



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
January 20, 2015

**SUBJECT:** Consider a Request for a Site Plan  
**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner  
**REFERENCE NO:** 14-18-SP

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**ACTION REQUESTED:**

Approve a request for a Site Plan for Commercial Development proposed to be located on 1.285 Acres, Block A, Lot 2, Glade Parks Addition, 2911 State Highway 121.

**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 12 Glade Retail, LLC

**Location/Zoning:** 1.285 Acres, Block A, Lot 2, Glade Parks Addition, 2911 State Highway 121. The zoning of the property is Planned Development (PD).

**Project Description:** Ruby 12 Glade Retail, LLC is the property ownership group for the master developer of Glade Parks, Northrock. The site plan is for a restaurant structure to be developed as a Panera Bread.

**Site Conditions:** Panera Bread is proposing a 4,360 SF restaurant to be located north of the existing Raising Cane's restaurant within Glade Parks. Access to the site will be from the mutual access / emergency access lane to the west of the development. Cross access will be provided between this lot and the two adjacent lots to the north and south. These lots will be able to also share parking. A drive through lane will be placed generally on the west side of the building with an exit drive out in case of a vehicle not intending to complete the drive-

through process.

*Landscaping* – The proposed landscaping provides the required mixture and quantity of trees, shrubs and ground cover. Landscaping inset into planters within the front sidewalk area along the frontage of the building will assist in softening the hardscape of front sidewalk and serve as additional mitigation from wayward vehicles striking the building.

*Building Elevations* – The Panera Bread building meets the masonry requirements of the City of Euless and the Glade Parks Planned Development district. Stacked stone and stucco will be installed on the exterior with an earth-tone color scheme that matches the color palette of the ordinance.

The Development Services Group has certified that the site plan is in accordance with the requirements of the Glade Parks Planned Development Ordinance.

**SUPPORTING DOCUMENTS:**

- Application
- Site Plan
- Landscape Plan
- Elevations
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**MIKE COLLINS**

Director of Planning and Economic Development

**STEPHEN COOK**

Senior Planner