

**ITEM 3 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 14-02-PD AND CONSIDER RECOMMENDATION OF AN ORDINANCE**

Receive public input regarding a request for Planned Development to change the zoning of 3.282 acres of land located out of the J.E. Whitener Estate, Lots 31 and 32, Block 2; 200 block of E. Whitener Road, from Community Unit Development Ord. No. 753 (CUD), based on the two-family dwelling (R-2) zoning district into Planned Development (PD) zoning district to allow single family residential, and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Bloomfield Homes intends to construct a nineteen (19) lot single-family detached subdivision. The previous

zoning of the property was for the development of duplexes. The proposed planned development zoning district will establish architectural design standards for the project.

**Summary of Requested Standards**

Standards	Requested PD
Minimum Lot Size	5,500 SF Lot avg: 6,384 SF
Minimum Lot Width	55 FT
Minimum Living Floor Area	1,800 SF
Minimum Front Yard Setback	20 FT
Minimum Rear Yard Setback	15 FT
Minimum Side Yard Setback	Interior 5 FT Corner 15 FT

*Lots* – The lots will be a minimum of 5,500 SF with an average lot size at 6,384 SF. All lots will face internal to the cul-de-sac subdivision.

*Architectural Standards* – A list of architectural features are established as requirements within the Planned Development ordinance and are similar as has been approved through previous planned developments for Bloomfield Homes within South Eules. The list of features is attached as part of the ordinance for the Planned Development.

*Exterior Enhancements* – A masonry wall will be constructed along the E. Whitener frontage and will be designed with a sidewalk where a sidewalk had not been located

previously. A stained wood fence with metal posts will be constructed along the rear property lines adjacent to the rear property lines of the Knob Hill subdivision and apartment complex.

Staff recommends approval of the Planned Development Ordinance.

Don Dykstra, Bloomfield Homes, 1050 E. Highway 114, Suite 210, Southlake, TX 76092, gave a brief presentation of the design elements located in this new development.

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

Commissioner Portugal asked for clarification on the size of the trees being planted on the individual lots.

Mr. Dykstra stated that they are 3 inch caliper trees.

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

Commissioner Brown made a motion to approve Case No. 14-02-PD. Commissioner Olmstead seconded the motion. The vote was as follows:

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

Abstention: None

Nays: None

The motion carried: (6-0-0)