

**CITY OF EULESS  
PLANNING AND ZONING COMMISSION  
DECEMBER 6, 2016  
MINUTES**

A regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:30 p.m. on December 6, 2016 in the Pre-Council Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, and Commission Members: David Brown, Kenny Olmstead, Ronald Dunckel, Eric Owens and Steve Ellis.

During the Pre-Session Meeting:

- Senior Planner Stephen Cook reviewed the regular agenda.
- Director of Planning and Economic Development Mike Collins presented the Development Update.

**PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – PRE-COUNCIL CONFERENCE ROOM**

The Euless Planning and Zoning Commission continued their meeting in the Council Chambers at 6:30 p.m. for consideration of scheduled items.

**STAFF PRESENT:**

Mike Collins, Director of Planning and Economic Development  
Stephen Cook, Senior Planner  
Allen Harts, Senior Civil Engineer  
Charles Anderson, Fire Inspector III  
Tesla Worth, Administrative Secretary  
Don Sheffield, Building Official

**VISITORS:**

Mike Lewis  
Anna Blackwell  
Brian Mathis  
Amanda Mata  
Sanjay Patel  
Jack Jeyswel  
Yogesh Patel  
Mrs. Patel

**INVOCATION**

Commissioner Steve Ellis gave the invocation.

**THE PLEDGE OF ALLEGIANCE**

Commissioner David Brown led the pledge of allegiance.

### **ITEM 1. APPROVED PLANNING AND ZONING MINUTES**

Commissioner Brown made a motion to approve the minutes for the regular meeting of November 15, 2016. Commissioner Owens seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Olmstead, Dunckel, Brown, Owens, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0)

### **ITEM 2. HELD A PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 16-17-SUP**

Chairman McNeese opened the public hearing at 6:34 p.m.

Senior Planner Stephen Cook gave a brief description of the case. The Glade Parks zoning ordinance separately defines eating establishments with and without drive through service and ones that have a dedicated curbside pickup. The proposed restaurant is branded Outback Steakhouse and would include curbside pickup services.

The site is located on the north side of Chisholm Trail between the SH 121 frontage road and Rio Grande Boulevard. It will be immediately north of the Lazy Dog Restaurant located on the south side of the same intersection.

Access, and Parking - Access to the restaurant will be from Rio Grande Boulevard and will have mutual access easements from existing development to the north of the site. The parking provided meets the standards of the Glade Parks Planned Development Ordinance. There will be unique paving between the sidewalks surrounding the building to the sidewalk system of Glade Parks. Six of the parking spaces will be dedicated as "to-go" order spaces on the north side of the building.

Landscaping - Landscaping will be extensive on all three street frontage sides of the site and have multiple trees and shrubs and plantings along the foundation of the building. Landscaping will leave out eighteen inches of step-off space from parking lot curbs for people exiting vehicles.

Structure - The proposed structure will include a 6,494 square foot restaurant and will have a separate walled service yard that will contain the solid waste containers within the

primary elevations of the building. The building will feature outdoor lounge style seating and patio. The elevation of the building meets the masonry standard of the PD ordinance and is within the earth-tones of the vision for the Glade Parks development.

Staff recommends approval of the Specific Use Permit with the following conditions:

- a. The Specific Use Permit is tied to the Business Owner: Blooming Brands Inc.; and,
- b. The Specific Use Permit is tied to the Business Name: Outback Steakhouse; and,
- c. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.
- d. Upon revocation or expiration of the Specific Use Permit, all uses permitted hereunder shall cease.

Chairman McNeese asked if the applicant was present.

Mr. Cook stated that there was an engineer present and available for any questions.

Chairman McNeese asked to hear from any proponents/opponents who wished to speak.

Seeing none, Chairman McNeese closed the public hearing at 6:37 p.m.

Commissioner Olmstead asked if for the number of parking spaces were available.

Mr. Cook stated that the City requires 65 parking spaces, but there will be 110 parking spaces at this property, plus the ability for mutual access parking across the Glade Parks area.

There were no further questions or comments presented by the Commission.

Commissioner Dunckel made a motion to approve Case No. 16-17-SUP for a Specific Use Permit on 1.48 acres out of the John H. Havens Survey, Abstract No 685, tracts 2A4 and 3 to be platted as Glade Parks Addition, Block B, Lot 4, located at 2601 SH 121 for Eating Establishment (with ancillary dedicated curbside pickup) in Planned Development Zoning District (PD) and consider recommendation for an Ordinance. Commissioner Ellis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Brown, Olmstead, Owens, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0-0)

**ITEM 3. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 16-06-SP**

Senior Planner Stephen Cook gave a brief description of the case. Mr. Patel is seeking to redevelop an existing vacant convenience store and fuel station on the northeast corner of Eules 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. Eules 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. Eules 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 Eules Development Code.

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

Vice Chairman Portugal asked if there was any affiliation with any major gas station chain.

The applicant, Sanjay Patel, stated a couple of brands have showed interest, such as Shell, Chevron, and Texaco.

There were no further questions or comments presented by the Commission.

Commissioner Brown made a motion to approve Case No. 16-06-SP 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. Eules Boulevard. Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Brown, Olmstead, Owens, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0-0)

#### **ITEM 4. CASE NO. 16-11-SP – CONSIDER APPROVAL OF A SITE PLAN**

Senior Planner Stephen Cook gave a brief description of the case. Advance 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. Eules 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. Eules Boulevard and keep the two remaining drive approaches – one on W. Eules 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.

Chairman McNeese asked to hear from any proponents/opponents who wished to speak.

Commissioner Brown asked if any trees on the property had to be removed.

Mr. Cook stated that if the trees on the property are in the way of the development, they will be removed.

Commissioner Ellis asked how deliveries would be made in the allotted space.

Mr. Cook stated that the initial designs showed that an eighteen-wheeler would fit in the parking lot for deliveries, which would be made through either the front door or a service door around the back.

Commissioner Dunckel asked if there was going to be any street or parking lot signage for the business.

Mr. Cook stated that would be allowed to have one, but it would be a separate sign permit.

Commissioner Olmstead expressed that he is pleased by the modernization and new business activity along Highway 10.

Commissioner Owens asked if there were going to be replacement trees to balance the number of trees removed.

Mr. Cook stated that the City does not have a tree preservation ordinance. There is not a mandated ratio of removed of trees to replacement trees planted. The applicant may remove trees is the Site Plan is approved. The City does have a landscape plan that requires a certain number of trees per lot. If an applicant preserves a tree, that tree counts as two trees towards the number set forth by the landscape plan requirements.

Commissioner Owens asked if the lighting around the property would go past their property line into nearby areas.

Mr. Cook stated that the lights on the building and in the parking lot will be contained within the property boundaries.

Chairman McNeese asked if there were going to be any drainage issues on this site.

Mr. Cook stated that the engineer has discussed the drainage plan, and there will be no issues.

Vice Chairman Portugal made a motion to approve Case No. 16-18-SUP 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. Eules Boulevard. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Brown, Olmstead, Owens, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0-0)

**ITEM 5. ADJOURN**

There being no further business, the meeting was adjourned at 6:59 p.m

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Chairman Richard McNeese      Date