

**PLANNING AND ZONING
SEPTEMBER 2, 2014
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:48 p.m. on September 2, 2014 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman McNeese, Commission Members George Zahn, Ken Olmstead, Ronald Dunckel, and David Brown.

During the Precouncil Meeting:

- Director of Planning and Economic Development Collins notified the Commission that Vice Chairman Mennis has resigned his commission due to work scheduling conflicts.
- Director of Planning and Economic Development Collins reviewed the regular agenda items.
- Director of Planning and Economic Development Collins gave an update on the Glade Parks Development Project.

MEMBERS AND STAFF PRESENT:

Chairman Richard McNeese
Commissioner George Zahn
Commissioner Ken Olmstead
Commissioner LuAnn Portugal
Commissioner Ronald Dunckel
Commissioner David Brown
Mike Collins, Director of Planning and Economic Development
Don Sheffield, City Building Official
Stephen Cook, Senior Planner
Charles Anderson, Fire Inspector III
Alicia Davenport, Administrative Secretary

MEMBERS ABSENT:

Vice Chairman Troy Mennis

VISITORS:

Jeremy Tompkins
Perry Bynum
Don Dykstra
Ryan King
Karen Fertig
Mike Fertig
Thomas Chacko
Rakn Chacko
Brad Bowers
Valerie Levi
Nancy Moore
Synthia Moore
James Griffith
Patty Griffith
Glenda Robinette
Betty Heinemann

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

ITEM 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES

Regular Meeting of August 19, 2014.

Commissioner Portugal made a motion to approve the minutes for called meeting of August 19, 2014 as presented. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, and Brown.

Abstention: None

Nays: None

The motion carried: (6-0-0)

ITEM 2 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 14-09-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding the request for a Specific Use Permit for Online Auto Sales to be located on Eules Industrial Park Addition, Lot A6-R, Block 2, 1105 Pamela Drive in the Light Industrial District (I-1) and consider recommendation for an Ordinance.

Mike Collins, Director of Planning and Economic Development, informed the Commission that the applicant has withdrawn the case and it will be resubmitted at a future date.

ITEM 3 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 14-02-PD AND CONSIDER RECOMMENDATION OF AN ORDINANCE

Receive public input regarding a request for Planned Development to change the zoning of 3.282 acres of land located out of the J.E. Whitener Estate, Lots 31 and 32, Block 2; 200 block of E. Whitener Road, from Community Unit Development Ord. No. 753 (CUD), based on the two-family dwelling (R-2) zoning district into Planned Development (PD) zoning district 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 nineteen (19) lot single-family detached subdivision. The previous

zoning of the property was for the development of duplexes. The proposed planned development zoning district will establish architectural design standards for the project.

Summary of Requested Standards

Standards	Requested PD
Minimum Lot Size	5,500 SF Lot avg: 6,384 SF
Minimum Lot Width	55 FT
Minimum Living Floor Area	1,800 SF
Minimum Front Yard Setback	20 FT
Minimum Rear Yard Setback	15 FT
Minimum Side Yard Setback	Interior 5 FT Corner 15 FT

Lots – The lots will be a minimum of 5,500 SF with an average lot size at 6,384 SF. All lots will face internal to the cul-de-sac subdivision.

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 within South Eules. The list of features is attached as part of the ordinance for the Planned Development.

Exterior Enhancements – A masonry wall will be constructed along the E. Whitener frontage and will be designed with a sidewalk where a sidewalk had not been located previously. A stained wood fence with metal posts will be constructed along the rear property lines adjacent to the rear property lines of the Knob Hill subdivision and apartment complex.

Staff recommends approval of the Planned Development Ordinance.

Don Dykstra, Bloomfield Homes, 1050 E. Highway 114, Suite 210, Southlake, TX 76092, gave a brief presentation of the design elements located in this new development.

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

Commissioner Portugal asked for clarification on the size of the trees being planted on the individual lots.

Mr. Dykstra stated that they are 3 inch caliper trees.

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

Commissioner Brown made a motion to approve Case No. 14-02-PD. Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, and Brown.

