



PLANNING AND ZONING COMMISSION COMMUNICATION
May 3, 2016

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 16-02-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on 1.216 acres of the James P Halford Survey, Abstract No. 711, Part of Lot 2R, Tract D, J.P. Halford Addition and 0.171 acre unplatted tract located at 105 W. Airport Freeway.

ALTERNATIVES:

- Recommend approval of the request – *simple majority*.
- Recommend approval of the request with modifications – *simple majority*.
- Recommend denial of the request – *simple majority*.

SUMMARY OF SUBJECT:

Applicant: Adams Engineering representing McDonalds

Location / Zoning: 1.216 acres located at 105 W Airport Freeway. The property is zoned Texas Highway 10 Multiuse Zoning District (TX-10).

Project Description: McDonalds 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, McDonalds will be reconstructing the restaurant further to the south on the property, also incorporating a lot which faces W. Euless 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. Euless 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 – McDonalds 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 Euless.

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

SUPPORTING DOCUMENTS:

- Application
- Exhibits (including Elevations)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins
Stephen Cook

Director of Planning and Economic Development
Senior Planner