A regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:30 p.m. on November 6, 2018 in the Council Chambers of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, and Commission Members: Eric Owens, Curtis Brown, Ronald Dunckel, Steve Ellis, and Warren Wilson.

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 – COUNCIL CHAMBERS

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
Hal Cranor, Director of Public Works and Engineering
Jeanne Flores, Administrative Secretary
Don Sheffield, Building Official
Charles Anderson, Fire Inspector III
Chris Barker, Assistant City Manager

VISITORS:
Philip Malachowski Brad Tribble
Pankaj R. Patel Joyous Israel
Ashwin Jivanji Amber Holligan
Dimesh Patel Steve Heyduck
Dhiru Patel Jaime Hernandez
Jorge Gamez Dan Schneck
John Brodersen
Karu Kalola
Lora Compton
Trent Clark
Lauren Montgomery
Thomas Edwards
Mike Howard
INVOCATION

Commissioner Dunckel gave the invocation.

THE PLEDGE OF ALLEGIANCE

Commissioner Ellis led the pledge of allegiance.

ITEM 1. APPROVED PLANNING AND ZONING MINUTES

Vise Chairman Portugal made a motion to approve the minutes for the regular meeting of October 16, 2018.

Commissioner Wilson seconded the motion. The vote was as follows:

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

Nays: None

Abstention: Commissioner Owens.

Chairman McNeese declared the motion carried. (6-0-1)

ITEM 2. HELD A PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 18-04-PD AND RECOMMENDED AN ORDINANCE

Chairman McNeese opened the public hearing at 6:38 p.m.

Senior Planner Stephen Cook gave a brief description of the case. This request is to rezone 6.614 acres between E. Airport Freeway and E. Euless Boulevard, east of N. Main Street. The property is currently zoned Texas Highway 10 Multi-Use (TX-10) zoning districts. The request is to rezone the whole property into a Planned Development (PD) zoning district to allow commercial development.

QuikTrip Corporation intends to purchase and redevelop the property currently occupied by the First United Methodist Church. The property would be subdivided into five (5) commercial tracts, with a sixth lot created on which there is an existing billboard. A QuikTrip convenience store with fuel sales would be built on the lot at the hard corner of Main Street and S.H. 10. The remaining lots would be marketed to other commercial users.

The property has been zoned TX-10 since 1997 as part of a city-wide rezoning effort to normalize commercial development along the Texas Highway 10 corridor. The new Planned Development zoning district will incorporate several elements not found in the TX-10 district including: additional conceptual development plans; a site plan for the
development of the QuikTrip convenience store with fuel sales; a unified sign plan; a modified permitted use table with additional development standards; and architectural types which will establish the overall design quality of the commercial development.

The PD includes a concept plan which envisions subdividing the property into six (6) tracts. Access will be provided to the development through a series of access drives along E. Euless Boulevard (SH 10), a drive approach from N. Main Street, and an already constructed drive from the frontage road on E. Airport Freeway. The easternmost drive on E. Euless Boulevard will be a right-turn exit only from tract five (5). An acceleration lane will be constructed to allow vehicles existing from tract five (5) to appropriately merge with westbound lanes coming from E. Airport Freeway to E. Euless Boulevard.

Rather than every parcel having a pole/pylon sign there will be a consolidation of signs for the lots. QuikTrip will have a pole sign on their lot with a monument sign on the south side. Lots 2-5 will be allowed two (2) multi-tenant pole signs. Multi-tenant monument signs meeting similar standards of N. Main Street will be permitted on E. Euless Boulevard.

QuikTrip proposes to develop a 4,840 square foot convenience store with their current prototype standards on the hard corner lot at N. Main Street and S.H. 10. There are public entrances on the front, as well as the north and south sides of the building. A fuel island canopy will be constructed along N. Main Street with ten (10) pumps containing twenty (20) fuel islands.

Access to the site will be through mutual emergency drives from the north, west and south. These will be cross-access easements established through all of the commercial lots. Trees, shrubs, groundcover and turf will surround the three street frontage sides of the QuikTrip with sidewalks on N. Main and E. Euless Boulevard.

The elevations (Exhibit D-4) of the QuikTrip have been included in the ordinance which will indicate that the store will be constructed with a thin-wall brick exterior finish. The columns of the fuel canopy will also be encased in the same brick product.

