

**MINUTES OF A REGULAR MEETING
OF THE
EULESS CITY COUNCIL
Tuesday, July 24, 2012**

A regular meeting of the Euless City Council was called to order by Mayor Mary Lib Saleh at 5:45 p.m. on Tuesday, July 24, 2012, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Mayor Mary Lib Saleh, Mayor Pro Tem Perry Bynum, Council Members Tim Stinneford, Leon Hogg, Linda Martin, Donna Mickan, and Glenn Porterfield.

During the Precouncil meeting:

- Mayor Mary Lib Saleh announced that she attended the following:
 - Texas High Speed Rail meeting, July 18, 2012;
 - St. John the Baptist Greek Orthodox Church 'Opening of the Doors' Ceremony, July 14, 2012.; and
 - North Euless Baptist Church 50th Anniversary Worship Service, July 15, 2012.

Additionally, she announced that Budget Worksessions are scheduled for August 2, 2012, 5:30 p.m. at City Hall and August 4, 2012, 8:30 a.m. at the Texas Star Conference Centre.

- Mayor Pro Tem Perry Bynum stated that he attended the New Life Fellowship Church 18th Anniversary celebration on July 15, 2012.
- City Secretary Kim Sutter announced that early voting for the Primary Runoffs end Friday, July 27, 2012, at 7:00 p.m. and advised that the Euless Library will serve as an election day site on July 31, 2012, for the Primary Runoff Elections.
- City Manager Gary McKamie announced the following:
 - Proposed budget will be delivered to the City Council on July 27, 2012;
 - Staff has been in contact with North Tarrant Express (NTE) and the Texas Department of Transportation (TxDot) related to the reconstruction of the portion of State Highway 183 in Euless; and
 - Confirmed case of West Nile Virus in the zip code area 76039, and stated that the city will continue periodic spraying for mosquitos.
- Director of Public Works and Engineering Ron Young advised that the Tarrant Regional Water District (TRWD) storage capacity is at 90 percent. Additionally, he provided an update related to water leaks and repairs near Vineyard Village and along Airport Freeway, and advised that the newly replaced water line along West Ash Lane will be tied in to the existing water main by the end of the week.
- City Manager McKamie reviewed the regular agenda items.

Director of Public Works and Engineering Young and Director of Planning and Economic Development Mike Collins addressed concerns raised by citizens regarding

the proposed senior housing multi-family residential dwelling to be located at the corner of Dickey Drive and East Eules Boulevard (TX Hwy 10).

CLOSED SESSION

The City Council convened into closed session at 6:36 p.m. for deliberation regarding the following:

Economic development incentives as authorized by Section 551.087 of the Texas Government Code related to:

- o Evergreen Eules Senior Community, L.P.

The City Council recessed closed session at 6:46 p.m.

COUNCIL CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The Eules City Council continued their meeting in the Council Chambers at 7:00 p.m. for consideration of scheduled items.

STAFF MEMBERS PRESENT

City Manager Gary McKamie
Deputy City Manager Loretta Getchell
Assistant City Manager Chris Barker
City Attorney Wayne Olson
City Secretary Kim Sutter
Assistant to the City Secretary Holly Houston
Director of Planning and Economic Development Mike Collins
Fire Chief Wes Rhodes
Director of Public Works and Engineering Ron Young
Assistant Police Chief Bob Freeman
Information Services Administrator Dan McLain
Senior Computer Developer Tommy Christopherson
Police Captain Gary Landers

VISITORS

Priscilla Cauley	Tommy Long	Jake Thomasson
Mark Compton	Randell Mickan	Jeremy Tompkins
Linda Eilenfeldt	Katea Naeata	Lori Tompkins
Iris Elliott	Carroll "Scotty" Scott	Peggy Vandiver
David Johnson	Tony Sisk	
TuPou Helu Latu	Jean Sullivan	

And others as noted in the visitor register.

INVOCATION

City Manager Gary McKamie gave the invocation.

PLEDGE OF ALLEGIANCE

Council Member Tim Stinneford led the pledge of allegiance.

REGULAR AGENDA

ITEM NO. 1. HELD PUBLIC HEARING REGARDING PLANNED DEVELOPMENT 12-03-PD AND APPROVED FIRST AND FINAL READING OF ORDINANCE NO. 1960

Mayor Saleh opened the public hearing at 7:04 p.m.

Director of Planning and Economic Development Collins presented the case to the City Council, and advised that the applicant, Churchill Residential, is requesting approval of a planned development zoning district in order to construct senior housing multi-family dwellings. The proposed 6.25 acre development would be located on the southwest corner of Dickey Drive and East Euless Boulevard (TX Hwy 10). The proposed development would include a four story structure which would contain 170 units consisting of age-restricted apartments (55 years and older). Parking would include a mixture of garages, carports, and surface parking. The proposed ordinance would require construction activity to begin on the project within 270 days from the effective date of the ordinance. Should construction not occur within the specified time-frame, the City Council could reconsider the zoning change.

Mr. Collins advised that the Planning and Zoning Commission held a public hearing on July 17, 2012, and recommended approval of the Planned Development. In addition to the proposed development standards recommended by the Planning and Zoning Commission, staff is recommending a minimum floor area of 700 square feet for a one bedroom, and 925 square feet for a two bedroom unit.

Tony Sisk, representing Churchill Residential, 5605 MacArthur Boulevard, Irving, Texas, expressed his appreciation to the City Council and presented a brief overview of the proposed senior housing development, including age restrictions, senior activities, traffic, quality development, and ownership attributes.

