



## PLANNING AND ZONING COMMISSION COMMUNICATION

December 6, 2016

**SUBJECT:** Consider a Request for a Site Plan  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 16-06-SP

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### **ACTION REQUESTED:**

Approve a request for a Site Plan for Commercial Development proposed to be located on 0.466 acres of the Allen M. Downen Survey, Abstract No. 415, Tract 3G, located at 1510 W. Euless Boulevard.

### **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:** YG Consultants representing Shreeganesh Fuels, LLC.

**Location / Zoning:** 1510 W. Euless Boulevard. The property is zoned Texas Highway 10 Multi-use Zoning District (TX-10).

**Project Description:** Mr. Patel is seeking to redevelop an existing vacant convenience store and fuel station on the northeast corner of Euless Boulevard and Wilshire Drive. The property has been vacant for over six months, so the redevelopment of the property requires consideration of a site plan.

*Access, Parking and Pavement* – The property has historically been accessed from four drive approaches. Two on W. Euless Boulevard and two from Wilshire Drive. The redevelopment of the site will require closure of the two drive approaches closest to the intersection. This will leave one access drive from each of the intersecting roads. The property is surrounded by an “L” shaped parcel which is under separate ownership and not part of this project. There is potential that customers will utilize access from the surrounding parcel.

Staff has reviewed the existing pavement and has determined that with the exception of one specific area, the overall condition is suitable for continued use. The applicant intends to repair and replace pavement on the north side of the project. A five foot sidewalk will be constructed adjacent to Wilshire Drive, and new sections will be added to establish a continuous sidewalk adjacent to W. Euless Blvd.

*Landscaping* – Landscape standards when this property was originally developed were different than the standards applicable today. The applicant will therefore be providing landscaping on the property itself, introducing several trees and shrubs to be meet current requirements.

*Structure* – The north side of the existing 1,618 square foot structure will be expanded by 455 square feet to enlarge the convenience store usage. The property is an independently owned property. The owner has not yet determined the flag branding of the fuel sales and store. All signage on the site will be required to be compliant with the Euless Development Code.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Unified Development Code Ordinance.

**SUPPORTING DOCUMENTS:**

- Application
- Exhibits
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

**Stephen Cook**

Director of Planning and Economic  
Development  
Senior Planner