The Planned Development Ordinance has included a permitted use table for the allowed uses by right and by specific use permit. Additionally, uses such as automotive services and car washes have codified many of the conditions in which the City of Euless has placed with these types of uses throughout the City.

The lot sizes and setbacks are slightly reduced from the TX-10 standards. This accommodates the fact that the depth of the lots narrow from west to east between E. Airport Freeway to E. Euless Boulevard. The minimum lot size is reduced from 22,500 square feet to 20,000 square feet. The front yard setback has been reduced from thirty (30) feet, if not fully landscaped, or twenty (20) feet if landscaped. As these structures will have primary access from N. Main and E. Euless Boulevard, the setback distance from E. Airport Freeway right-of-way is set at ten (10) feet.
Landscaping maintains a minimum ten (10) foot buffer to public right-of-way from the TX-10 zoning district. Similar landscape architectural enhancements such as alternative paving has been carried over from the Glade Parks PD district.

In addition to standard masonry requirements of the City of Euless, architectural elements for the other uses have been included in a photo portfolio under Exhibit C.

Lot 6, which will be maintained with drive-access, will remain as a lot containing the commercial billboard sign. There is a separate section which addresses the development standards of this lot from the other five.

Staff recommends approval of the Planned Development Ordinance.

Chairman McNeese asked if the applicant wished to address the Commission.

Tom Edwards, Real Estate Manager for QuikTrip, of 1120 N Industrial Blvd, stated that this will be the fifth store in the city limits. The development staff has worked extensively and thoroughly on this project and we are proud of what is being presented today.

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

Seeing none, Chairman McNeese closed the public hearing at 6:45 p.m.

Vice Chairman Portugal stated that she is going to miss the church, that QuikTrip is a tier 1 gas station, and is hesitant about the quality of the further development in that area. It is the first thing that is viewed coming into the city and the last thing viewed leaving the city. She stated the she wants our best face forward at all times. Chairman McNeese also expressed his agreement with Vice Chairman Portugal.

Commissioner Ellis expressed his concern that there is insufficient queueing capacity of N. Main St. between S.H. 10 and Airport Freeway to handle the current traffic and that will allow the volume of QuickTrip customers to enter the site once it is open.

Assistant City Manager Chris Barker explained that while the Midtown Express road construction is substantially complete, the final signal timing throughout the corridor has not yet been installed. Completion of this timing should improve the situation and allow more traffic to move through Main Street.

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

Commissioner Wilson made a motion to approve Case No. 18-04-PD for Planned Development to change the zoning of 6.614 acres in the Solomon Huitt Survey, Abstract No. 705, Tracts 3C01, 3C1, 3D, and 4, and Jones-Ladenberger Addition, Block 1, Lot 1 located between E. Airport Freeway and E. Euless Boulevard, east of N. Main Street; from Texas Highway 10 Multi-Use (TX-10) zoning district to Planned Development (PD) zoning to allow commercial development, and consider recommendation for an Ordinance.

Commissioner Dunckel seconded the motion. The vote was as follows:
Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Owens, Brown, Dunckel, Ellis, and Wilson.

Nays: None

Abstention: None

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

ITEM 3. RECOMMENDED APPROVAL OF SITE PLAN NO. 18-12-SP

Senior Planner Stephen Cook gave a brief description of the case. The M Laxmi Hospitality LLC intends to construct a five (5) story, 67,525 square foot Four Points by Sheraton Hotel. The site is located on the south side of E. Harwood Road west of the existing Corner Store. The Riverwalk Planned Development zoning allows by right a full service hotel within the T5c subdistrict which is located along E. Harwood Road.

Access to the site will be made through a drive approach on E. Harwood Road connecting to the Corner Store to the east and the retail commercial use to the west. Containing both a full restaurant and an indoor swimming pool, the full service hotel is laid out perpendicular to E. Harwood Road so as to angle the room windows to the east and west, eliminating the opportunity for guests to overlook the single family residential units to the south of the project.

One hundred twenty-eight (128) spaces have been provided on the site. The provision of this parking capacity will accommodate the one hundred (100) guest rooms and the 2,561 square foot restaurant. The amount of parking provides two (2) spaces above the minimum requirement.

