

**PLANNING AND ZONING
OCTOBER 7, 2014
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:50 p.m. on October 7, 2014 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Commission Members George Zahn, Ken Olmstead, LuAnn Portugal, Ronald Dunckel, and David Brown.

During the Pre-Session Meeting:

- 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.

PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The Eules Planning and Zoning continued their meeting in the Council Chambers at 6:33 p.m. for consideration of scheduled items.

MEMBERS AND STAFF PRESENT:

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

MEMBERS ABSENT:

VISITORS:

Jeffery Robertson
Brent Caldwell
David Aughinbaugh
Jason Reyes
Irma Reyes
Richard Hovas

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

ITEM 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES
Regular Meeting of September 16, 2014.

Commissioner Portugal made a motion to approve the minutes for called meeting of September 16, 2014. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Olmstead, Portugal, and Dunckel,

Nays: None

Abstention: Commissioner Zahn and Commissioner Brown

The motion carried: (4-0-2)

ITEM 2 CASE NO. 14-04-FP - CONSIDER APPROVAL OF FINAL PLAT

Approve a request for a Final Plat of changing 5.590 acres from the B. Harrington Survey, Abstract 808, tracts 2 and 3 to Gateway Court, Block A, Lots 1-17; Block B, Lots 1-12 totaling 26 residential lots and 3 open space lots. The property is located at the intersection of Gateway Boulevard and Centurion Way.

Stephen Cook, Senior Planner, gave a brief description of the case. 5.590 acres located at the intersection of Centurion Way and Gateway Boulevard. The property is currently zoned Planned Development (PD) allowing single family detached dwelling residential.

Project Description: The Planning and Zoning Commission approved a preliminary plat of this property on January 21, 2014. This plat establishes and subdivides twenty-six (26) residential lots and three (3) open space lots in accordance with the regulations of the Planned Development Ordinance.

The Development Services Group has certified that the conditions contained within the final plat application meet the technical standards of the City of Eules.

Staff recommends approval of the Final Plat.

There were no questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #14-04-FP. Motion seconded by Commissioner Olmstead. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 3 CASE NO. 14-05-PP – CONSIDER APPROVAL OF PRELIMINARY PLAT

Consider a request for a Preliminary Plat of 30.446 acres of the Bradford Adam Survey, Abstract No. 152, tracts 1A7, 1 and 1B to The Estate at Bear Creek, Block M, Lots 1-18, A; Block N, Lots 1-44, A, B, and C; Block O, Lots 1-34; Block P, Lots 1-16; and Block Q, Lot A. located southeast of the intersection of Bear Creek Parkway and Harwood Road.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant proposes to preliminary plat the 30.446 acres for one hundred twelve (112) single family detached dwelling units.

The technical aspects of the subdivision including setback distances, placement of easements, street alignment and fencing required of a gated subdivision are in compliance with the regulations of the Planned Development zoning district and the City of Eules Unified Development Code.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the City of Eules. Staff recommends approval.

There were no questions or comments presented by the Commission.

Commissioner Brown made a motion to approve case #14-08-SUP with conditions as written. Motion seconded by Commissioner Olmstead. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 4 CASE NO. 14-12-SP – CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Single Family Residential Development proposed to be located on 30.446 acres of the Bradford Adam Survey, Abstract No. 152 , tracts 1A7, 1 and 1B to be platted as The Estate at Bear Creek, Block M, Lots 1-18, A; Block N, Lots 1-44, A, B, and C; Block O, Lots 1-34; Block P, Lots 1-16; and Block Q, Lot A. located southeast of the intersection of Bear Creek Parkway and Harwood Road.

Stephen Cook, Senior Planner, gave a brief description of the case. The Riverwalk Planned Development ordinance specifically requires the approval of a site plan for a single family residential development. Normally applied to multi-family and non-residential development, the site plan process allows city staff, the Planning and Zoning Commission, and the City Council to examine the proposed aesthetic nature and quality of construction details which are usually outside of the typical technical subdivision requirements.

Site Layout. This property is located within the T4a transect sub-zone, which permits single-family detached. The developer is proposing to develop R5 type lots with a single-family detached product. The subdivision will contain 112 residential lots and four (4) open space lots.

The R5 lot is typically 50' x 120' with 5' side yard setbacks, 15' front setback, and 20' rear setback. The homes built on the 6,000 SF lots must be a minimum of 1,700 SF, with the minimum average size of 2,000 SF. The builder/developer proposes this subdivision to be gated in order to create a more exclusive neighborhood than the Dominion and Villas subdivisions to the south. The streets will be privately maintained and designs for the gates and access have been specified for emergency access and safety of the future residents.

There will be masonry screening walls, entryway features, and common areas, which will be maintained by the Homeowners Association. A swimming pool and cabana will be constructed on the open space lot central to the subdivision. Sidewalks will lead from the internal open space lot and connect with an eight (8') foot wide trail to be constructed on the north side of the creek. This trail will connect with the sidewalks along the Chesapeake gas pad site to the south and to an eight (8') foot trail to be constructed on the west side of the Minter's Chapel right-of-way to the east of the subdivision. All of the lots will have a minimum six foot (6') sidewalk and nine foot (9') parkway in front of the homes which will provide a wide pedestrian connection within the subdivision.

