

**CITY OF EULESS  
PLANNING AND ZONING COMMISSION  
DECEMBER 15, 2015  
MINUTES**

A regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 6:15 p.m. on December 15, 2015 in the Pre-Council Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, Commission Members Kenny Olmstead, Ronald Dunckel, Steve Ellis and David Brown.

During the Pre-Session Meeting:

- Director of Planning and Economic Development Mike Collins presented the Development Update covering Glade Parks, Glade Parks South, MidTown, Gala at Oak Crest
- Senior Planner Stephen Cook reviewed the regular agenda.

**PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS**

The Euless Planning and Zoning Commission continued their meeting in the Council Chambers at 6:29 p.m. for consideration of scheduled items.

**STAFF PRESENT:**

Mike Collins, Director of Planning and Economic Development  
Hal Cranor, Director of Public Works  
Paul Smith, Fire Marshall  
Stephen Cook, Senior Planner  
Don Sheffield, Building Official  
Mollie Snapp, Administrative Secretary  
Michele Crooks, Development Secretary

**VISITORS:**

Sabe Ahmed  
Raj Chudasama  
Amanda Mata  
Mike Peterson

**INVOCATION**

Commissioner Ellis gave the invocation.

**THE PLEDGE OF ALLEGIANCE**

Commissioner Dunckel led the pledge of allegiance.

**ITEM NO. 1. CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES**

Approve Planning and Zoning Commission minutes of a regular meeting of November 3, 2015.

Vice Chairman Portugal made a motion to approve the minutes for called meeting of November 3, 2015. Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commission Members Olmstead, Dunkel, and Ellis.

Nays: None

Abstention: Commission Member Brown

Chairman McNeese declared the motion carried. (5-0-1)

**ITEM NO. 2. HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 15-12-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**

Receive public input regarding the request for a Specific Use Permit on Vine Subdivision, Block A, Lot 2, 431 W. Airport Freeway for Hotel in the Community Business District (C-2) zoning district and consider a recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. A new ownership group has purchased the La Quinta Inn and Suites at 431 W. Airport Freeway. Therefore, a new Specific Use Permit must be issued tied to the new owner and business name. The new ownership group has committed to improving the interior of the hotel, reinvigorating the landscaping on the site and to strictly enforce only hotel guest and employee parking on the site. The hotel has met all standards of the original SUP and continues to operate according to City of Euless regulations.

Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the Business Owner Mr. Sajid Salimi; and,
- b. The Specific Use Permit is tied to the Business Name: The Unison Group LLC, dba as La Quinta Inn and Suites.
- c. Parking on-site will be for shared parking for hotel guests or hotel employees of the two adjacent hotels. On-site parking of vehicles to be repaired, leased, or sold will not be allowed.

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.

Chairman McNeese asked to hear from any proponents followed by opponents wishing to speak regarding the case. Seeing none, the public hearing was closed.

Vice Chairman Portugal asked for clarification pertaining to the vehicles that are parked near the south entrance accessing Ector Drive that are not associated with the hotel.

Senior Planner Cook confirmed that the auto service establishment to the south side of the hotel has been utilizing the hotel parking lot for their business and as part of the conditions of the SUP the new ownership will be responsible to ensure that all vehicles in the hotel parking lot are that of hotel employees and guests only.

Vice Chairman Portugal asked for confirmation that the entrance with access to Ector Drive does belong to the hotel.

Senior Planner Cook confirmed that to be true.

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

Commissioner Dunckel made a motion to approve case no. 15-12-SUP. Commissioner Brown seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

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

**ITEM NO. 3. CASE NO. 15-10-SP - CONSIDER A REQUEST FOR A SITE PLAN**

Approve a request for a Site Plan for Commercial Development proposed to be located on 6.00 acres of the John H. Havens Survey, Abstract No. 685, and portion of tract 2A9 within the Glade Parks Development.

Stephen Cook, Senior Planner gave a brief description of the case. North Rock Real Estate intends to develop a 52,250 SF movie theater at the terminus end of what will be Chisholm Trail entering into the Glade Parks Development. This particular area was described in the Glade Parks Planned Development ordinance as an entertainment/movie theater location; therefore the particular use was intended for this site. The front of the proposed building will face directly to SH 121. As viewed from the entrance down Chisholm Trail, the theater will be framed on both sides by the Lifestyle Center buildings, street trees, pedestrian walkways and the limited amount of on-street parking.

*Site Location and Adjacent Uses* – Perhaps more than any one non-residential development within the Glade Parks overall plan, the movie theater site has the most adjacency to the surrounding residential development. The site plan addresses this interaction in several ways.