Mayor Saleh asked to hear from any proponents of the case.

Mark Compton, 606 Creekside Drive, Euless, spoke in support of the request and stated that he believed the project would be a good use for the area and will possibly increase the surrounding property values.

Mayor Saleh asked to hear from any opponents of the case.

Tommy Long 402 E. Alexander Lane, Euless, stated he was neither for nor against the project but wished to voice his concerns as they relate to possible increased traffic, privacy of the adjacent residential properties, emergency response, electrical and water supplies, increased noise, impact to wildlife, lighting, flooding, and property values in the area of the development. Mr. Long also expressed concern regarding the notification sent to adjacent

property owners with regard to content and inquired if the notification should have been in Spanish.

Priscilla Cauley, 404 E. Alexander Lane, Euless, expressed her appreciation to the City Council for their service to the community. Additionally, she suggested that the developer consider purchasing the property adjacent to the proposed site for a single-family housing development or leave as green space.

There being no other proponents or opponents, Mayor Saleh closed the public hearing at 7:38 p.m.

City Attorney Wayne Olson addressed the concern regarding the required property owner notification, and advised that state law requires the notice be mailed to property owners shown on the tax rolls who are within 200 feet of the proposed property, and the notice must also state the proposed action. He added that state law does not specify the notice be in a specific language.

City Manager McKamie addressed the concerns raised by the residents. He advised that there has not been an impact study; however, the majority of Mr. Long's concerns are a function of the development code and city ordinances. Mr. McKamie stated that staff has reviewed the impact of the proposed development as it relates to traffic and emergency service calls and staff has confirmed that any anticipated occurrences are within the range of the service capabilities of the respective city departments. Additionally, he added that he has spoken with Oncor and city staff and is assured that there will be adequate electrical and water supplies to support the proposed development. In response to the suggestion for the developer to consider purchasing the property adjacent to the proposed development, Mr. McKamie stated that the city has encouraged the developer to consider the purchase of the adjacent property.

Following responses to his concerns by City Manager McKamie, Mr. Long stated that he would support the request if the developer would agree to planting trees along the north side of the masonry screening wall adjacent to the residential properties located on the south side of the proposed development.

Council Member Porterfield expressed his appreciation to the citizens for coming to the meeting and expressing their views. He stated that he has toured the developers' senior living facility in Lewisville that is similar to the one proposed and feels that the proposed development would be a benefit to Euless and the adjacent property owners.

Council Member Martin stated she also toured the Lewisville facility and requested that Mr. Sisk address the outside lighting and the planting of trees along the masonry fence in the rear of the property.

Mr. Sisk stated that the development would include indirect lighting that would not impact the residential homes. Additionally, he stated they would be willing to plant trees along the masonry fence in the rear of the property and construct gable roofs over the parking in the rear of the property to address privacy concerns.

Council Member Porterfield asked Mr. Sisk to clarify the age restrictions.

Mr. Sisk stated that the housing is restricted to individuals ages 55 and older.

Council Member Hogg stated that he lives in the proposed area and believes the facility will be an asset to the neighborhood.

Council Member Hogg motioned to approve Ordinance No. 1960 for a planned development zoning district on property situated in the Andrew J. Huitt Survey, Abstract No. 709, being a portion of Commercial Tract A, Block 1, Oak Crest Estates Addition from Texas Highway 10 Multi-Use District (TX-10) zoning to Planned Development (PD) zoning, and placing additional development standards as follows: 1) Along the portion of the property adjacent to 409, 411 and 501 E. Alexander, covered carports and/or garages shall be installed and constructed with a gabled roof design as approved by the Administrator; 2) Trees from 84-334(n), "Recommended Plants" - Large Trees, (not to include Bradford Pear), shall be planted at a minimum of twenty feet (20') on center on the north side of the masonry screening wall and have a diameter breast height (DBH) of six (6) caliper inches or greater at time of installation; and 3) Minimum Floor Area Per Unit Type will be 700 square feet for a one bedroom and 925 square feet for a two bedroom.

Council Member Martin seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, Mickan, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 2. APPROVED RESOLUTION NO. 12-1317

Council Member Stinneford motioned to approve Resolution No. 12-1317, approving a Chapter 380 Agreement by and between the City of Euless and Evergreen Euless Senior Community, L.P. and authorizing the City Manager to execute the agreement.

Council Member Martin seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, Mickan, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 3. APPROVAL OF CITY COUNCIL MINUTES

Mayor Pro Tem Bynum motioned to approve the City Council minutes of the regular and the special called meetings of June 26, 2012.

Council Member Porterfield seconded the motion.

Ayes: Mayor Saleh, Mayor Pro Tem Bynum, Council Members Stinneford, Hogg, Martin, Mickan, and Porterfield

Nays: None

Mayor Saleh declared the motion carried.

ITEM NO. 4. PUBLIC COMMENTS

Peggy Vandiver, 808 Clebud, Eules, inquired if there was a previous proposal for single family development on the southwest corner of Dickey Drive and East Eules Boulevard.

Mr. Long expressed his appreciation to the City Council for requiring the planting of trees along the north side of the masonry fence in relation to the proposed senior housing multi-family development.

ITEM NO. 5. REPORTS

City Attorney

No report given.

City Manager

No report given.

City Council

No report given.

ITEM NO. 6. ADJOURN

Mayor Saleh adjourned the meeting at 8:07 p.m.

APPROVED:

ATTEST:

Mary Lib Saleh
Mayor

Kim Sutter, TRMC
City Secretary