

ITEM 4 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 14-01-PD AND CONSIDER FIRST AND FINAL READING OF ORDINANCE NO. 2026

Receive public input regarding a request to change the zoning of 4.991 acres of the J.E. Whitener Estates Addition, Block 1, Tracts 1A and C, from Planned Development (PD) zoning district into Planned Development (PD) zoning district to allow single family residential, and consider approval of Ordinance No. 2026.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. A Planned Development was approved by the City Council on January 28, 2014 that would enable the Silver Bay Group to develop a twenty-five (25) lot single-family detached subdivision. The PD established enhanced, unique design standards for the project including a masonry wall to be constructed within the far southern portion of the Atmos easement and immediately adjacent to the right-of-way of S. Pipeline Road. Atmos Energy controls this easement, with an existing major gas pipeline located in the northern portion of the easement. Subsequent to the approval of the PD, Atmos has shared plans for a new gas pipeline to be installed within the southern portion of the easement. The location of the screening wall as approved in the original PD would create a conflict, with Atmos determining that it would not be in the best interest of the pipeline to have a masonry wall along the right-of-way of S. Pipeline. To this end, staff has worked with the developer of the project to modify the Planned Development zoning in the following ways:

- The masonry wall now will move to the north side of the Atmos easement where, by agreement with Atmos, the wall location will not interfere with the construction or maintenance of the gas pipeline.
- The lots adjacent to the pipeline (Lots 1, 18 Block A, Lots 1, 8 Block B) have been reconfigured to exclude the gas easement, and lots to the north (Lots 6, 14 Block A and Lots 4, 5 Block B) have been reduced in width by approximately five (5) feet in order to provide the maximum building footprint on the southern lots. The result of this will be that the southern lots will be less in square footage than the previous PD, but would have the same amount of 'buildable space' due to the restriction of the Atmos easement.
- The property encumbered by the Atmos easement will be dedicated as open space lots to be owned and maintained by a homeowners association.
- The masonry wall on both the south side facing S. Pipeline Road and along S. Main Street will be maintained by the homeowner's association.

No other modifications to the design standards of the development as previously approved are proposed.

Staff recommends approval of the Planned Development Ordinance.

Chairman McNeese asked if there were any proponents/opponents. Seeing none, the public hearing was closed.

Commissioner Olmstead stated that he feels that the City bears responsibility for the overall safety of its citizens and the gas line issue is a concern for him.

Commissioner Portugal asked about the installation of a sidewalk on S. Pipeline Road.

Stephen Cook explained that the portion of the development is under the jurisdiction of the City of Fort Worth. There will be an escrow payment to the City of Fort Worth for future sidewalk development on S. Pipeline Road.

Commissioner Tompkins asked about the development of the monument sign.

Mr. Cook explained that the City and developer are still working with Atmos on a resolution.

Chairman McNeese stated his concern over the clear marking of the development as a property in the City of Euless. He requested that City Staff work hard to make certain that it is clear that this is a City of Euless development.

There were no further questions or comments presented by the Commission.

Commissioner Brown made a motion to approve case #14-01-PD with the conditions as written. Motion seconded by Commissioner Portugal. The vote was as follows:
Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Portugal, Tompkins, and Brown

Nays: Commissioner Olmstead

Abstention: None

The motion carried: (5-1-0)