

**PLANNING AND ZONING  
AUGUST 20, 2013  
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Commissioner George Zahn at 6:30 p.m. for consideration of scheduled items in the Council Chambers in City Hall of the Municipal Complex. Commissioner Zahn stated there was a quorum of members of the Planning and Zoning Commission present.

**MEMBERS AND STAFF PRESENT:**

Commissioner George Zahn  
Commissioner Monty Huffman  
Commissioner LuAnn Portugal  
Commissioner Jeremy Tompkins  
Commissioner David Brown  
Chris Barker, Assistant City Manager  
Mike Collins, Director of Planning and Economic Development  
Paul Smith, Fire Marshal  
Stephen Cook, Senior Planner  
Alicia Davenport, Administrative Secretary

**MEMBERS ABSENT:**

Chairman Richard McNeese  
Vice Chairman Troy Mennis

**VISITORS:**

Michael Baldock  
Stacia Hutson  
RubyAnne Crites  
Shane Simpson  
Joe Zappone  
Chris Suski  
Mason Griffin  
Mike Grove  
John Trodden  
Don Dykstra  
Richard Hovas

**THE INVOCATION AND THE PLEDGE OF ALLEGIANCE:** The Invocation was given by Commissioner Huffman and the Pledge of Allegiance was given by Commissioner Brown.

**ITEM 1      CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES**  
Regular Meeting of August 6, 2013.

Commissioner Portugal made a motion to approve the minutes for called meeting of August 6, 2013. Commissioner Tompkins seconded the motion. The vote was as follows:

Ayes: Commissioners Zahn, Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (5-0-0)

**ITEM 2 HOLD A PUBLIC HEARING FOR A SPECIFIC USE PERMIT CASE NO. 12-18-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE**

Receive public input regarding the request for a Specific Use Permit for Lot 2R, Block 1 Westpark Professional Centre Addition, 200 Block of Dock McGinnis Road for a Telecommunications Tower in the Community Business District (C-2) and consider recommendation for an Ordinance.

Commissioner Zahn opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant is requesting a Specific Use Permit for the use of a portion of the subject property for the development of a telecommunications tower (cell tower). Section 84-85 (ai) outlines the standards to construct a telecommunications tower, including the requirement for a Specific Use Permit. The location is adjacent to existing developed commercial property and adjacent to undeveloped C-2 zoned property.

On July 25, 2013 the Zoning Board of Adjustment granted variances to the following:

Section 84-85(ai)(2)(a)(5) requiring that telecommunications towers must be a minimum of 200 feet or three to one distance to height ratio, whichever is greater; and,

Section 84-85(ai)(2)(a)(6) requiring that telecommunication towers be a minimum distance of 5,000 feet from another telecommunication tower, including from those towers located in an adjacent municipality.

The proposed tower height is one hundred ten (110') feet. A three to one ratio setback would require a three hundred thirty (330') foot setback from surrounding structures. The closest structure is the Dixie House restaurant. Its' owners were in favor of the variance request. The proposed tower location is proposed to be setback approximately two hundred thirty (230') feet from the restaurant. The applicant represents that the proposed tower location provides optimal cell coverage, particularly for areas south of Airport Freeway. If the tower location were to be moved south, the development potential of the property would be limited. The proposed location also keeps the tower north of an existing drainage swale on the property.

In support of the variance of the tower-to-tower setback distance, the applicant stated that "the telecommunications pole will provide emergency 911 service to the residential areas surrounding the site, and telecommunications coverage will be improved along Hwy 183. Additionally, by providing additional space on the tower for other carries, the

tower will reduce the need for multiple other towers to address coverage needs in the area.”

The proposed tower is a monopole design in accordance with city standards and would not require additional footprint with guy-wires. An 8’ masonry wall would be constructed to screen the equipment shelter, with external landscaping provided as well. By ordinance, the tower must also be designed to accommodate two (2) additional antenna arrays. The applicant has also stated that co-locating on existing towers is not a viable option due to the lack of physical antenna space on the other towers and that the immediate geography of the other towers would not solve the gap coverage in which this tower location is attempting to alleviate.

