



## **CITY COUNCIL COMMUNICATION**

March 24, 2015

**SUBJECT:** Hold Public Hearing for Planned Development Case No. 15-04-PD and Consider First and Final Reading of Ordinance No. 2054

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

**REFERENCE NO:** 15-04-PD

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### **ACTION REQUESTED:**

Receive public input regarding a request for a Planned Development to change the zoning of 2.5819 acres of land located in the Elijah Rogers Survey, Abstract 1299, 606 S. Main Street, amending the Planned Development zoning district (PD) and approve Ordinance No. 2054.

### **ALTERNATIVES:**

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

### **SUMMARY OF SUBJECT:**

**Location/Zoning:** 2.5819 acres currently addressed at 606 S. Main Street. The property is currently zoned Planned Development (PD).

**Project Description:** Bloomfield Homes is under construction of a fourteen (14) lot single-family detached subdivision under the development standards of a Planned Development zoning approved by the City Council under Ordinance 2018 on December 10, 2013. The fourteen lot, single family subdivision had proposed a street connection between Jean Lane and S. Main Street. At the intersection of the new street and S. Main Street, the developer and City Staff had considered the installation of a subdivision gate closing regular access to S. Main Street.

The intent of the gate would be to reduce the incidence of cross traffic interfering with traffic on S. Main Street during school drop off/pick up times for South Euless Elementary.

In the intervening time period, as designs and functionality of the gate were examined to meet the intent of the ordinance; the benefits of limited traffic interaction to the potential problems with the gate seem to indicate that no gate installation would be a more efficient scenario. Fire, Building, Planning, and Police departments have concerns that emergency access and the potential conflicts with truck deliveries, postal deliveries and solid waste removal outweigh the limited benefits a gate would provide.

Therefore, staff is bringing forward a Planned Development zoning ordinance which would replace the original ordinance and remove the requirement and reference to the street gate.

All other design standards originally approved with the Planned Development will be maintained.

Staff recommends approval of the Planned Development Ordinance.

The Planning and Zoning Commission held a public hearing on March 17, 2015 and voted 5-0-0 to recommend approval of the Planned Development Ordinance.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 2054
- Draft Minutes – P & Z
- Map 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

\_\_\_\_\_ **KS** \_\_\_\_\_

City Secretary's Office