

**ITEM 4 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 15-06-PD, AND CONSIDER RECOMMENDATION OF AN ORDINANCE**

Receive public input regarding a request for a Planned Development to change the zoning of 56.884 acres of land located in the A.J. Huitt Survey, Abstract 684, from Planned Development (PD), Community Business District (C-2); and Texas Highway 10 Multi-use District to Planned Development (PD) zoning district and consider recommendation of an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The proposed Planned Development ordinance for 56+ acres within the heart of the City of Euless represents one of the largest and most important redevelopment opportunities that the community has undertaken. Three apartment complexes that were developed in the 1960's and undeveloped land currently occupy the area proposed by the development. The applicant for this Planned Development has purchased the apartment complexes as well as the vacant undeveloped land.

The property contains a significant amount of floodplain areas, which has reduced the number of acres that can be developed. Mitigation of the floodplain will include landscaped bioswales designed to capture and slow water filtration through the site as well as retention areas intended to maintain water levels year round. While providing a necessary stormwater management function, the drainage system will be established as water detention areas and designed as manicured landscape and visual amenities within the commercial and residential development.

The proposed Planned Development will allow for a variety of commercial uses and housing densities and types. The commercial areas will include restaurant and retail development and will be located from the access points of S. Industrial Boulevard, with the water amenity established as an integral design element. The different residential types have been identified in the draft ordinance document. A separate set of design setback distances and standards have been established for each of the housing types, which include:

- Villas – Single family detached dwellings set at forty (40') foot to fifty (50') lot widths. Some will be alley loaded and others will have front loaded garages. Villa products may face directly onto a bioswale with connecting sidewalks and be addressed off of an alley.
- Townhomes and Rowhouses – Fee simple developments which exist on their own lot and will be set on common wall boundaries as attached single family dwelling units. These units will be accessed through alley loaded garages and front stoops.
- Cluster housing – a similar product to a townhome, the residences are predominantly single-story and are sold fee simple. Greater flexibility in designing and placing structures is provided, enabling a more efficient use of the land for

common access driveways and open space. A property owners association is established to maintain the landscaping and common access driveway courtyards.

- Urban Lofts – A density of up to 30 units per acre is allowed, with minimum unit sizes and unit types established. No more than 5% of the apartment homes may be three-bedroom units. The layout will utilize garage, carport, and surface parking. The units will have a sidewalk system. The stairwells will be designed to blend into the building façade. These units will be constructed to similar standards as the most recent urban loft developments that have been approved in Euless.
- Assisted Living Center – If the market dictates, the current planned development would allow the placement of an assisted living center with the approval of a specific use permit. Otherwise, additional townhomes/row houses may be developed.

The ordinance has been developed to provide flexibility in the ultimate layout and design of the project. Individual site plans will be required of each of the different housing/commercial types. Staff will be coordinating these site plans to ensure connectivity in thoroughfares, pedestrianism and landscaping to a potentially harmonious result. The Planning and Zoning Commission and City Council will have opportunity to review and approve each of the site plans as they are brought forward.

Staff has reviewed the proposed ordinance and recommends approval.

Mark Beatty, 1800 Valley View Lane, Farmers Branch, TX, representing the developer gave a brief presentation of the development.

Chairman McNeese asked if there are any proponents/opponents.

Chris Sowell, 102 S. Sheppard Drive, Euless, TX, requested clarification on if his zoning would be changed based on the notice.

Mike Collins reviewed the policy of the 200 foot property owner notification; that it was to notify of a pending change for a specific area, but did not pertain to the entirety of the notification area.

Mr. Sowell, asked for the valuation of the single family homes and the minimum sizes.

Mark Beatty stated that the cost would be around the low two hundred thousands. He also stated that the lot sizes for the single family homes would be approximately 2100 square feet and the cluster homes would start around 1800 square feet.

Chairman McNeese asked if there are any other proponents/opponents. Seeing none, the public hearing was close.

There were no questions or comments presented by the Commission.

Commissioner Dunckel asked if there will be an association to assist with the needs of mixed use.

Mr. Beatty, stated that with a mixed use development they will have a Property Owner Association (POA) to take in to consideration the needs of commercial and residential needs.

Commissioner Ellis made a motion to approve case #15-06-PD. Motion seconded by Commissioner Brown. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Zahn, Olmstead, Dunckel, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (7-0-0)