



## **CITY COUNCIL COMMUNICATION**

October 8, 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, east 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:** This item was before the Planning and Zoning Commission on August 20, 2013. Staff brought forward this item again to the Commission due to a typographical error in the public notification of the public hearing. Since the original public hearing on August 20<sup>th</sup>, the Applicant has modified the site layout, landscaping and certain development details to accommodate the public input heard at the meeting. The southern street intersection with Gateway Boulevard has been modified to angle slightly to the north to increase the sight visibility of the intersection and to avoid impacting the large oak tree and

the existing power pole at the extreme southwest corner of the property. This has had the effect of slightly reducing the square footage of a few of the lots which will face the southern street, but will not reduce any lot less than the required minimum

Additional berming and a mixture of hardscape and evergreen landscaping will be installed at the open space lot and public parking area to be maintained by the Home Owner’s Association in order to block headlights of vehicles from shining into neighboring properties. Landscaping will also be provided along the southern boundary to screen headlights on the spine road. Several of the larger trees will be preserved on the site as well as many of the trees along the drainage area which will be the rear yards of many of the lots.

The developer will also ensure that any street lighting instrumentation be installed in such a way as to reduce the light intrusion into the rear yards of neighboring properties.

Bloomfield Homes intends to construct a twenty-six (26) lot single-family detached subdivision with three open space lots. 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.

**Summary of Requested Modifications**

Standards	R-1L	Requested PD
Maximum Density	4 Units Per Acre	4.44 Units Per Acre
Minimum Lot Size	5,500 SF	5,300 SF 1 Lot at 5,350 25 Lots at 5712 or greater
Minimum Lot Width	50 FT	50 FT
Minimum Living Floor Area	1,700 SF	2,300 SF
Minimum Front Yard Setback	20 FT	22 FT – BL 20’ for Lots 3,8,9 Block B (7 FT Porch Encroachment)
Minimum Rear Yard Setback	15 FT	15 FT
Minimum Side Yard Setback	Interior 5 FT Corner 15 FT	Interior 5 FT Exterior 15 FT
Maximum Building Coverage	50%	60%

## **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 5,300 square feet. Adjacent to the channel, there is one 5,350 SF lot. The lots in the development average 6,980 square feet. Similar to previous developments by this builder in Eules, 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 with the exception of Lots 3, 8, 9 and 10 of Block B which will have a 20' building setback and a 22' garage setback. This is being done to help preserve existing trees in the rear of these lots. 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 more than 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 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 and berm 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 has modified the site plan to change the orientation of the street to increase sight visibility at the intersection and to preserve the oak 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 reheard the case at their October 1, 2013 public hearing and recommended approval of the Planned Development zoning district with a vote of 6-0-0.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 2001
- Draft Minutes – P & Z
- Application
- Exhibit(s)
- Comment Letter(s)
- 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