



PLANNING AND ZONING COMMUNICATION

June 2, 2015

SUBJECT: Hold Public Hearing for Planned Development Case No. 15-07-PD and Consider Recommendation of an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 15-07-PD

ACTION REQUESTED:

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.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*
4. Recommend approval of the request with modifications – *simple majority*
5. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Glade Lifestyle LLC

Location / Zoning: 12.457 acres located approximately at 2600 Block of Rio Grande Boulevard. The property is zoned Planned Development (PD) for commercial development.

Project Description: 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.

SUPPORTING DOCUMENTS:

- Draft Ordinance
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner