

**ITEM 4      CASE #13-08-SP – CONSIDER A REQUEST FOR A SITE PLAN**

Motion to recommend approval of a request for a Site Plan for Commercial Development located on Block B, Lot 1 Glade Parks Addition, west of SH 121, south of Loving Trail.

Stephen Cook, Senior Planner, gave a brief description of the case. This is a site plan for a commercial building with retail lease spaces on an outparcel of the Glade Parks master development. This parcel, referred to as parcel 21 within the original Preliminary Plat of Glade Parks, is located immediately north of the existing Rosa's Café restaurant.

The applicant proposes to construct a 9,050 square foot retail site with four lease areas. The building will be protected with a fire sprinkler system and have fire lane (EADUE) installed around the north and east sides of the structure, tying into the restaurant to the south.

The site provides enough parking to meet the standards of the PD zoning district and the City of Euless Unified Development Code. Because of the grade difference from the grade elevation of the building and the grade of SH 121, a retaining wall will be constructed along the highway frontage. Landscaping will exceed the minimum standards of the ordinance and be provided along the street frontages of Loving Trail, SH 121 and Rio Grande Blvd. The front sidewalk along the storefronts will feature raised planters to provide landscaping along the front of the building and provide an intervening structure between the parking areas and the front of the building, shielding from accidental vehicular movement into the building.

The façade of the building meets the architectural intent of the Glade Parks original vision. There are differences in heights of the leased spaces as well as caps to the buildings which will be reminiscent of the design style of the primary in-line retail spaces to be built. The materials of the building will be compliant with the masonry standards of the City of Euless.

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.

Commissioner Tompkins asked for clarification on the signage for the site.

Tom Winn, 4909 Stage Line Drive, Arlington, TX representing the developer stated that the signage is the responsibility of the developer and will be submitted according to the requirements within the Planned Development and City Sign Code.

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

Commissioner Huffman made a motion to approve case no. 13-08-SP. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Commissioners Zahn, Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (5-0-0)