

**CITY OF EULESS  
PLANNING AND ZONING COMMISSION  
OCTOBER 18, 2016  
DRAFT MINUTES**

**ITEM 6.        CONSIDERED APPROVAL OF SITE PLAN CASE NO. 16-09-SP**

Senior Planner Stephen Cook gave a brief description of the case. McDonald's Inc. received approval of a site plan in May 2016. After further evaluation of the access drive from W. Eulesse Boulevard that had been approved in the original site plan, the property owner and franchise owner have determined that moving the proposed drive approach along W. Eulesse 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. Eulesse 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 will continue to be of masonry material matching the building. The site maintains all other conditions as approved in the previously approved site plan.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Eulesse. Staff recommends approval of the site plan.

Vice Chairman Portugal asked Mr. Cook if the number of cars the drive-thru line could hold has changed from the previous plan.

Mr. Cook stated that the new design has a double queue along the entire western side of the building, which increases the drive-thru line's car capacity.

Vice Chairman Portugal made a motion to approve Case No. 16-09-SP for a Site Plan 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. Commissioner Ellis seconded the motion. The vote was as follows:

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

Nays:            None

Abstention:    None

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