



PLANNING AND ZONING COMMISSION COMMUNICATION
October 1, 2013

SUBJECT: Hold Public Hearing for Planned Development Case No. 13-01-PD and Consider Recommendation of an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 13-01-PD

ACTION REQUESTED:

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, east of Gateway Boulevard, from Planned Development (PD) zoning district into Planned Development (PD) to allow single family residential, and consider recommendation for an Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*
4. Recommend approval of the request with modifications – *simple majority*
5. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Mr. Don Dykstra, representing Bloomfield Homes

Location/Zoning: 5.588 acres located at the intersection of Centurion Way and Gateway Boulevard. The property is currently zoned Planned Development (PD).

Project Description: This item was before the Planning and Zoning Commission on August 20, 2013. Staff brought forward this item again to the Commission due to a typographical error in the public notification of the public hearing. Since the original public hearing on August 20th, the Applicant has modified the site layout, landscaping and certain development details to accommodate the public input heard at the meeting. The southern street

intersection with Gateway Boulevard has been modified to angle slightly to the north to increase the sight visibility of the intersection and to avoid impacting the large oak tree and the existing power pole at the extreme southwest corner of the property. This has had the effect of slightly reducing the square footage of a few of the lots which will face the southern street, but will not reduce any lot less than the required minimum.

Additional berming and a mixture of hardscape and evergreen landscaping will be installed at the open space lot and public parking area in order to block headlights of vehicles from shining into neighboring properties and will be maintained by the Home Owner's Association. Landscaping will also be provided along the southern boundary to screen headlights on the spine road. Several of the larger trees will be preserved on the site, including many of the trees located along the west side of the drainage area which will be the rear yards of many of the lots. Trees located on the east side of the drainage channel and abutting the backyard fencing of the existing subdivision will of course remain.

The developer will also ensure that any new street lighting will not trespass into the rear yards of neighboring properties.

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-six (26) lot single-family detached subdivision with two open space lots. 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 5,300 square feet. Adjacent to the channel, there is one 5,350 SF lot. The other 25 lots in the development average 6,980 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 with the exception of Lots 3, 8, 9 and 10 of Block B which will have a 20' building setback and a 22' garage setback. 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.

SUPPORTING DOCUMENTS:

- Draft Ordinance No. 2001
- Application
- Exhibit(s)
- Surrounding Property Owner Comment
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner