



PLANNING AND ZONING COMMISSION COMMUNICATION
October 7, 2014

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 14-13-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development located on Harwood Crossing Subdivision, Block 1, Portion of Lots 1 & 2 and all of Lot 3, 1060 N. Main Street.

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Kroger Texas

Location/Zoning: 1060 N. Main Street. The property is zoned Community Business District (C-2).

Project Description: Kroger currently operates a 47,231 SF store at the southeast corner of Harwood Road and N. Main Street. The grocery store anchors the Harwood Crossing Shopping Center which was constructed in 1985. Kroger intends to increase the square footage of their existing location by expanding the store to the south. This new investment would involve the demolition of the in-line retail to the south of the grocery store. The added amount of area to the Kroger would be 27,078 SF for a total of 74,309 SF.

The primary entrance to the store would be shifted to the new addition and a complete reconstruction of the primary façade will be made. A new pharmacy drive through on will be constructed on the north side of the property. There is sufficient setback to the building to

allow the drive-through to be constructed and accommodated with the site's current driveways. Additional architectural elements will be added to the storefront as well as a redesign of the store's interior and merchandising.

The grocery store remodel will require the movement of on-site private stormwater drainage and the installation of a new fire hydrant.

The site has re-evaluated the parking striping configuration and landscaping. Additional landscape islands will be installed with trees to increase the amount of vegetation to the site. The existing kiosk use will be removed and that square footage will be added to the parking. To reduce the amount of cross-aisle driving, additional mid-aisle landscape islands will be installed.

The Development Services Group has reviewed the site plan application and has certified that it meets the technical requirements of the City of Euless and recommends approval of the site plan.

SUPPORTING DOCUMENTS:

- Application
- Exhibit(s)
- Color Elevations
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner