



## **CITY COUNCIL COMMUNICATION**

September 10, 2013

**SUBJECT:** Hold Public Hearing for Planned Development Case No. 13-01-PD and Consider First and Final Reading of Ordinance No. 2001

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

**REFERENCE NO:** 13-01-PD

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### **ACTION REQUESTED:**

Receive public input regarding a request for Planned Development to change the zoning of 5.588 acres of land located in the B. Harrington Survey, Abstract 808, west of Gateway Boulevard, from Planned Development (PD) zoning district into Planned Development (PD) to allow single family residential uses and consider approval of Ordinance No. 2001.

### **ALTERNATIVES:**

- Approve the request with modifications
- Table the request
- Deny the request

### **SUMMARY OF SUBJECT:**

**Applicant:** Mr. Don Dykstra, representing Bloomfield Homes

**Location/Zoning:** 5.588 acres located at the intersection of Centurion Way and Gateway Boulevard. The property is currently zoned Planned Development (PD).

**Project Description:** Ordinance 1353 was approved in 1999, which established a Planned Development zoning that permitted an independent or assisted living facility to be constructed on the subject property.

Bloomfield Homes intends to construct a twenty-seven (27) lot single-family detached subdivision. The proposed planned development zoning district will establish enhanced, unique design standards for the project. Creating a layout of developable lots with a street

meeting City of Euless Standards was a design challenge. The parcel is bounded by a drainage feature on the north and east sides. The property is also encumbered by an existing wastewater easement on the southern portion of the tract adjacent to Little Bear Addition.

## **Design Standards**

*Lots* – The proposed development standards are similar to the R-1L standards with some exceptions. To accommodate the constraints of the drainage channel, the minimum lot size of the development is 5,000 square feet. Adjacent to the channel, there are four 5,350 s.f. lots and one 5,252 s.f. lot. The other 22 lots in the development average 7,389 square feet. Similar to previous developments by this builder in Euless, no sidewalks internal to the subdivision are proposed. Several existing trees on the east side of the tract will be preserved. Enhanced landscaping will be provided along Gateway Boulevard and the southern entry drive between the subdivision and Little Bear Addition. The developer has committed to preserving as many trees as possible.

Front yard setback distances are set at a minimum of 22' to allow for longer vehicle length on the driveway. To encourage the development of front porches that can be actually be used, the builder proposes a seven foot encroachment into the front building line.

*Architectural Standards* – A list of architectural features are established as requirements within the Planned Development ordinance. These include: will build each elevation no more than two times in the neighborhood; a minimum roof pitch of 8:12; ornamental lighting; meet the masonry standards of the City with at least 20% stone or detailed brick accents on the front facade; provide aggregate driveways; and have a minimum of 130 square feet of front porch or rear patio/deck.

*Building Elevations* – Typical building elevations are included as attachments to the Planned Development ordinance which show arrangement of porches and the proportion of fenestration of the building in relation to the building mass. The modified elevations proposed by the builder are unique to this subdivision.

*Exterior Enhancements* – A masonry wall will be constructed along the Gateway street frontage. A wrought iron fence will be constructed along the rear property line adjacent to the drainage easement. A landscape enhancement will be constructed at the intersection of Gateway Boulevard and Centurion Way. To reduce the amount of on-street parking, additional off-street parking will be constructed that will be maintained by the homeowner's association. As was discussed during the Planning and Zoning Commission public hearing, the developer intends to shield the illumination of incoming traffic headlights and cars using the off-street parking spaces from shining into the rear yards of the Woodbury Forest Addition. The developer has committed to shielding streetlights which might spill onto the rear yards of adjacent subdivisions.

The Development Services Group has worked extensively with the homebuilder to create enhanced development standards for the subdivision which meet or exceed the spirit and

intent of the City of Eules Unified Development Code. Staff recommends approval of the Planned Development Ordinance.

The Planning and Zoning Commission held a public hearing on August 20, 2013. There were several speakers who had comments regarding the subdivision, but were not specifically opposed to the project. These comments pertained to the following:

- Reducing the possibility of illumination of the Woodbury Forest Subdivision by traffic headlights and cars parking in the off-street parking spaces. The developer committed to providing a landscaping buffer from the end of the street and within the open space to shield headlight illumination.
- Examining the southern exit onto Gateway Boulevard. There are concerns with sight visibility distances and the removal of a specimen oak tree at that location. The developer stated that through the platting process – where specific engineering is completed, they would design the intersection of the road to reduce sight visibility issues and would examine the possibility of saving the tree.
- Ensure adequate site control of dust, noise and construction impacts on the surrounding neighborhoods. The developer committed to comply with City Ordinances and would respond immediately to any concerns expressed during the construction process.
- Ensure the buffering between the Little Bear Addition and the Gateway Court Addition through the planting and preservation of trees along the southern boundary of the project. The developer committed to doing this in the P&Z Commission meeting.

The Planning and Zoning Commission recommended approval of the Planned Development zoning district with a vote of 5-0-0.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 2001
- Draft Minutes – P & Z
- Application
- Comment Letter
- Map 1, Map 2, and Map 3

**APPROVED BY:**

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City Manager's Office

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City Secretary's Office