



## **CITY COUNCIL COMMUNICATION**

October 23, 2012

**SUBJECT:** Hold Public Hearing for Planned Development Case No. 12-02-PD and Consider a First and Final Reading of Ordinance No.1973.

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

**REFERENCE NO:** 12-02-PD

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### **ACTION REQUESTED:**

Receive public input regarding a request for a Planned Development to change the zoning of 2.257 acres of the J.E. Field Survey, A-540 tracts 1A6, 1A6A, 1A6A1, and 1A7A, 505 W. Glade Road from Single Family Limited Dwelling District (R-1L) into Planned Development (PD) zoning, and approve Ordinance No. 1973 concurring with the Planning and Zoning Commission's 4-0 recommendation on October 2, 2012.

### **ALTERNATIVES:**

- Open the Public Hearing and continue it to the next meeting.
- Open, conduct, and close the Public Hearing.
- Approve the request with modifications.
- Deny the request.

### **SUMMARY OF SUBJECT:**

**Applicant:** Don Dykstra, President, Bloomfield Homes.

**Location / Zoning:** 2.257 acres located on W. Glade Road, east of the intersection of Baze Road. The property is currently zoned Single Family Limited Dwelling District (R-1L).

**Project Description:** The applicant intends to subdivide the 2.257 acres into twelve single family detached dwelling unit lots. The single family dwelling that the current property owner, Les Tietz, lives in will be razed and the property incorporated into the new subdivision.

This property was rezoned from R-1 to R-1L on August 30, 2005. The intent of that zoning was to allow a smaller lot size (minimum 5,500 sq. ft. lot) from the R-1 limitation of a 7,500 sq.ft. lot. Mr. Dykstra completed a thorough evaluation of the development potential of the property based on the zoning approved in 2005. With this in-fill tract land locked, he concluded that the narrowness of the tract created multiple challenges to develop marketable buildable lots that could meet all city requirements. Therefore, the current project modifies the R-1L zoning by increasing the minimum lot size to 6,000 sq. ft. with an average lot size of 7,168 sq.ft over the twelve proposed lots.

In order to create larger size and buildable lots, the applicant has requested that the project not be required to construct sidewalks and that the front yard setbacks be placed at twenty-two (22') feet for lots 1-4 and 9-12 and at twenty (20') feet for the four lots surrounding the cul-de-sac (lots 5-8). The elimination of sidewalks from this small infill subdivision is not a particular concern for staff as the length of the street from W Glade Road to the center of the cul-de-sac is approximately 295 feet.

By not requiring the sidewalks, utility easements can be placed along the frontages of the lots to accommodate city utilities. This enables the setback distance for the lots to be measured from the back of the curb and not from what is generally the back of sidewalk as in other subdivisions. The right-of-way of the public street is established from the curb to curb. The street width and cul-de-sac diameter meet standard City of Euless specifications to accommodate appropriate accessibility for residents and emergency services.

Sidewalks, landscaping and a masonry wall will be maintained along W. Glade Road.

The Planning and Zoning Commission held a public hearing on October 2, 2012 and recommended approval of the Planned Development ordinance by a vote of 4-0.

**SUPPORTING DOCUMENTS:**

- Ordinance No.1973
- Draft Minutes – P & Z
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

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City Secretary's Office