The Euless Unified Development Code provides the opportunity for the City to contract with a consultant with expertise in the demands and requirements of the telecommunications industry to provide analysis and feedback on the tower location. The consultant concluded that the proposed tower location is acceptable location and will fill the gaps in cell tower coverage.

Staff recommends approval with the following conditions:

- a. The Specific Use Permit is tied to the tower ownership: Dallas MTA, LLP dba Verizon Wireless; and,
- b. The Specific use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Commissioner Zahn asked for any proponents/opponents to come forward for any comments.

Michael Baldock, 306 Salsbury Drive, Euless, TX came forward with his concerns over that fact that it appears that one entity will own this tower and we will not allow a monopoly. He stated that there doesn’t appear to be any guarantees when it comes to health concerns, property values being affected, and tree clearing.

Shane Simpson, 303 Salsbury Drive, Euless, TX came forward with his concerns about his property values decreasing and the overall negative impact a cell tower can have on the health and well-being of his family.

Stephen Cook, stated that the cell tower will be utilized by several providers and not a monopoly of one particular company.

The applicant’s representative, Mason Griffin, stated that he cannot state any case where health or property values were impacted by a cell tower and deferred to city staff for comment.

Mike Collins stated that with all of the research and information available to date there have not been any conclusive studies to show negative health concerns as they relate

to the cell tower. And in that same regard there is nothing showing any harmful impact to property values as they pertain to a cell tower. The cell tower is located in zoning that allows for this cell tower and the applicant and city staff have made sure that the cell tower is located at the farthest point away from the residential zoning.

Commissioner Brown asked the applicant about tree clearing on site.

Mr. Griffin stated that the location was determined in order to utilize the trees as a buffer, but there might be a need to affect a few of the trees.

Commissioner Tompkins asked the size of the compound and if the Eules Fire Ladder Trucks could reach the top of the tower in case of emergency.

Mr. Griffin stated that the location was fifty foot by fifty foot.

Paul Smith, Fire Marshal, stated that the trucks do not reach to the top of the tower, but that they have systems in place in such an emergency.

Commissioner Zahn asked if there were any other proponents/opponents. Seeing none, the public hearing was closed.

Commissioner Brown made a motion to approve Case #12-18-SUP with the conditions as written. Commissioner Huffman seconded the motion. The vote was as follows:

Ayes: Commissioners Zahn, Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (5-0-0)

**ITEM 3      HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 13-01-PD AND CONSIDER RECOMMENDATION OF AN ORDINANCE**

Receive public input regarding a request for Planned Development to change the zoning of 5.588 acres of land located in the B. Harrington Survey, Abstract 808, west of Gateway Boulevard, from Planned Development (PD) zoning district into Planned Development (PD) to allow single family residential, and consider recommendation for an Ordinance.

Stephen Cook, Senior Planner, gave a brief description of the case. City of Eules Ordinance 1353 was approved in 1999, which established a Planned Development zoning that permitted an independent or assisted living facility to be constructed on the property.

Bloomfield Homes intends to construct a twenty-seven (27) lot single-family detached subdivision. The proposed planned development zoning district will establish enhanced, unique design standards for the project. Creating a layout of developable lots with a street meeting City of Euless Standards was a design challenge. The parcel is bounded by a drainage feature on the north and east sides. The property is also encumbered by an existing wastewater easement on the southern portion of the tract adjacent to Little Bear Addition.

### **Design Standards**

*Lots* – The proposed development standards are similar to the R-1L standards with some exceptions. To accommodate the constraints of the drainage channel, the minimum lot size of the development is 5,000 square feet. Adjacent to the channel, there are four 5,350 s.f. lots and one 5,252 s.f. lot. The other 22 lots in the development average 7,389 square feet. Similar to previous developments by this builder in Euless, no sidewalks internal to the subdivision are proposed. Several existing trees on the east side of the tract will be preserved. Enhanced landscaping will be provided along Gateway Boulevard and the southern entry drive between the subdivision and Little Bear Addition.

Front yard setback distances are set at a minimum of 22' to allow for longer vehicle length on the driveway. To encourage the development of front porches that can be actually be used, the builder proposes a seven foot encroachment into the front building line.

