

ITEM 7 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 15-07-PD, AND CONSIDER RECOMMENDATION OF AN ORDINANCE

Receive public input regarding a request for a 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 recommendation of an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. 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 the area has changed a couple of times in response to the current economic market. The applicant, Glade Parks Lifestyle, LLC, is requesting approval of a 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 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 plaza. The modification will also include the development of a structured parking facility that will provide additional capacity for the entertainment and retail customers. The landscape architect for the central plaza is StudioOutside, a firm that has designed the Southlake Town Center in Southlake and NorthPark Center in Dallas.

Approval of the Planned Development would entitle the developer to supply site plans based on these new designs and be required to be subject to the construction/site plan technical requirements of the original Planned Development zoning district.

The new design continues to incorporate a central traffic circle with pedestrian oriented retail and restaurants on either side. A total of twelve buildings are contemplated by the design. Buildings on the north would abut a primary department store and surround a central open space plaza. The plaza incorporates hardscape, turf areas, water features, space to have outdoor dining and landscaping which will assist in maintaining a cooling factor in the summer months. Buildings to the south of the center east/west road will be a mixture of one/two stories in height and may have a vertical mixed-use of office and retail. A parking garage located at the southwest corner will serve the lifestyle center uses and adjacent existing and future entertainment venues. Pedestrian connectivity is a primary component of the development and will be ensured to connect the parking areas to the retail environment but also from the lifestyle center to its surrounding 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.

Chairman McNeese asked if there are any proponents/opponents. Seeing none, the public hearing was close.

There were no questions or comments presented by the Commission.

Vice Chairman Portugal made a motion to approve case #15-07-PD. Motion seconded by Commissioner Olmstead. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Zahn, Olmstead, Dunkel, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (7-0-0)