



CITY COUNCIL COMMUNICATION

November 8, 2016

SUBJECT: Consider a Request for a Site Plan

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

REFERENCE NO: 16-09-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on 1.216 acres of the J. P. Halford Addition, Tract D, Lot 2R, and a 0.171 acre unplatted tract, 1B1A located at 105 W. Airport Freeway.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Adams Engineering representing McDonalds

Location / Zoning: 1.387 acres located at 105 W Airport Freeway. The property is zoned Texas Highway 10 Multi-Use District (TX-10).

Project Description: McDonald's Inc. received approval of a site plan in May 2016. After further evaluation of the access drive from W. Euless Boulevard that had been adopted in the original site plan, the property owner and franchise owner have determined that moving the proposed drive approach along W. Euless Boulevard to the west side of the property would improve the traffic movement through the site. As the customer is turning into the restaurant from W. Euless Boulevard, the pavement will contain extensive ground markings to appropriately direct traffic through the development. The solid waste container enclosure and storage building have been moved to the south property line and constructed with masonry material to match the restaurant. The site maintains all other conditions as approved in the previously approved site plan.

The Planning and Zoning Commission held a meeting on October 18, 2016 and voted to recommend approval of the site plan to the City Council.

SUPPORTING DOCUMENTS:

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

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office