the City of Euless and would not replace the existing store on N. Main Street.

Access – Two points of egress to the development will be established from S. Industrial Boulevard. The site will utilize a shared access drive approach on the north side of the property. This drive approach is shared with the QuikTrip at the corner. Because of the heavy traffic on S. Industrial and from the amount of vehicle trips generated by QuikTrip, the Autozone will construct a mutual access easement along the front of the building connecting to the remainder lot on the south side where a second point of access will be created. The site has been designed to accommodate delivery truck traffic on the site.

Parking – The site contains 25 parking spaces. This exceeds the number of parking spaces required for the site.

Landscaping – Landscaping will be placed primarily along the street yard and the northern area of the property. Typically, street trees are required along the street frontage. The site will have smaller ornamental trees as there are existing transmission power lines along the frontage of S. Industrial. These lines are not feasible to bury for service delivery.

Exterior – The building will be constructed with a combination of stucco and split face concrete masonry units, consistent with masonry development standards of the City of Euless. The paint scheme establishes the typical branding elements for Autozone Inc. The height of the top of the building will be given some variation with the addition of a false parapet which will create some visual interest to the building instead of a singular height for the roofline.

The Development Services Group has certified that the site plan is in accordance with the requirements of the TX-10 zoning district regulations.

Commissioner Olmstead commented that he had concerns with the landscaping plan due to the trees potentially being an obstruction to traffic vision from the north drive approach.

Commissioner Brown asked Senior Planner, Stephen Cook, what the distance was between the building and the trees.

Stephen Cook stated that the distance was forty-one feet.

Commissioner Brown clarified which driveway concerned Commissioner Olmstead.

Commissioner Olmstead stated that there would be traffic from the Autozone as well as the Quik Trip and the north bound traffic.

Director of Planning and Development, Mike Collins, assured the Commission that they would verify that their calculations of the sight visibility triangles are accurate.

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

Commissioner Dunckel made a motion to approve case #15-07-SP. Motion seconded by Vice Chairman Portugal. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)