



PLANNING AND ZONING COMMISSION COMMUNICATION
March 4, 2014

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 14-02-SP

ACTION REQUESTED:

Motion to recommend approval of a request for a Site Plan for Commercial Development located on Block 1, Lot 4R Westpark Central Addition, 200 Westpark Way.

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Gilbert Gonzalez, designer and Sal Alfieri, property owner

Location/Zoning: 200 Westpark Way The zoning of the property is Community Business District (C-2).

Project Description: The building at 200 Westpark Way was originally constructed as a drive-through bank. The applicant and property owner, Sal Alfieri, intends to redevelop the site as an Italian pizzeria. The plan indicates that an additional eight hundred (800) square feet will be added to the west side of the existing structure and the drive through area will be reconfigured for parking.

Mr. Alfieri intends to also construct a patio on the front of the building facing the street to create an outdoor dining experience. There is existing landscaping and sidewalk in front of the building. The new construction will be one hundred percent masonry and will enhance the building to indicate that it is a restaurant.

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

Staff recommends approval of the site plan.

SUPPORTING DOCUMENTS:

- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner