

ITEM 2 CASE #08-03-PD – HOLD PUBLIC HEARING REGARDING A PLANNED DEVELOPMENT AND CONSIDER A RECOMMENDATION REGARDING AN ORDINANCE

Receive public input regarding a request for a Planned Development of Oakwood Terrace West Addition, Lots A2 and A3 from PD 1770 (Planned Development 1770) based on R-1L zoning to PD (Planned Development) based on R-1L zoning and consider a recommendation regarding an Ordinance. This property is located on S. Pipeline Road W.

Chairman McNeese opened the public hearing.

Chris Barker, Assistant Director of Planning and Development, gave a brief description of the case. The applicant, Courtyard Development, LP, represented by Mr. Charles Dibrell, is seeking an amendment to a Planned Development (#06-03-PD) that was approved in February 2007 for a single-family detached residential development based on R-1L district development standards, on a 4.692 acre tract. Specifically, the amendment requested by the applicant would contain the following changes:

1. The overall number of lots would decline by one (1), from 24 Lots with 3 HOA Lots to 23 Lots with 3 HOA lots.
2. The average lot size has increased from 6,604 sq. ft. to 6,647 sq. ft.
3. Lot density would decrease from 5.12 homes/acre to 4.90 homes/acre.
4. Garage doors would no longer be required to be J-Swing, side or rear entry. Front entry garages would be allowed. Front entry garage homes would be required to contain full lawn sprinkler systems, fully sodded yards, landscaping with stone borders, garage door openers, granite countertops, tile flooring, rounded corners in interior sheet rock, 9 to 10 foot ceiling heights in the first story, 42" cabinets, and window boxes.
5. A rear setback of 14 feet for Block B Lots 5 and 6. The rear setback for the remainder of the lots would remain at 15 feet.
6. The cabana and central water feature located in Block B Lot A has been removed; however the sidewalk and benches remain.

All other aspects of the previously approved PD (#06-03-PD) will remain the same.

Chris Barker stated the applicant's representative, Charles Dibrell, was available for any questions.

Charles Dibrell, 2109 Franklin Drive, Arlington, Texas, gave a brief presentation. He stated the market and economy has changed since he has last appeared before the Commission. He has been approached by builders to construct \$90,000-\$110,000 homes and to construct an alley to meet the rear and side requirements. He feels that removing the J-Swing would allow a nicer product.

Don Dykstra, 807 Potomac Place, Southlake, Texas, stated Bloomfield Homes is under contract with Mr. Dibrell. His company has a series of homes in a subdivision located at the corner of Rufe Snow and Bursey where they built approximately 40 homes. The

current market is competing more with the resale of a home so they have more upgrades such as stone on elevations and full sod. The front swing feature eliminates the master bedroom from being placed downstairs, which is not a typical desired layout.

Charles Dibrell stated they are asking to allow a front entry option and commit these properties to upscale requirements.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none the public hearing was closed.

Commissioner Zahn asked Charles Dibrell if he objected to changing his note 13 to state all lots.

Charles Dibrell stated he did not object, but Block A, Lot 3 and Block B, Lot 7 are going to be difficult to build on, because they are smaller lots. Therefore, they will require more creativity.

Commissioner Huffman asked why the cabana and water feature were removed.

Charles Dibrell stated they want to allow the HOA to decide if they want it as a pond or a cabana.

Commissioner Portugal thanked Charles for his willingness to work with the City.

Vice Chairman May stated he was glad to see the need for new homes.

Chairman McNeese made comment that the two story homes, abutting the existing subdivision, would have their northern facing windows translucent glass. Chairman McNeese asked how the 6' wooden fences they will build impact the current fence line.

Don Dykstra stated currently there is a chain link fence and they would build either a 6' to 8' fence adjacent to give the current homeowners the option to take their fence down.

Chris Barker stated that typically the developer will work with the adjacent homeowners, and most often, the homeowner is happy to get a new fence and will take down their existing fence.

Commissioner Huffman made a motion to approve case #08-03-PD with the following condition: 1) On note 13 replace "Homes with front entry garage" with "All lots with the exception of Block A, Lot 3 and Block B, Lot 7". Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman May, Commissioners Zahn, Huffman, Portugal, Mennis

Nays: None

Abstention: None

The motion carried (6-0-0)