Fencing, Screening and Landscaping: The proposed project has multiple areas of different landscape elements and screening. Masonry screening walls will be constructed adjacent to Bear Creek Parkway, wrought iron style steel fencing will be constructed along the property lines to the south facing the creek.

Signage: Primary monument signage with enhanced landscaping will be installed at Bear Creek Parkway.

Street Trees: One of the unique opportunities within the Riverwalk single-family development is the inclusion of street trees throughout the subdivision. The developer will install a variety of species types along the block lengths which are in front of the single family homes. The trees will be placed within the nine foot (9') wide parkway which is part of the required street frontage for these lot types. The street trees, which will be maintained by the individual homeowners, will account for the required two trees per lot. The street tree species have been selected to grow in a vertical – single trunk and will be able to be pruned in such a way as to not interfere with the passage of emergency vehicles down the streets.

Housing Quality: The Riverwalk PD establishes high quality architectural and design standards for all buildings types throughout the development. In addition to Eules' standard masonry percentage and type requirements, the residential builder is required to provide architectural details for each individual house construction plan. These plans include the front façade, as well as the sides. An example of the quality of the standards is a requirement that there is continuation of the secondary masonry materials, such as stonework, along the first several feet of the side walls of the homes. Additionally, architectural elements such as proportional windows that are taller rather than wide, and roof treatments such as gabling, are required to be continued onto the sides of the homes. The applicant has provided examples of typical home type elevations. To ensure compliance with the ordinance, staff will require that a checklist of compliant design elements be submitted with each building plan for building permit review. Prior to the submittal of any plans to the city, the Bear Creek Property Owner's Association will review plans to ensure compliance with the PD.

The applicant has worked extensively with the city to ensure that the various design goals for the Riverwalk as a master planned community are reflected in the application as presented. The Development Services Group has certified that the project is compliant with these standards. Staff recommends approval of the site plan.

There were no questions or comments presented by the Commission.

Commissioner Dunckel made a motion to approve case #14-12-SP with conditions as written. Motion seconded by Commissioner Brown. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 5 CASE NO. 14-13-SP – CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Commercial Development located on Harwood Crossing Subdivision, Block 1, Portion of Lots 1 & 2 and all of Lot 3, 1060 N. Main Street.

Stephen Cook, Senior Planner, gave a brief description of the case. Kroger currently operates a 47,231 SF store at the southeast corner of Harwood Road and N. Main Street. The grocery store anchors the Harwood Crossing Shopping Center which was constructed in 1985. Kroger intends to increase the square footage of their existing location by expanding the store to the south. This new investment would involve the demolition of the in-line retail to the south of the grocery store. The added amount of area to the Kroger would be 27,078 SF for a total of 74,309 SF.

The primary entrance to the store would be shifted to the new addition and a complete reconstruction of the primary façade will be made. A new pharmacy drive through on will be constructed on the north side of the property. There is sufficient setback to the building to allow the drive-through to be constructed and accommodated with the site's current driveways. Additional architectural elements will be added to the storefront as well as a redesign of the store's interior and merchandising.

The grocery store remodel will require the movement of on-site private stormwater drainage and the installation of a new fire hydrant.

The site has re-evaluated the parking striping configuration and landscaping. Additional landscape islands will be installed with trees to increase the amount of vegetation to the site. The existing kiosk use will be removed and that square footage will be added to the parking. To reduce the amount of cross-aisle driving, additional mid-aisle landscape islands will be installed.

The Development Services Group has reviewed the site plan application and has certified that it meets the technical requirements of the City of Euless and recommends approval of the site plan.

There were no questions or comments presented by the Commission.

Commissioner Zahn made a motion to approve case #14-13-SP with conditions as written. Motion seconded by Commissioner Olmstead. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)

ITEM 5 HOLD PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 14-12-SUP, AND CONSIDER RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding the request for a Specific Use Permit for Sports Studio to be located on Dorris Addition, Block 1, Lot 1 at 501 N. Main Street, Suite 121 in the Neighborhood Business District (C-1) and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The Unified Development Code requires membership recreation clubs located in the C-1 zoning district, such as sports studios, to have a Specific Use Permit. The retail center located at 501 N. Main Street has several lease spaces available. Mr. Monroe proposes to lease 6,000 square of space to locate his taekwondo studio. Classes would be held between 3:00pm and 9:00pm. The business employs three people. There is adequate parking within the center to support all of the businesses within the center.

The Development Services Group has reviewed and certified the application for a Specific Use Permit. Staff recommends approval with the following conditions:

- a. Tied to the business owner, Mr. John Monroe; and,
- b. Tied to the business name: Korean Taekwondo Institute, dba Kickin' Kids; and,
- c. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and,
- d. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

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

Commissioner Dunckel inquired as to the age range of the students.

John Monroe, 3700 Conflans, Irving, TX, stated that the student's ages range from four (4) years old to adult.

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

Commissioner Olmstead made a motion to approve case #14-12-SUP with conditions as written. Motion seconded by Commissioner Portugal. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (6-0-0)

There being no further business the meeting was adjourned at 6:57 p.m.

Chairman McNeese

Date