Abstention: None

Nays: None

The motion carried: (6-0-0)

ITEM 4 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 14-03-PD AND CONSIDER RECOMMENDATION OF AN ORDINANCE

Receive public input regarding a request for Planned Development to change the zoning of 2.393 acres of land located out of the Ben F. Crowley Survey, Abstract No. 320, Tract 5A01, 1804 N. Main Street, from Single Family Detached Dwelling District (R-1) into Planned Development (PD) zoning district 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 existing zoning is for single family detached dwellings. The proposed planned development zoning district will establish architectural design standards for the project.

Summary of Requested Standards

Standards	R-1	Requested PD
Minimum Lot Size	7,500 SF	6,000 SF Lot avg: 9,176 SF
Minimum Lot Width	65 FT	57 FT
Minimum Living Floor Area	1,700 SF	2,300 SF
Minimum Front Yard Setback	25 FT	25 FT 20 FT (Lots 6 & 7)
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 6,000 SF however the majority of lots will be greater than 9,000 square feet. All lots will face internal to the cul-de-sac. There will be a buffer, landscaping lot along the northern property line between the cul-de-sac and the rear yard of the homes to the north.

The natural grade of the lot to be development falls from the southeast corner to the north. The site will be developed to handle the amount of stormwater runoff and direct it to the City stormwater system along N. Main Street.

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 within the City of Euless. These include ornamental lighting, roof pitch, brick and stone accents, garage doors and front doors. The list of features is attached as part of the ordinance for the Planned Development.

Exterior Enhancements – A masonry wall will be constructed along the N. Main frontage and will be designed with a sidewalk. The developer will work with the adjacent property owners concerning the rear fencing of the subdivision.

Staff recommends approval of the Planned Development Ordinance.

Don Dykstra, Bloomfield Homes, 1050 E. Highway 114, Suite 210, Southlake, TX 76092, gave an overview of the development being presented.

Patty Griffith, 1804 N. Main Street, is the current owner of the property. Mrs. Griffith represented her late husband and family as proponents to the development moving forward as a wish of her late husband. Mrs. Griffith gave the history of the property prior to their owning the property and then explained how her family has maintained the property and landscaping and feels that this is the time to take this opportunity to make this change to a new development.

Nancy Moore, 109 Wooddale Street, came forward as a proponent. Mrs. Moore requested clarification about the possibility of a Home Owners Association, Home Owners Association amenities that will be included and the perimeter fencing.

Mr. Dykstra stated that there will be a Home Owners Association that will maintain the public green spaces, landscaping for the public areas, but there will not be a community pool.

Mr. James Bryan, 203 Wooddale, came forward to ask how Bloomfield will work to protect the older trees. Mr. Bryan was concerned about clearing and maintaining the trees and the creek bed on the southeast corner.

Mr. Michael Fertig, 111 Wooddale, came forward to get information about hours of construction and to ask why the City would allow a new development in a period of drought. Mr. Fertig is concerned about the loss of trees.

Dr. Valerie Levi, 114 Park Haven, discussed her displeasure in the loss of so many established trees. She hired an arborist to come review the project and it is her opinion that the trees will be damaged in this development. She is concerned about yards sinking and the location of any fire hydrants. She stated that if a fire hydrant is not located properly if there was any issue there is a possibility that the water would flood homes in their subdivision. Dr. Levi also stated her concerns about the placement of street lights and their disruption of her home and privacy.

Brad Bowers, 116 Park Haven, is concerned about the loss of trees and the replacement of trees. He wants to make sure that there will not be any balconies facing into his yard. Privacy is a concern.

Mr. Dykstra responded to the concerns:

Bloomfield Homes commits to including two 3 inch caliper trees in the front and in the rear of each lot.

Bloomfield Homes will abide by City Ordinance as it pertains to the allowed construction hours.

Bloomfield Homes commits to working with the neighboring homes to establish a mutually agreed upon perimeter privacy fence.

Bloomfield Homes will work to make certain that they review the location of the fire hydrant and street lights to make sure that they are not a nuisance to the neighboring properties.

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

Commissioner Zahn made a motion to approve Case No. 14-03-PD. Commissioner Dunckel seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, and Brown.

Abstention: None

Nays: None

The motion carried: (6-0-0)

There being no further business the meeting was adjourned at 7:53 p.m.

Chairman McNeese

Date