

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
MAY 3, 2016
MINUTES**

ITEM 4. CONSIDERED A REQUEST FOR SITE PLAN NO. 16-02-SP

Senior Planner Cook gave a brief description of the case. McDonald's Inc. intends to demolish and reconstruct a restaurant at the above described location. The property has been affected by the right-of-way acquisition for the expansion of W. Airport Freeway. Thereby, with the modification to the property, McDonald's will be reconstructing the restaurant further to the south on the property, also incorporating a lot which faces W. Eules Boulevard.

Access – The site will maintain access from the W. Airport Freeway frontage road. There is also a mutual access easement to the east connecting the property to N. Main Street. Lastly, the connectivity to W. Eules Boulevard will allow further visibility and connectivity to the surrounding traffic patterns. Similarly to the original store layout, the new store site plan will incorporate a dual lane drive through to provide access and efficiency to the internal traffic pattern and high drive through demand this particular restaurant location accommodates.

Parking – The site contains 54 parking spaces.

Landscaping – Landscaping will be placed primarily to the front streetyard to W. Airport Freeway. There will be landscaped areas on the south side of the building as well to maintain a dual frontage view.

Exterior – McDonald's will be constructing a newer prototype store than what exists there today. The store will be more linear in nature and have a smaller play place for children. Exterior facades are in compliance with the masonry requirements of the City of Eules.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance.

Commissioner Dunckel inquired if the entry off of West Eules Boulevard would be shifted.

Mr. Cook confirmed that it would be shifted slightly to the east to assist in the dual drive-thru access.

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

Commissioner Brown made a motion to approve Case No. 16-02-SP for a Site Plan for commercial development proposed to be located on 1.216 acres of the James P Halford Survey, Abstract No. 711; including a Part of Lot 2R, Block D, J.P. Halford Addition and

a 0.171 acre unplatted tract designated as Tract 1B1A located at 105 W. Airport Freeway. Vice Chairman Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Owens, Olmstead, Dunckel, Ellis, and Brown.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0-0)