



**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:** 16-11-SP

---

**ACTION REQUESTED:**

Approve a request for a Site Plan for Commercial Development proposed to be located on 0.641 acres, SW Mills Subdivision, Block 2, Lot 6, located at 603 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:** Carrillo Engineering, LLC representing Advanced Auto Parts

**Location / Zoning:** 603 W. Euless Boulevard. The property is zoned Texas Highway 10 Multi-use Zoning District (TX-10).

**Project Description:** Advanced Auto Parts is seeking to redevelop the above address to construct a 6,902 square foot retail store. Auto parts sales is a permitted use within the Texas 10 zoning district. The property is on a corner lot with the north boundary to W. Euless Boulevard and the east boundary to Simmons Drive. The south boundary of the property is adjacent to a city park.

*Access, Parking and Paving* – The redevelopment will close the western drive approach on W. Euless Boulevard and keep the two remaining drive approaches – one on W. Euless Boulevard and the other on Simmons Drive. New pavement will be installed for the parking area. The building will have 2,650 square feet of retail space and the remainder as stock area. The parking ratio reflects this split to be more efficient on space on the site.

*Landscaping* – Landscaping will be installed along both street frontages as well as a required five foot buffer along a masonry wall on the south side of the property.

*Structure* – The building will be constructed out of concrete masonry units and be painted to the branding colors of the company. The front entrance will be located at the north east corner of the store. The building has been situated on the lot to be in compliance with the required height/setback distances of the TX-10 zoning district. .

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