



CITY COUNCIL COMMUNICATION

June 23, 2015

SUBJECT: Hold Public Hearing for Planned Development Case No. 15-07-PD and Consider First and Final Reading of Ordinance No. 2073

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

REFERENCE NO: 15-07-PD

ACTION REQUESTED:

Receive public input regarding a request for Planned Development to change the zoning of 12.457 acres of land located in the J. Havens Survey, Abstract No. 685, from Planned Development (PD) to Planned Development (PD) zoning district and consider approval of Ordinance No. 2073.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Glade Lifestyle LLC

Location/Zoning: 12.457 acres located approximately at 2600 Block of Rio Grande Boulevard. The property is zoned Planned Development (PD) for commercial development

Project Description: Glade Parks is a mixed-use development that has been under development in the City of Euless since 2008. Flanked on either side by retail and entertainment uses, this central focal point of the development has been called the Lifestyle Center since the approval of the original Planned Development zoning district. The layout of this area has changed a couple of times in response to current economic conditions. The applicant, Glade Parks Lifestyle, LLC, is requesting approval of an amendment to the Planned Development zoning district which modifies the last PD ordinance approved for the overall Glade Parks development in 2012. This modification would establish a generalized building layout for the Lifestyle Center, create a central public plaza for the development as a pedestrian gathering place, and provide new design elevations for the future commercial

buildings that will be constructed along the public plaza. The modification will also include the development of a structured parking facility that will provide parking to the general public. The landscape architect for the LifeStyle Center, which includes the public plaza, is StudioOutside, a firm that has designed projects within the Southlake Town Center in Southlake and NorthPark Center in Dallas.

Approval of the Planned Development would require the developer to submit site plans based on these new designs and other technical requirements of the original Planned Development zoning district.

The new design continues to incorporate a central traffic circle along Chisolm Trail with pedestrian oriented retail and restaurants on either side. A total of twelve buildings are contemplated for the area. The Belk department store is on the south end of the Phase 1 In-Line Retail adjacent to Dick's Sporting Goods. The department store also anchors the north side of the LifeStyle Center. Buildings on the north side of Chisolm Trail surround the Public Plaza, with spaces that are used as restaurants and bars built out with outdoor patio areas. The plaza incorporates landscape and hardscape elements, turf areas, and water features to create a cooling factor in the summer months. Buildings to the south of Chisolm Trail will be a mixture of one and three stories in height and may have a vertical mixed-use of office and retail. The multi-level parking garage will be located at the southwest corner of the LifeStyle Center, adjacent to the north of Dave & Busters, and east of the proposed movie theatre. Pedestrian connectivity will be effectively established between the parking and various land uses.

Development of the Lifestyle Center will require the specific approval of a site plan by the Planning and Zoning Commission and City Council. Staff has reviewed the proposed ordinance and recommends approval.

The Planning and Zoning Commission held a public hearing on June 2, 2015. The Commission voted to recommend approval by a vote of 7-0-0.

SUPPORTING DOCUMENTS:

- Ordinance No. 2073
- Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office