In order to ensure the greatest amount of buffering from the residential uses, a drive aisle was not included to the rear of the building. A mixture of evergreens and deciduous trees will be planted between the rear of the building and the new eight (8) foot masonry wall that will be constructed parallel to the existing six (6) foot subdivision wall that was constructed with the residential development. Foster Holly shrubs will be installed along the rear perimeter of the site. These will be six to eight feet in height at initial planting, and will hedge together to grow to a height of twenty (20) feet.

Lighting fixtures will be installed with shielded LED instruments. Fixtures along the rear of the property will be limited to eight (8) feet in height to reduce light intrusion to the adjacent properties.

The building is a masonry structure with stone and thin wall brick elements. Guest rooms will be facing the east and west sides of the buildings with angled wall elements to eliminate southern visibility overlooking neighboring properties. The southern or rear façade will be constructed of brick, and will have no windows, signage or exterior wall lighting.
In accordance with discussions with adjacent property owners, the City has requested certain modifications to the site and design of the project in an effort to mitigate several concerns expressed by adjoining neighbors.

The Development Services Group has reviewed the site plan and has certified that it meets City standards.

Chairman McNeese asked if the developer wished to address the Commission.

John Watson, the developer for the hotel stated that a lot of features were designed specifically to make the least impact to the home owners behind the hotel. They worked with the home owners, staff, and city manager’s office. With the use of sound attenuation, lighting, and building materials, they feel that they have the right product that will serve the area well.

Chairman McNeese asked if there were any home owners that would like to speak. Philip Malachowski of 1005 Mountain Laurel Drive lives directly behind the planned hotel. He has asked the developer and the city to take three items into further consideration.

1. To remove two spaces of the 128 spaces granted. Stating that only 126 spaces are legally required by zoning he is requesting that the two spaces directly to the west and the adjacent parking space be removed. This would give a wider tree area in the south west corner of property and would provide more tree area and protection of headlights into residents’ homes.
2. To plant large mature trees. That the 6-8ft trees being planted against the residential fences be of a large variety.
3. To remove the 6ft retaining wall that will be adjacent to the new 8ft retaining wall that the developer has agree to build. Removing the 6ft wall will reduce the chance of a person or animal to become trapped between the two walls.

Chairman McNeese asked how many times the city staff met with the residents of the area regarding the concerns.

Mr. Barker stated that the city conducted two meetings with the residents at the Senior Center and the Midway Recreation Center and they had had several meetings with individuals that requested a meeting or were unable to attend one of the group meetings.

Chairman McNeese asked if the city and the developer had taken all concerns into consideration.

Mr. Barker stated that there were approximately 18 issues that were identified and that 17 of the 18 issues have been addressed. The only issue that had not be addressed was the parking spaces that Mr. Malachowski had stated earlier.
Mr. Collins asked if the Commission would like to have the developer address any of the issues.

Mr. Collins pointed out that we could go through a rebuttal from the city staff or specifically outline the 17 items Mr. Barker referenced. However, the Site Plan that has been submitted grossly exceeds in every positive manner the development standards that have been established. He also expressed appreciation for Mr. Malachowski speaking on behalf of the owners and not wanting any development in their area. At this time Mr. Collins and city staff would recommend approval of the site plan as meeting all technical standards required by ordinance.

Mr. Malachowski asked if he could make one last request that the City of Euless and developer consider removing the two parking he mentioned.

Mr. Collins responded that Staff is recommending that the Planning and Zoning Commission consider approval of the Site Plan as submitted. If something different were to be worked out, those changes could be considered by the City Council at the meeting on November 27.

Commissioner Ellis wanted some clarification on how long it would take the shrubs along the wall to grow to their 20ft mature height and hedge together.

Mr. Collins answered that these particular species would be 6-8ft in height at planting and grow ½ft in width and 2ft in height per year. They will also be planted 6ft on center apart long the length of the area.

Commissioner Dunckel also asked who will be taking care of the space in between the 8ft wall and the 6ft retaining wall.

Mr. Collins responded that there would be an entry gate installed and accessible by the hotel owners and would be their responsibility to maintain.

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

Commissioner Ellis made a motion to approve Case No. 18-12-SP for a Site Plan for a Commercial Development proposed to be located on 2.0 acres to be platted as Cadence Capital Addition Block A, Lot 2, 970 E. Harwood Road.

Vise Chairman Portugal seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None
Chairman McNeese declared the motion carried. (7-0-0)

ITEM 4. HELD A PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 18-11-SUP AND RECOMMENDED AN ORDINANCE

Chairman McNeese opened the public hearing at 7:21 p.m.

Senior Planner Stephen Cook gave a brief description of the case. Under the Community Business zoning district permitted uses, a carwash requires a Specific Use Permit. The site was originally part of an area that provided access to the Ramada Inn site. The applicant proposes to place an automated carwash facility that will be manned during operating hours by staff. Including the carwash tunnel and support office, the primary structure will be approximately 4,333 square feet.

Access to the site will be made through three different connections. The primary access will be made through an existing shared access drive from Westpark Way. This drive will be improved to fire lane standards and be connected to the cross access easement connecting north to the QuikTrip site and their drive approach on Westpark Way. A third access point will connect through the Whataburger site off of the W. Airport Freeway frontage road. When the freeway was reconstructed and the Whataburger site built, it was envisioned that this property would continue to provide cross access to both sites.

Queuing for the carwash will accommodate at least eleven vehicles prior to entering the wash tunnel. There will be a pay kiosk structure in which the cars will queue through. Seventeen (17) parking spaces will be provided, in addition to forty-seven (47) vacuum and flexible bays for fine-detail cleaning of vehicles.

Landscaping will be provided throughout the site, as well as in the street yard facing onto Westpark Way. Twenty-six (26) trees will be provided throughout the site. The primary shrubs and planting areas will be focused on the areas between the cross access drive areas and the street. Currently, this area is only turf.

The primary construction material of the carwash facilities will be of a color-fast split face concrete masonry unit. Two primary colors will be used in bands around the buildings and as the columns of the pay kiosk canopy. These units will also make up the surrounding structures for the vacuum units and the solid waste containment areas. The roofs of the facilities, including canopies over the vacuum areas, will be an arched finished metal in a branded blue color.

The shape and design limitations of this particular site would be a detriment to many types of commercial development. The depth of the site and the requirement for cross access to the QuikTrip and Whataburger sites provides a natural connection to the linear nature of this carwash. The site is also appropriately distant from any surrounding residential properties which could be impacted by a primarily auto-related use.

Staff recommends the Specific Use Permit, with the following conditions:
a. The Specific Use Permit is tied to the Property Owner: Carmel Car Wash; and,
b. The Specific Use Permit is tied to the Business Name: Carmel Car Wash, 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.

Trent Clark, architect for the project, of 3208 Miracle Lane in Flower Mound gave a brief description of the owner Mr. John Brodersen. He also stated that this Carmel Car Wash location has the latest technology and is one of their best developments so far.

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

Seeing no comments, Chairman McNeese closed the public hearing at 7:29 p.m.

Vise Chairman Portugal stated that she feels that an addition of a car wash in this location is a brilliant and excellent use of this property.

Chairman McNeese stressed his concern for the traffic flow of the property. The entrance and the exit on Westpark Way may be a big concern in the future.

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

Vise Chairman Portugal made a motion to recommend approval of Case No. 18-11-SP for a Specific Use Permit on approximately 2.11 acres of the Westpark Central Addition, Block 2, Lots 2R2, 4R2 and portion of Lot 3R3A for a Carwash in the Community Business (C-2) zoning district.

Commissioner Ellis seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

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

ITEM 5. APPROVED FINAL PLAT NO. 17-07-FP

Senior Planner Stephen Cook gave a brief description of the case. The property is located on 6.736 acres at 901 Grange Hall Drive. The property is zoned Planned Development District (PD).

This tract of land contains a 200 unit urban loft residential development. The final plat conforms to the standards of the zoning district. The original planned development ordinance under Case No. 10-02-PD was approved in March 2011.
The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval of the final plat.

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

Commissioner Dunckel made a motion to recommend approval of Case No. 17-07-FP for a Final Plat to be located on 6.736 acres out of the Adam Bradford Survey Abstract No. 152, Tracts 4B1, 4C, 4E1, 5A1, and 5B to be platted as Preserve at Bear Creek Phase Two, Block B, Lot 1, located at 901 Grange Hall Drive.

Commissioner Wilson seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

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

**ITEM 6. ADJOURN**

There being no further business, the meeting was adjourned at 7:36 p.m.