



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: 13-09-SP

ACTION REQUESTED:

Motion to recommend approval of a request for a Site Plan for Commercial Development located on 1.071 acres JH Havins Survey A 685 Tr 2a, 3, west of SH 121, north of Chisholm 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: 1.071 acres located west of SH 121, north of Chisholm 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 19 within the original Preliminary Plat of Glade Parks is located immediately south of the existing Rosa's Café restaurant.

The applicant proposes to construct an 8,000 square foot retail site with three lease areas. The building will be protected with a fire sprinkler system and have fire lane (EADUE) installed around the north, east and west sides of the structure. Access to the building will primarily be from Rio Grande Boulevard.

The site provides enough parking to meet the standards of the PD zoning district and the City of Euless Unified Development Code. Landscaping will exceed the minimum standards of the ordinance and be provided along the street frontages of 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