



CITY COUNCIL COMMUNICATION
September 23, 2014

SUBJECT: Hold Public Hearing for Planned Development Case No. 14-03-PD and Consider First and Final Reading of Ordinance No. 2042

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

REFERENCE NO: 14-03-PD

ACTION REQUESTED:

Receive public input regarding a request to change the zoning of 2.393 acres of land located out of the Ben F. Crowley Survey, Abstract No. 320, Tract 5A01, 1804 N. Main Street, from Single Family Detached Dwelling District (R-1) into Planned Development (PD) zoning district to allow single family residential, and consider approval of Ordinance No. 2042.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Mr. Don Dykstra, representing Bloomfield Homes

Location/Zoning: 2.393 acres located at 1804 N. Main Street. The property is currently zoned Single Family Detached Dwelling District (R-1)

Project Description: Bloomfield Homes intends to construct an eight (8) lot single-family detached subdivision. The existing zoning is for single family detached dwellings. The proposed planned development zoning district will establish architectural design standards for the project.

Summary of Requested Standards

Standards	R-1	Requested PD
Minimum Lot Size	7,500 SF	6,000 SF Lot avg: 9,176 SF
Minimum Lot Width	65 FT	57 FT
Minimum Living Floor Area	1,700 SF	2,300 SF
Minimum Front Yard Setback	25 FT	25 FT 20 FT (Lots 6 & 7)
Minimum Rear Yard Setback	15 FT	15 FT
Minimum Side Yard Setback	Interior 10 FT Corner 15 FT	Interior 5 FT Corner 15 FT

Lots – The lots will be a minimum of 6,000 SF, however the majority of lots will be greater than 9,000 square feet. All lots will face internal to the cul-de-sac. There will be a buffer lot with landscaping along the northern property line between the cul-de-sac and the rear yard of the Fountain Park homes to the north.

The natural grade of the property to be developed falls from the southeast corner to the north. The site will be developed to handle the amount of storm water runoff and direct it to the City storm water system along N. Main Street.

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 the City of Euless. These include ornamental lighting, roof pitch, brick and stone accents, garage doors and front doors. 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 N. Main frontage and will be designed with a sidewalk.

The Planning and Zoning Commission heard the case at their September 2, 2014 public hearing. There were comments provided to the Planning and Zoning Commission in regards to the loss of trees on the site and the desire of the current property owner to develop the tract into single-family homes over the past decade. There were also viewpoints expressed about the potential loss of privacy in the rear yards of the adjacent subdivisions. The applicant addressed these concerns by stating the following:

- The distances from the front of the proposed homes to the rear lot lines of properties within Fountain Park were going to be significant with the open space lot along the north side of the property, the thirty-one (31') foot curb-to-curb street with fifty (50')

radius cul-de-sac, and the twenty / twenty-five (20'-25') foot setbacks for the homes. The rear yards of lots 1 thru 5 will have a twenty foot (20') and lots 6 thru 8 will have a fifteen (15') utility easement where the wastewater line serving the property may be installed in such a way to preserve more of the natural trees along the rear portion of the property.

- The developer committed to preserving/planting a minimum of twenty (20) trees of three (3") caliper within the open space lot (north side) and, in addition to two trees per front yard, committed to preserving/planting a minimum number of two (2), three (3") inch caliper trees in the rear yard of each of the eight lots. These commitments are reflected in the design standards attached as part of the proposed Planned Development ordinance and would be compulsory on the developer to implement in the development of the tract.

The Planning and Zoning Commission recommended approval of the Planned Development zoning district with a vote of 6-0-0.

SUPPORTING DOCUMENTS:

- Ordinance No. 2042
- Minutes – P & Z
- Application
- Comment Letters
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office