

ITEM 3 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 13-01-PD AND CONSIDER RECOMMENDATION OF AN ORDINANCE

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, and consider recommendation for an Ordinance.

Stephen Cook, Senior Planner, gave a brief description of the case. City of Euless 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 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.

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: no two homes with the same design; 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. 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 Euless Unified Development Code. Staff recommends approval of the Planned Development Ordinance.

The applicant, Don Dykstra, 100 Ridgewood Drive, Euless, TX of Bloomfield Homes presented an overview of the project to the Commission.

Commissioner Zahn asked for any proponents/opponents to come forward for any comments.

Michael Grove, 2621 Tallow Drive, Euless, TX, overall he is very happy about the residential development going on this site, but he has the following concerns:

- Grade elevations of the development;
- North entrance will cause head lights to shine into the windows of his home so requests a masonry fence to protect from this;
- Construction dust and noise; what are the plans for keeping dust down;
- Requests any tree grinding to be conducted off-site;
- Placement of the South entrance is dangerous and public nuisance.

Stacia Hutson, 2609 Tallow Drive, Euless, TX requested clarification of what would happen to all the trees on the site. The trees provide screening from the new development to their homes.

John Trodden, 810 Kodiak Drive, Euless, TX came forward and he is also happy about the residential development going into this area, but he has the following comments:

- Protection of the trees on the site for buffering and screening; one large tree is actually on his property and he doesn't want anything to happen to it but it appears to be located in the middle of their driveway;
- Street and development lighting disrupting existing homes;
- Dangerous South entrance to the property.

Chris Suski, 2515 Grizzly Run Lane, thanked the city staff, Planning and Development and Bloomfield homes for all of their hard work and bringing in such a great product to Euless. The speed on Gateway is a serious concern and he has seen many incidents and potential accidents due to the large commercial trucks that use this as an alternate to 121 or as a short cut and the speeding that occurs on this street by all regular traffic. He would like the city to consider reducing the speed limit.

RubyAnne Crites, 2607 Tallow Drive, Euless, TX wanted to voice concern about this development adding pressure and overflow to Bear Creek Elementary School and requests that the development utilize other schools within the Grapevine Colleyville School District.

The applicant, Don Dykstra, 100 Ridgewood Drive, Euless, TX committed to saving every tree that is possible, but with the installation of public improvements, etc. some may be affected, but they do a thorough study and will not touch any trees not belonging to the property. Mr. Dykstra committed that any tree grinding will take place off-site. Bloomfield Homes works hard to maintain the trees on their sites in order to bring added benefit and value to their homes. He also stated that this is the first step in this process and traffic impact studies will be conducted before any engineered plans are submitted as they pertain to the south entrance of the development and will make changes to the plans based on information provided. He acknowledged the concerns raised by the residents in the area and said he would take them into consideration. He appreciated the information as it pertains to the public parking on the site and will work on a green foliage screen and review the fencing to insure that the homes that are backing up to the site will not be affected by head lights and traffic. Mr. Dykstra committed to frequent site watering to keep dust at a minimum during construction. Bloomfield works to be a good neighbor and business in the City of Euless.

Commissioner Zahn asked if there were any other proponents/opponents. Seeing none, the public hearing was closed.

Commissioner Brown made a motion to approve Case #12-18-SUP with the conditions as written. Commissioner Huffman seconded the motion. The vote was as follows:

Ayes: Commissioners Zahn, Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (5-0-0)