



PLANNING AND ZONING COMMISSION COMMUNICATION

July 21, 2015

SUBJECT: Consider a Request for a Site Plan

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 15-06-SP

ACTION REQUESTED:

Approve a request for a Site Plan for Commercial development proposed to be located on 17.8 acres out of the B.B.B & C. Railroad Co Survey, Abstract No. 204 and J. Doss Survey, Abstract 441, tracts 3A, 3B, 4B, 4B2b, 4B5A1, 4B5, 4B5A, 5B located north of Cheek-Sparger Road, west of Rio Grande Boulevard.

ALTERNATIVES:

- Recommend approval of the request – *simple majority*.
- Recommend approval of the request with modifications – *simple majority*.
- Recommend denial of the request – *simple majority*.

SUMMARY OF SUBJECT:

Applicant: Halff Associates., representing NSHE Texas Golden White Group, LLC.

Location / Zoning: 17.8 Acres located north of Cheek-Sparger Road and west of Rio Grande Boulevard / Planned Development District (PD).

Project Description: The Glade Parks South planned development established land uses and development standards for individual sub-districts within the overall property. The sub-district located along Cheek-Sparger Road is intended for big-box and commercial development. The site plan for consideration includes a 98,000 SF primary grocery store with fuel station and two in-line retail for lease buildings, which total 19,000 SF.

Dual Jurisdictions – The site resides in both the City of Euless and the City of Bedford, with the two cities having approved similar planned development zoning for the development. An Interlocal Agreement was also approved by the respective City Councils that established a process for the management of the development, as well as a revenue sharing of taxes generated from the commercial/retail development. The agreement established that the City of Euless would take the lead on the site plan consideration process. Bedford staff completed a

review of the site plan and represented that their DRC concluded that the application was in substantial compliance with the Glade Parks South PD requirements adopted by the City of Bedford.

Access – There are four primary access points to the site. Connection will be made from Rio Grande Boulevard which is a controlled intersection allowing egress from the site for traffic heading east on Cheek-Sparger or north on Rio Grande. There are three entrances from Cheek-Sparger, one at the fuel island and two further west along the frontage of the road. These will provide access to the development, as well as delivery access to the rear of the grocery store.

Parking – The site contains 873 parking spaces which is in excess of the minimum parking requirements of the City. The emergency access, drainage and utility easements (EADUEs) are compliant with City regulations.

Landscaping – Landscaping will be provided through numerous street trees along the two primary roads, throughout the parking areas of the site, and clustered around the buildings. In addition to trees, there will also be landscaped areas of shrubs and ground cover.

Floodplain – On the north side of the development is significant floodplain along the Bear Creek. The development will be seeking a conditional letter of map revision (CLOMR) from the federal government to modify the limits of the 100 year floodplain and redesign the site so it is developable and doesn't cause additional downstream issues.

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
Stephen Cook

Director of Planning and Economic Development
Senior Planner