



CITY COUNCIL COMMUNICATION

June 23, 2015

SUBJECT: Consider a Request for a Site Plan

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 15-04-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on Puente Del Oeste Addition, Lot 5R1, 701 S. Industrial Boulevard.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: 701 S. Industrial LTD.

Location/Zoning: Puente Del Oeste Addition, Lot 5R1, 701 S. Industrial Boulevard. The zoning of the property is Texas Highway 10 multi-use zoning district (TX-10).

Project Description: The property owners at 701 S. Industrial intend to develop the northwest corner of the property (approximate 1.225 acres) in order to construct a new retail center with spaces for lease. The primary tenant will be a Dunkin Donuts located within the northern portion of the new building space.

Site Conditions: The proposed building will be a 10,104 square foot building with Dunkin Donuts occupying the northern 2,514 square feet. The building will have access through mutual / emergency access easements from S. Industrial and W. Euless Boulevard. These access points also connect to the overall site containing the charter school, the corporate offices of Reynold's Asphalt, and to the Taco Casa immediately to the south of this site. A drive through access to the Dunkin Donuts will provide adequate queuing around the building to take vehicles out of the circulation through the site. In a similar fashion to the Taco Casa, solid waste containers and parking will have access through mutual access easements on the primary lot to maximize the efficient use of the property. An outdoor seating area will be provided with a wide front sidewalk and pedestrian connection to the existing sidewalk along TxDOT right-of-way.

Landscaping – Landscaping will be provided with the new addition to the site. In the similar nature to the Taco Casa, landscaping will be of a xeriscape design with native sage and drought tolerant species.

Building Elevations – The building will be of a masonry type that is compliant with the City of Euless standards.

The Development Services Group has certified that the site plan is in accordance with the requirements of the City of Euless.

The Planning and Zoning Commission considered this site plan at their June 2, 2015 regular meeting. The discussion from the Planning and Zoning Commission included how the primary site would improve traffic circulation through the site, especially during school drop-off/ pickup times. Staff stated that the property owner is in discussions with the City to improve overall circulation with a plan and to introduce new access to the site from Del Paso Street. The Planning and Zoning Commission voted to recommend approval with a vote of 7-0-0.

SUPPORTING DOCUMENTS:

- Exhibit(s)
- Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office