



PLANNING AND ZONING COMMISSION COMMUNICATION
December 3, 2013

SUBJECT: Hold Public Hearing for Planned Development Case No. 13-05-PD and Consider Recommendation of an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 13-05-PD

ACTION REQUESTED:

Receive public input regarding a request for Planned Development to change the zoning of 2.5819 acres of land located in the Elijah Rogers Survey, Abstract 1299, 606 S. Main Street, from Single Family Detached Dwelling (R-1) 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: 2.5819 acres currently addressed at 606 S. Main Street. The property is currently zoned Single Family Detached Dwelling District (R-1).

Project Description: Bloomfield Homes intends to construct a fourteen (14) lot single-family detached subdivision. The proposed planned development zoning district will establish enhanced architectural 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: 7,021 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
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 7,021 SF. There will be lots which face internal to the subdivision as well as three lots which will face onto Jean Lane.

Front yard setback distances are set at a minimum of 22' to allow for longer vehicle length on the driveway.

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 for Bloomfield Homes. These include: 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 façade.

Exterior Enhancements – A masonry wall will be constructed along the S. Main Street frontage and will be designed with a sidewalk where a sidewalk had not been located previously. The street intersecting with S. Main Street will have a wrought-iron style steel or aluminum fence with a gate which will provide secondary emergency access for the City. A stained wood fence with metal posts will be constructed along the rear property line adjacent to the rear property lines of adjacent homeowners.

Historical Marker – An existing historical marker of the State of Texas is located on the southern portion of this property. The developer will work with the Tarrant County Historical Commission and the Texas State Historical Commission to obtain official approval to relocate the historical marker along the S. Main Street frontage and provide greater public access to the marker.

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.

SUPPORTING DOCUMENTS:

- Draft Ordinance No. 2018
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner