



CITY COUNCIL COMMUNICATION

July 24, 2012

SUBJECT: Hold Public Hearing for Planned Development Case No. 12-03-PD and Consider First and Final Reading of Ordinance No. 1960

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 12-03-PD

ACTION REQUESTED:

Receive public input regarding a request for a Planned Development to change the zoning of Andrew J. Huitt Survey, Abstract No. 709, being a portion of Commercial Tract A, Block 1, Oak Crest Estates Addition from TX Hwy 10 Multi-Use District (TX-10) zoning to Planned Development (PD) zoning and consider first and final reading of Ordinance No. 1960.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Approve the request with modifications.
4. Deny the request.

SUMMARY OF SUBJECT:

Applicant: Tony Sisk, representing Churchill Residential.

Location/Zoning: 6.25 acres located at the southwest corner of Dickey Drive and East Euless Boulevard (TX Hwy 10). The current zoning of the property is TX-10.

Project Summary: The applicant, Churchill Residential is requesting approval of a planned development zoning district at the above location in order to construct and develop Senior Housing Multi-Family Residential Dwellings (senior housing). Churchill Residential owns and maintains eleven (11) senior housing residential facilities within the metroplex. The company is seeking a zoning change to a Planned Development which would be based on the TX-10 zoning district, but allow senior housing to be constructed. The approval of the

ordinance would allow the development company to have entitlement to the land use on which federal housing funding could be secured. A more specific site plan would then be brought forward to the Planning and Zoning Commission and City Council for approval prior to beginning construction.

The project would be typical of similar developments by the applicant. The developer is intending to construct a maximum four story structure which would contain one hundred and seventy units consisting of age-restricted apartments (55 years and older). Parking would be developed with a mixture of garages, carports, and surface parking as well as restricted access to the residential parking areas. The typical age of a resident is greater than 70 years of age.

Development Standards

In order to ensure quality development, the City staff has worked with the developer to draft an ordinance that includes development standards which reflect the values and intent of the Unified Development Code if the project was developed under a straight zoning district. The following development standards would be established:

- Age restricted to individual residents of 55 years or older.
- Setbacks to public right of way set at thirty (30) feet and rear/side yard setbacks, potentially abutting single family residential to the south, set at eighty (80) feet.
- Height would be restricted to fifty-eight feet or four stories.
- Façade materials would be set at 90% masonry materials which is the same as other residential development in the City.
- Landscaping and screening would follow the Unified Development Code, with the allowance that a masonry wall would be required on the southern boundary and a wrought-iron style steel or aluminum fence with masonry columns would be allowed on the west and north boundaries of the property.

As means of more clearly establishing the type of senior housing that will be constructed, staff recommends that the following amendment be made to the Development Standards contained in the PD ordinance recommended for approval by the Planning and Zoning Commission:

Minimum Floor Area Per Unit Type

- One bedroom: 700 square feet
- Two bedroom: 925 square feet

Development Schedule

Section 84-140(7)(b) of the Euless Unified Development Code allows a development schedule as a requirement of a Planned Development. The proposed ordinance would require construction activity to begin on the project within two-hundred seventy (270) days (9 months) from the effective date of the ordinance. After which, if construction has not begun, the City Council could reconsider the zoning change, removing the ability of the construction of the senior housing, and revert the zoning to the straight TX-10 zoning district.

Next Steps

If approved, the ordinance provides the developer the entitlement to construct their project governed under the City’s typical development process. A preliminary plat, site plan, utility construction plans, final plat and building plans will be required to be submitted, reviewed and approved by the appropriate appointed commission, board, or administrative official.

An investment of new senior-specific housing in Euless is an opportunity for the market to satisfy a growing demand of retirement living within the City. Many retirees wish to remain active in their community, church and social organizations. The location on TX Hwy 10 is an appropriate long-range use of the property.

The Development Services Group has reviewed the application and finds that it meets the intent of the City of Euless Unified Development Code. Staff recommends approval of the Planned Development Ordinance.

The Planning and Zoning Commission held a public hearing on July 17, 2012 and recommended approval of the Planned Development ordinance by a vote of 6-1.

SUPPORTING DOCUMENTS:

- Ordinance No. 1960
- Draft Minutes – P & Z
- Application
- Letter: Property Owner
- Property Notification Comments
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager’s Office

_____ **KS** _____

City Secretary’s Office