- Eight (8') foot masonry walls – An eight foot masonry wall matching the color, style, and materials of the existing Glade Parks Residential Development will be installed on the west and south side of the development adjacent to the single family development. A pedestrian gate to the private park will provide residents secured, direct access to the trail and the commercial development.
- Landscape / pedestrian trail buffer – A twenty (20) to forty five foot (45) buffer yard between the adjacent single-family residential will be incorporated around the west and south sides of the development. This trail will connect between Red River Drive and Brazos Blvd, and allow pedestrians to bypass the movie theater frontage. There will be landscaping installed which allows clear visibility through the trail for safety. Additionally, trees will be planted that will grow and provide some visual buffer between the uses.
- Lighting on the site will be oriented to provide visual safety for the trail and parking areas, but will be designed through bollards along the trail and low-height lights along the curb line between the trail and the parking areas. The parking lighting instruments will be designed to shield the lighting element so it is not visible from the surrounding residential areas.
- Building lighting will be subdued and signage will be primarily located to the east (front) side of the building reducing the light interaction with the neighboring properties.

*Access* – Access to the site will be made through four points, two from Red River Drive on the north and two from Brazos Blvd. on the west side of the property. There is site circulation from the parking areas surrounding the building. The site contains 369 parking spaces on the lot itself. The site will also have access to parking within the Lifestyle Center's parking garage located across Brazos Blvd and slightly to the south of the building. Sidewalks and pedestrian crossings will allow safe travel between the buildings for pedestrians.

*Landscaping* – Landscaping will be focused on the primary entrance to the building. There will be foundation plantings along the building frontage. A mixture of hardwoods, and low-maintenance, drought tolerant plants will be installed along the trail on the west and south sides of the building.

*Exterior* – The movie theater's external architecture will incorporate the earth tones of Glade Parks. Built with a tilt-wall construction – the external finish will have stucco, and new materials elements simulating wood which have been incorporated within the Glade Parks pad site retail for a very modern finish which will complement the Lifestyle Center, Belk and Dave & Buster's surrounding the site.

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 where the movie theater company was based out of and how many other locations did they operate?

Senior Planner Cook stated that the company was based out of Mexico and operates many theaters out of California and Florida and there are plans for a theater in Victory Square in Dallas, Texas.

Chairman McNeese asked when construction might begin once the case goes through City Council.

Director of Planning and Economic Development Collins stated that construction plans to begin around March of 2016 and have construction finished before the end of next year.

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

Commissioner Brown made a motion to approve case no. 15-10-SP. Commissioner Ellis seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

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

**ITEM NO. 4. CASE NO. 15-11-SP - CONSIDER A REQUEST FOR A SITE PLAN**

Approve a request for a Site Plan for Commercial Development proposed to be located on 1.67 acres of the John H. Havens Survey, Abstract No. 685, tract 2A5 located at 2521 State Highway 121 within the Glade Parks development.

Stephen Cook, Senior Planner gave a brief description of the case. Lazy Dog Restaurant and Bar intends to develop a 8,060 SF restaurant with a 1,376 SF patio at the above described location. The restaurant is a full-service restaurant.

*Access* – The site within Glade Parks is on the south side of Chisholm Trail, the primary entrance which will lead to the Lifestyle Center and the Movie Theater locations. As a prime location in visibility, the proposed destination-oriented restaurant is appropriately situated. The access to the site will come from Rio Grande Boulevard and have cross access with the future development to the south.

*Parking* – The site contains 102 parking spaces. This exceeds the number of parking spaces required for the land use.

*Landscaping* – Landscaping will be placed throughout the site as the location’s visibility comes from the SH 121 frontage, the Chisholm Trail entrance and from Rio Grande Boulevard. The site proposes native trees, foundation plantings and enhancements to ensure an appropriate environment for the restaurant.

*Exterior* – The building will be a uniquely branded restaurant. Architecturally, the building utilizes stacked natural stone, stucco and a wood veneer to provide a ski-resort style feel. A tower element at the primary entrance announces the building. The outdoor patio will be utilizing separate entrances from the primary restaurant to allow the ability to bring pet dogs to the location if approved for an allowed variance by the City of Eules.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance

There were no questions or comments presented by the Commission.

Commissioner Olmstead made a motion to approve case no. 15-11-SP. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Chairman Richard McNeese, Vice Chairman LuAnn Portugal, Commission Members Kenny Olmstead, Ronald Dunckel, Steve Ellis and David Brown.

Nays: None

Abstention: None

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

**ITEM NO. 5. CASE NO. 15-14-FP - CONSIDER APPROVAL OF FINAL PLAT**

Approve a request for a Final Plat of changing 1.5439 acres from the William G. Matthews Survey, Abstract 1052, to Trinity Court Addition, Block A, Lots 1-6 and Block B, Lots 1-2 totaling 8 residential lots. The property is located at the northeast corner of Whitener Drive. and S. Main Street and is zoned Planned Development (PD).

Stephen Cook, Senior Planner gave a brief description of the case. Approval of Case 13-02-PD was by the City Council on October 8, 2014. The Planning and Zoning Commission approved a preliminary plat of this property on December 17, 2013. This plat establishes and subdivides eight (8) residential lots in accordance with the regulations of the Planned Development Ordinance.

The Development Services Group has certified that the conditions contained within the final plat application meet the technical standards of the City of Eules.

Staff recommends approval of the Final Plat.

There were no questions or comments presented by the Commission.

Vice Chairman Portugal made a motion to approve case no. 15-14-FP. Commissioner Ellis seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

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

There being no further business, the meeting was adjourned at 6:47 p.m.

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Chairman McNeese

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Date