



**CITY COUNCIL COMMUNICATION**

February 9, 2016

**SUBJECT:** Hold Public Hearing for Planned Development Case No. 15-08-PD and Consider First and Final Reading of Ordinance No. 2101

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

**REFERENCE NO:** 15-08-PD

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**ACTION REQUESTED:**

Receive public input regarding a request for Planned Development to change the zoning of 2.959 acres of land located in the J.E. Whitener Estate, Block 2, Portion of Lot 1 and Lot 2; from Single Family Detached Dwelling (R-1) zoning district to Planned Development (PD) zoning district to allow single family residential and consider approval of Ordinance No. 2101.

**ALTERNATIVES:**

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

**SUMMARY OF SUBJECT:**

**Applicant:** Mr. Jamal Aloffe

**Location/Zoning:** 2.959 acres currently within the 200 block of S. Pipeline Road. The property is currently zoned single family detached dwelling (R-1) district.

**Project Description:** This zone change request represents another example of a proposed infield tract development that has its' own unique conditions. The subject property is part of the J.E. Whitener subdivision that was platted in 1950. Mr. Aloffe has owned a portion of the described property since 2000. He was able to purchase the western portion of the property from the North Texas District Council Assembly of God in 2015. The church would not sell the .3 acre tract on Pipeline Rd. The property is zoned R-1 single family residential. However, when the property was laid out in 1955, the lots were designed to be large enough to accommodate horses, but were not wide enough to further subdivide into appropriately sized single family lots. The developer will combine a portion of Lot 1 and Lot 2 of the original subdivision to construct a seventeen (17) lot single family cul-de-sac development. In June 2015, Bloomfield

Homes received zoning approval for the Hearthstone Planned Development to create a similar subdivision immediately adjacent to the north. The proposed planned development zoning district will establish architectural design standards for the project that are similar to Hearthstone and other recently approved subdivisions located south of S.H. 10.

### Summary of Requested Standards

Standards	Requested PD
Minimum Lot Size	5,500 SF Lot ave: 5,885 SF
Minimum Lot Width	50 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 5,885 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 such as 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 S. Pipeline Road, leaving an area for the gas pipeline easement similar to the Silver Creek Subdivision to the west. Sidewalks will be placed within the subdivision. 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 church property.

The Planning and Zoning Commission held a public hearing on January 19, 2016. The Planning and Zoning Commission discussed with staff about the possibility of combining this potential subdivision with the subdivision approved to the north connecting with Whitener Road. Staff had the two separate developers discuss the possibility – but they had concluded that the value of the subdivision’s exclusivity based on a cul-de-sac arrangement would be lost and reduce the value of the individual home. Additionally, the creation of a new connection between Whitener Road and S. Pipeline road would increase the pass-through traffic. The Commission voted to recommend approval by a vote of 5-0-0.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 2101
- Minutes – P & Z
- Application
- Exhibit(s)
- Comments: Property Owner
- Map 1, Map 2, and Map 3

**APPROVED BY:**

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City Manager's Office

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City Secretary's Office