



PLANNING AND ZONING COMMISSION COMMUNICATION
December 17, 2013

SUBJECT: Consider a Request for a Site Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 13-08-SP

ACTION REQUESTED:

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.

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: Ruby 121 Glade Retail, Inc., property owner.

Location/Zoning: 1.436 acres located west of SH 121, south of Loving Trail. The zoning of the property is Planned Development (PD)

Project Description: 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.

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