

ITEM 2 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 12-02-PD AND CONSIDER RECOMMENDATION OF AN ORDINANCE

Receive public input regarding a request for 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) to Planned Development (PD) zoning and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Mr. Don Dykstra, President of Bloomfield Homes, intends to subdivide 2.257 acres located on W. Glade Road, east of the intersection of Baze Road, 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 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 Development Services Group has reviewed the proposed Planned Development and has certified that it meets the intent of City standards. Staff recommends approval.

Mr. Tim Stewart, 441 Chapel Downs Court, Southlake, Texas, of Bloomfield Homes reviewed the amenities and design elements of Starlight Court.

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

There were no comments or questions presented by the Commission.

Commissioner Zahn made a motion to recommend approval of Case #12-02-PD. Commissioner Portugal seconded the motion. The vote was as follows.

Ayes: Chairman McNeese, Commissioners Brown, Portugal, and Zahn.

Nays: None

Abstention: None

The motion carried (4-0-0)

There being no further business the meeting was adjourned at 6:42 p.m.

Chairman McNeese

Date