



PLANNING AND ZONING COMMISSION COMMUNICATION

October 18, 2016

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 16-09-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 1B1A 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 McDonald's

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

Project Description: McDonald's Inc. received approval of a site plan for approval in May 2016. After further evaluation of the access drive from W. Euless Boulevard that had been approved in the original site plan, the property owner and franchise owner have determined that moving the proposed drive approach from W. Euless Boulevard to the east side of the property would improve the traffic movement through the site. As the customer is turning into the restaurant from W. Euless Boulevard, the pavement will contain extensive ground markings to appropriately direct traffic through the development. The solid waste container enclosure and storage building have been moved to the south property line and will continue to be of masonry material matching the building. The site maintains the same parking ratio as was approved in the original site plan. Access will continue to be provided from the Airport Freeway frontage road, N. Main Street and W. Euless Boulevard.

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 the previous store that has been demolished. 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.

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