

**CITY OF EULESS  
PLANNING AND ZONING COMMISSION  
AUGUST 9, 2016  
DRAFT MINUTES**

**ITEM 5.        CONSIDERED A REQUEST FOR SITE PLAN CASE NO. 16-04-SP.**

Senior Planner Stephen Cook gave a brief description of the case. CST Brands, operators of Corner Store convenience stores and gasoline sales are seeking approval of a site plan to install a new store at the northern portion of the Riverwalk Planned Development district. The zoning of the property allows this type of use by right within the T5a subzone category as described in the ordinance.

*Access* – The site will maintain access from eastbound traffic from E. Harwood Road through a direct drive approach from the road. There will be an extension from the property as a mutual access easement to a point where the drive approach may be accessed from the median break within E. Harwood Road. There will be a third connection to the site along the southbound frontage road of SH 360. These locations are compliant with the drive approach distances and turning radii of the City of Euless and the Texas Department of Transportation. The internal circulation of the site has been designed to eliminate traffic behind the store and focus traffic away from the residential property to the south.

*Landscaping* – Landscaping exceeds the minimum requirements of the City of Euless and the Planned Development Ordinance. Consideration of tree placement on the property allows significant tree planting while maintaining sight visibility for traffic as well as visibility of the storefront. Trees will be planted along a landscape buffer along the southern portion of the property to transition from the commercial development to the residential development.

An eight foot enhanced sidewalk will be constructed around the street perimeter of the site and will connect to the proposed trail connection to the Estates of Bear Creek perimeter trail which will connect directly with the rest of the Riverwalk development.

*Exterior* – Corner Store has worked extensively with the City of Euless to ensure a compliant and brand-specific storefront. The exterior is a 100% masonry product which has earth-tone colors and patterns. A mix of stone and brick are the primary surfaces of the building. Additionally, the sign band on the building will have a composite material which has been used with great success in other significant commercial areas of the City. This material has a wood like finish, enhancing the modern look of the building.

The fuel station canopy will be supported by columns which will be partially encased in masonry product to give the structure a feeling of weight.

The site has incorporated a location for a multi-tenant development sign as described in the Planned Development Ordinance. The master developer of the area will submit a

Unified Sign Development plan for the City Council's review prior to installation of the sign.

The developers of the site understand that this is the first commercial development in the Riverwalk Planned Development area. They have worked the design to be a modern looking building with a significant investment in landscaping and visibility.

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

Commissioner Olmstead expressed his concerns with large trailers accessibility to the gas pumps.

Michelle Hirst, representing CEI Engineering Associates, 3030 LBJ Freeway, Dallas, Texas stated that there was 45 feet from the bollard at the dispenser to the north curb line giving adequate width for a majority of vehicles.

Commissioner Olmstead offered a couple suggestions to assist trailers for future projects.

Director of Planning and Economic Development Mike Collins stated that these issues are considered during the site plan review and Commissioner Olmstead's suggestions will be noted in the future.

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

Commissioner Ellis made a motion to approve Case No. 16-04-SP for a Site Plan for Commercial Development proposed to be located on 2.2 acres of the A. Bradford Survey, Abstract No. 152, Portion of Tract 1A7, located on the southwest corner of E. Harwood Road and SH 360. Commissioner Owens seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commission Members: Owens, Olmstead, Dunkel, Ellis and Brown.

Nays: None

Abstention: None

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