*Architectural Standards* – A list of architectural features are established as requirements within the Planned Development ordinance. These include: no two homes with the same design; a minimum roof pitch of 8:12; ornamental lighting; meet the masonry standards of the City with at least 20% stone or detailed brick accents on the front facade; provide aggregate driveways; and have a minimum of 130 square feet of front porch or rear patio/deck.

*Building Elevations* – Typical building elevations are included as attachments to the Planned Development ordinance which show arrangement of porches and the proportion of fenestration of the building in relation to the building mass. The modified elevations proposed by the builder are unique to this subdivision.

*Exterior Enhancements* – A masonry wall will be constructed along the Gateway street frontage. A wrought iron fence will be constructed along the rear property line adjacent to the drainage easement. A landscape enhancement will be constructed at the intersection of Gateway Boulevard and Centurion Way. To reduce the amount of on-street parking, additional off-street parking will be constructed that will be maintained by the homeowner's association. The developer has committed to shielding streetlights which might spill onto the rear yards of adjacent subdivisions.

The Development Services Group has worked extensively with the homebuilder to create enhanced development standards for the subdivision which meet or exceed the spirit and intent of the City of Euless Unified Development Code. Staff recommends approval of the Planned Development Ordinance.

The applicant, Don Dykstra, 100 Ridgewood Drive, Euless, TX of Bloomfield Homes presented an overview of the project to the Commission.

Commissioner Zahn asked for any proponents/opponents to come forward for any comments.

Michael Grove, 2621 Tallow Drive, Euless, TX, overall he is very happy about the residential development going on this site, but he has the following concerns:

- Grade elevations of the development;
- North entrance will cause head lights to shine into the windows of his home so requests a masonry fence to protect from this;
- Construction dust and noise; what are the plans for keeping dust down;
- Requests any tree grinding to be conducted off-site;
- Placement of the South entrance is dangerous and public nuisance.

Stacia Hutson, 2609 Tallow Drive, Euless, TX requested clarification of what would happen to all the trees on the site. The trees provide screening from the new development to their homes.

John Trodden, 810 Kodiak Drive, Euless, TX came forward and he is also happy about the residential development going into this area, but he has the following comments:

- Protection of the trees on the site for buffering and screening; one large tree is actually on his property and he doesn't want anything to happen to it but it appears to be located in the middle of their driveway;
- Street and development lighting disrupting existing homes;
- Dangerous South entrance to the property.

Chris Suski, 2515 Grizzly Run Lane, thanked the city staff, Planning and Development and Bloomfield homes for all of their hard work and bringing in such a great product to Euless. The speed on Gateway is a serious concern and he has seen many incidents and potential accidents due to the large commercial trucks that use this as an alternate to 121 or as a short cut and the speeding that occurs on this street by all regular traffic. He would like the city to consider reducing the speed limit.

RubyAnne Crites, 2607 Tallow Drive, Euless, TX wanted to voice concern about this development adding pressure and overflow to Bear Creek Elementary School and requests that the development utilize other schools within the Grapevine Colleyville School District.

The applicant, Don Dykstra, 100 Ridgewood Drive, Euless, TX committed to saving every tree that is possible, but with the installation of public improvements, etc. some

may be affected, but they do a thorough study and will not touch any trees not belonging to the property. Mr. Dykstra committed that any tree grinding will take place off-site. Bloomfield Homes works hard to maintain the trees on their sites in order to bring added benefit and value to their homes. He also stated that this is the first step in this process and traffic impact studies will be conducted before any engineered plans are submitted as they pertain to the south entrance of the development and will make changes to the plans based on information provided. He acknowledged the concerns raised by the residents in the area and said he would take them into consideration. He appreciated the information as it pertains to the public parking on the site and will work on a green foliage screen and review the fencing to insure that the homes that are backing up to the site will not be affected by head lights and traffic. Mr. Dykstra committed to frequent site watering to keep dust at a minimum during construction. Bloomfield works to be a good neighbor and business in the City of Euless.

Commissioner Zahn asked if there were any other proponents/opponents. Seeing none, the public hearing was closed.

Commissioner Brown made a motion to approve Case #12-18-SUP with the conditions as written. Commissioner Huffman seconded the motion. The vote was as follows:

Ayes: Commissioners Zahn, Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (5-0-0)

There being no further business the meeting was adjourned at 7:49 p.m.

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Chairman McNeese

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Date