

**PLANNING AND ZONING
DECEMBER 3, 2013
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman McNeese at 5:50 p.m. on December 3, 2013, in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman Troy Mennis, Commission Members George Zahn, Monty Huffman, LuAnn Portugal, Jeremy Tompkins, and David Brown.

During the Precouncil meeting:

- Director of Planning and Economic Development Collins reviewed the regular agenda items.

MEMBERS AND STAFF PRESENT:

Chairman Richard McNeese
Vice Chairman Troy Mennis
Commissioner George Zahn
Commissioner Monty Huffman
Commissioner LuAnn Portugal
Commissioner Jeremy Tompkins
Commissioner David Brown
Hal Cranor, Director of Public Works
Mike Collins, Director of Planning and Economic Development
Paul Smith, Fire Marshal
Stephen Cook, Senior Planner
Don Sheffield, Building Official
Alicia Davenport, Administrative Secretary

MEMBERS ABSENT:

VISITORS:

Don Dykstra
Weldon Cannon
Felipe Sanchez
Keith Jernigan
Jessica Tanner
Roy Montgomery
Judith Rosario

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

ITEM 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES
Regular Meeting of November 19, 2013.

Vice Chairman Mennis made a motion to approve the minutes for called meeting of November 19, 2013. Commissioner Tompkins seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 2 CASE #13-05-PD – HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 13-05-PD AND CONSIDER RECOMMENDATION OF AN ORDINANCE

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.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. 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.

Chairman McNeese asked if there were any proponents/opponents.

Don Dykstra, 100 Ridgewood Circle, Euless, TX 76039, representing Bloomfield Homes came forward to state that this is a beautiful piece of property and Bloomfield has worked to make sure that the development is designed to become a part of the surrounding area and not closed off. Mr. Dykstra pointed out the way that some of the homes are facing onto Jean Lane and the open fencing for portions of the property on Jean Lane. Mr. Dykstra stated that the price point will be approximately \$220,000 to mid \$300,000 and there would be a Home Owners Association.

Roy Montgomery, [REDACTED], Euless, TX 76040, stated that he is opposed to a two story home being built along his back property line due to the obstruction and disruption of his privacy. Mr. Montgomery bought and built on his property for the seclusion of the big back yard. He has built a pool to the rear of his property and a two story home will look directly into that area.

Judith Rosario, 106 Jean Lane, Euless, TX 76040, requested information on the orientation of the homes being built on Jean Lane and if this would be a gated community. She also requested additional lighting due to how dark the neighborhood is.

Stephen Cook, responded that this would not be a gated community and showed Mrs. Rosario her home and the layout of the proposed homes within the development on the exhibits.

Don Dykstra stated that they would install street lighting as required by the City of Euless.

Jessica Tanner, 107 Jean Lane, Euless, TX 76040, stated that she was concerned about the property being built next door to her property and the fencing that would be installed due to privacy since she currently has a chain link fence.

Don Dykstra stated that they would be installing a 6 foot wooden privacy fence between her property and the development. He also stated that Bloomfield would coordinate any fence installation with the neighbors to insure that it does not create a hazard or inconvenience for any children, adults or animals. Bloomfield prefers to install the fence prior to the start of construction of the homes to cut down on noise and construction debris.

Keith Jernigan, 108 Jean Lane, Euless, TX 76040, asked if there would be sidewalks installed along the south side of the development on Jean Lane. Mr. Jernigan also asked if the home owners association would flow out to the neighborhood surrounding the development.

Don Dykstra stated that there would be sidewalks installed within the development and that the home owners association would only pertain to the development.

Roy Montgomery, returned to the podium to state that with the 15 foot rear yard setback for the new development he is even more opposed to a two story home being built behind him.

Commissioner Zahn asked Mr. Montgomery if he would be opposed to a two story home if opaque windows were required on the rear of the home.

Mr. Montgomery stated he is opposed to a two story house being built behind his property at all. Any two story home will look directly into his backyard.

Chairman McNeese stated that requiring a new home owner who might build a two story home to have opaque glass on the second story of their home would allow privacy for Mr. Montgomery and allow function for the new home owner.

Mr. Montgomery stated that he is opposed to a two story building.

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

Commissioner Zahn asked Mr. Dykstra if Bloomfield would be willing to only install opaque glass windows in the second story of their homes to allow for privacy.

Don Dykstra stated that Bloomfield wants to continue their good working relationship with the City of Euless and to be a good neighbor to the surrounding homes so Bloomfield will make it a requirement that any windows located on the second floor on the rear of the home must be opaque glass windows.

Several Commissioners stated their appreciation to Bloomfield Homes for continuing to be a good neighbor and building in Eules. They also thanked the residents in attendance for their time and for coming forward to discuss their concerns.

Commissioner Tompkins wanted to know where the monument signage would be located for the development.

Don Dykstra stated that the main monument sign will be located off of Jean Lane and any other development signage will need to be reviewed.

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

Commissioner Zahn made a motion to approve case no. 13-05-PD with an additional design standard that all homes built within Block "A" (adjacent to existing single family homes) shall have opaque windows on the second story rear elevation of the homes. Commissioner Brown seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (7-0-0)

There being no further business the meeting was adjourned at 7:21 p.m.

Chairman McNeese

Date