

ITEM 8 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 15-09-PD AND CONSIDER RECOMMENDATION OF AN ORDINANCE

Receive public input regarding a request for a Planned Development to change the zoning of Kosambo Addition Block A, Lot 1, 345 Westpark Way, from Neighborhood Business (C-1) 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. Ms. Bryant's company provides senior assisted living accommodations to elderly patients and residents. She proposes to take one half of the existing building located at 345 Westpark Way and convert it to an assisted living residence. Constructed as office space originally, it has remained vacant for several years. If the land use was approved, the interior would need to be modified to provide seven bedrooms, a common area which would include recreation, dining and kitchen spaces, and offices for on-site staffing. The applicant states that it will be a State Licensed Facility and no more than fifteen (15) residents will be housed in the location. The applicant has met with the Building Official and Fire Marshal to evaluate the ability of the building to be converted and has met with a positive response. Adequate parking currently exists on site and meets the standards of the City of Euless.

Under the C-1, Neighborhood Business zoning district, Senior Assisted Living is not an allowable use. However, staff believes that this proposed use is consistent with other medical and related uses along Westpark Way. With the hospital located nearby, there are several medical offices, rehabilitation facilities, and a nursing home.

The other half of the existing building would be maintained as a separate leased office space, could be utilized in the future as continued office, or provide additional space for the assisted living, while meeting the requirements of the Euless Unified Development Code. In order to maintain the ability to lease the second half of the building for offices, the Planned Development zoning ordinance stipulates that the permitted uses of the Neighborhood Business (C-1) district are maintained with the inclusion of the Senior Assisted Living use.

Development of the assisted living center will require the specific approval of building plans by the Fire Marshal, Building Official and Code Compliance for a commercial kitchen. Staff has reviewed the proposed ordinance and recommends approval.

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

Vice Chairman Portugal asked what level of care would be conducted at this facility. Senior Planner, Stephen Cook, stated that it would be a Type B, fully managed facility.

Vice Chairman, Portugal asked how many employees would be staffed and at what hours.

Consolata Bryant, 345 Westpark Way, Euless, Texas commented that there would be fourteen residents with two full time attendants and one administrator and also gave a brief description of how the facility will be run. In addition to the two full time attendants that are present during the day and the one attendant at night in the assisted living, she explained that her home health care company already leases space in the building and that there are fully trained nurses that are available to offer assistance. She said that the assisted living facility would provide a service gap between her home health and hospice care services.

Director of Planning and Development, Mike Collins asked for the differences between a Type A and a Type B facility.

Consolata Bryant explained the differences between the two types. Type A is more independent whereas Type B requires more assistance with medication.

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

Vice Chairman Portugal made a motion to approve case #15-09-PD. Motion seconded by Commissioner Ellis. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioner Dunckel and Ellis.

Nays: None

Abstention: None

The motion carried: (4-0-0)