



**PLANNING AND ZONING COMMISSION COMMUNICATION**

April 15, 2014

**SUBJECT:** Consider Approval of Preliminary Plat

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 14-04-PP

---

**ACTION REQUESTED:**

Consider a request for a Preliminary Plat of 48.514 acres of the J. Havens Survey Abstract No. 685 to Lot, 1 Block J and Lots 1-5, Block K of Glade Parks.

**ALTERNATIVES:**

1. Approve the request – *simple majority*

**SUMMARY OF SUBJECT:**

**Applicant:** Ruby12 Glade Retail, LLC

**Location / Zoning:** 48.514 acres located west of Rio Grande Boulevard. The property is currently zoned Planned Development (PD) allowing commercial uses as part of the Glade Parks Development.

**Project Description:** The applicant proposes to preliminary plat the 48.514 acres for commercial development. The alignment of the commercial lot lines most accurately represents the development pattern for entertainment uses, and commercial in-line retail.

The plat conforms to the conditions of the Planned Development zoning ordinance.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the City of Euless. Staff recommends approval.

**SUPPORTING DOCUMENTS:**

- Application
- Exhibit

- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner