

**PLANNING AND ZONING  
NOVEMBER 5, 2013  
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman McNeese at 5:50 p.m. on November 5, 2013, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Commission Members LuAnn Portugal, Monty Huffman, Jeremy Tompkins, and George Zahn.

During the Precouncil meeting:

- Director of Planning and Economic Development Collins gave an update of the Riverwalk – Urban Loft at Bear Creek project.
- Director of Planning and Economic Development Collins reviewed the regular agenda items.

**MEMBERS AND STAFF PRESENT:**

Chairman Richard McNeese  
Commissioner George Zahn  
Commissioner Monty Huffman  
Commissioner LuAnn Portugal  
Commissioner Jeremy Tompkins  
Hal Cranor, Director of Public Works  
Mike Collins, Director of Planning and Economic Development  
Stephen Cook, Senior Planner  
Charles Anderson, Fire Inspector II  
Alicia Davenport, Administrative Secretary

**MEMBERS ABSENT:**

Vice Chairman Troy Mennis  
Commissioner David Brown

**VISITORS:**

Jason Reyes  
Richard Hovas  
Wanda Jo Dickey  
Mike Gavin  
Keith Teeter  
John Howes

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

**ITEM 1        CONSIDER APPROVAL OF REVISED PLANNING AND ZONING MINUTES**

Regular Meeting of October 1, 2013.

Commissioner Portugal made a motion to approve the revised minutes for called meeting of October 1, 2013. Commissioner Zahn seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Huffman, Portugal, and Tompkins.

Nays: None

Abstention: None

The motion carried: (5-0-0)

**ITEM 2        CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES**

Regular Meeting of October 15, 2013.

Commissioner Tompkins made a motion to approve the minutes for called meeting of October 15, 2013. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Huffman, Portugal, and Tompkins.

Nays: None

Abstention: Commissioner Zahn

The motion carried: (4-0-1)

**ITEM 3        HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 13-03-PD AND CONSIDER RECOMMENDATION OF AN ORDINANCE**

Receive public input regarding a request for Planned Development to change the zoning of 1.693 acres of land located in the B. Harrington Survey, Abstract 808, 2907 Baze Road, from Single Family Detached Dwelling (R-1) zoning district into Planned Development (PD) to allow single family residential, and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Bloomfield Homes intends to construct an eight (8) lot single-family detached subdivision. The proposed

planned development zoning district will establish enhanced, design standards for the project.

**Summary of Requested Modifications**

Standards	R-1	Requested PD
Minimum Lot Size	7,500 SF	5,600 SF Lot avg: 7,614 SF
Minimum Lot Width	65 FT	55 FT
Minimum Living Floor Area	1,700 SF	2,200 SF Avg: 2,800 SF
Minimum Front Yard Setback	25 FT	22 FT – 7 Lots 20 FT (22’ Garage)- 1 Lot
Minimum Rear Yard Setback	15 FT	15 FT
Minimum Side Yard Setback	Interior 10 FT Corner 15 FT	Interior 5 FT Corner 15 FT

*Lots* – The lots will be a minimum of 5,600 SF with an average lot size at 7,614 SF. The shape of the primary tract and the minimum size of the cul-de-sac road have brought forward some design challenges to the site.

Front yard setback distances are set at a minimum of 22’ to allow for longer vehicle length on the driveway with the exception of Lot 5 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 and are the same as was approved through previous planned developments with this developer. 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.

*Exterior Enhancements* – A masonry wall will be constructed along the Baze Road street frontage. A stained wood fence with metal posts will be constructed along the rear property line adjacent to alleys and rear property lines of adjacent homeowners.

The concept plan has cited several trees in which the development will preserve and protect through the development process. The process in which the trees will be protected is attached in the ordinance.

Staff recommends approval of the Planned Development Ordinance.

Chairman McNeese asked if there were any proponents/opponents.

Keith Teeter, 604 Essex Place, Eules, Texas came forward to inform the Planning and Zoning Commission that he had been on the property and there were over 100 trees. Mr. Teeter feels that a neighborhood park would better serve the community. He asked if this plan is approved that the developer would work to maintain as many trees as possible.

Chairman McNeese asked Mr. Cook to review the density of this planned development versus the surrounding new developments.

Mr. Cook reviewed the density for the other developments surrounding the proposed development.

Commissioner Portugal asked how well Bloomfield had responded to development and construction requests previously.

Stephen Cook stated that Bloomfield has always gone above and beyond to ease and rectify the concerns of parties involved with their previous four developments in the City of Eules.

Mike Gavin, representing Bloomfield Homes, stated that it is always a concern of Bloomfield to maintain the natural resources on any piece of property due to the ecological benefits, the aesthetics, and the overall appearance of any property. He stated that obviously they cannot maintain every tree, but they do study the property and do what they can.

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

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

Commissioner Zahn made a motion to approve case no. 13-03-PD. Commissioner Tompkins seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Huffman, Portugal, and Tompkins.

Nays: None

Abstention: None

The motion carried: (5-0-0)

There being no further business the meeting was adjourned at 6:53 p.m.

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Chairman McNeese

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Date