



PLANNING AND ZONING COMMISSION COMMUNICATION

August 9, 2016

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 16-04-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on 2.2 acres of the A. Bradford Survey, Abstract No. 152, Portion of Tract 1A7, located on the southwest corner of E. Harwood Road and SH 360.

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: CEI Engineering Associates representing Corner Store CST Brands.

Location / Zoning: 2.2 acres located on the southwest corner of E. Harwood Road and SH 360. The property is zoned Planned Development District (PD).

Project Description: CST Brands, operators of Corner Store convenience stores and gasoline sales are seeking approval of a site plan to install a new store at the northern portion of the Riverwalk Planned Development district. The zoning of the property allows this type of use by right within the T5a subzone category as described in the ordinance.

Access – The site will maintain access from eastbound traffic from E. Harwood Road through a direct drive approach from the road. There will be an extension from the property as a mutual access easement to a point where the drive approach may be accessed from the median break within E. Harwood Road. There will be a third connection to the site along the southbound frontage road of SH 360. These locations are compliant with the drive approach distances and turning radii of the City of Euless and the Texas Department of Transportation. The internal circulation of the site has been designed to eliminate traffic behind the store and focus traffic away from the residential property to the south.

Landscaping – Landscaping exceeds the minimum requirements of the City of Euless and the Planned Development Ordinance. Consideration of tree placement on the property allows significant tree planting while maintaining sight visibility for traffic as well as visibility of the storefront. Trees will be planted along a landscape buffer along the southern portion of the property to transition from the commercial development to the residential development.

An eight foot enhanced sidewalk will be constructed around the street perimeter of the site and will connect to the proposed trail connection to the Estates of Bear Creek perimeter trail which will connect directly with the rest of the Riverwalk development.

Exterior – Corner Store has worked extensively with the City of Euless to ensure a compliant and brand-specific storefront. The exterior is a 100% masonry product which has earth-tone colors and patterns. A mix of stone and brick are the primary surfaces of the building. Additionally, the sign band on the building will have a composite material which has been used with great success in other significant commercial areas of the city. This material has a wood like finish, enhancing the modern look of the building.

The fuel station canopy will be supported by columns which will be partially encased in masonry product. To give the structure a feeling of weight.

The site has incorporated a location for a multi-tenant development sign as described in the Planned Development Ordinance. The master developer of the area will submit a Unified Sign Development plan for the City Council's review prior to installation of the sign.

The developers of the site understand that this is the first commercial development in the Riverwalk Planned Development area. They have worked the design to be a modern looking building with a significant investment in landscaping and visibility.

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