



PLANNING AND ZONING COMMISSION COMMUNICATION

October 20, 2015

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 15-07-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial Development proposed to be located on 0.762 acres of the A.M. Downen Survey, Abstract No. 415 located in the 800 Block of S. Industrial Boulevard.

ALTERNATIVES:

- Recommend approval of the request – *simple majority*.
- Recommend approval of the request with modifications – *simple majority*.
- Recommend denial of the request – *simple majority*.

SUMMARY OF SUBJECT:

Applicant: Kevin Murphy, representing Autozone, Inc.

Location / Zoning: 0.762 Acres located in the 800 Block of S. Industrial Boulevard. This property will be platted as the Autozone 3641 Addition. The property is zoned Texas Highway 10 Multi-Use Zoning District (TX-10).

Project Description: Autozone Inc. intends to develop a 7,382 SF retail store at the above described location. This would be a second store in the City of Euless and would not replace the existing store on N. Main Street.

Access – Two points of egress to the development will be established from S. Industrial Boulevard. The site will utilize a shared access drive approach on the north side of the property. This drive approach is shared with the QuikTrip at the corner. Because of the heavy traffic on S. Industrial and from the amount of vehicle trips generated by QuikTrip, the Autozone will construct a mutual access easement along the front of the building connecting to the remainder lot on the south side where a second point of access will be created. The site has been designed to accommodate delivery truck traffic on the site.

Parking – The site contains 25 parking spaces. This exceeds the number of parking spaces required for the site.

Landscaping – Landscaping will be placed primarily along the street yard and the northern area of the property. Typically, street trees are required along the street frontage. The site will have smaller ornamental trees as there are existing transmission power lines along the frontage of S. Industrial. These lines are not feasible to bury for service delivery.

Exterior – The building will be constructed with a combination of stucco and split face concrete masonry units, consistent with masonry development standards of the City of Euless. The paint scheme establishes the typical branding elements for Autozone Inc. The height of the top of the building will be given some variation with the addition of a false parapet which will create some visual interest to the building instead of a singular height for the roofline.

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

SUPPORTING DOCUMENTS:

- Application
- Site Plan / Landscape Plan
- Lighting Plan
- Elevations
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins
Stephen Cook

Director of Planning and Economic Development
Senior Planner