



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
March 17, 2015

**SUBJECT:** Hold Public Hearing for Planned Development Zoning Change Case No. 15-04-PD, and Consider Recommendation for an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 15-04-PD

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**ACTION REQUESTED:**

Receive public input regarding the request for a Planned Development zoning of 2.5819 acres of land located in the Elijah Rogers Survey, Abstract 1299, 606 S. Main Street, amending the Planned Development (PD) to allow single family residential uses, 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:**

**Location/Zoning:** 2.5819 acres currently addressed at 606 S. Main Street. The property is currently zoned Planned Development (PD).

**Project Description:** Bloomfield Homes is under construction of a fourteen (14) lot single-family detached subdivision following the development standards of a Planned Development zoning approved by the City Council under Ordinance 2018 on December 10, 2013. The layout of the subdivision includes a street connection between Jean Lane and S. Main Street. At the intersection of the new street and S. Main Street, the Planned Development included approval of a subdivision gate closing regular access to S. Main Street.

The intent of the gate would be to reduce the incidence of cross traffic interfering with traffic on S. Main Street during school drop off/pick up times for South Euless Elementary.

Since approval of the PD, the builder has produced several design options and has had opportunity to evaluate how the gate would function. With the gate closed, vehicles reaching the dead end section of the street would be required to use the driveways of the private residences in order to turn around to exit the subdivision. Staff has concerns that emergency access and the potential conflicts with truck deliveries, postal deliveries and solid waste removal outweigh the benefits a gate would provide. Therefore, staff is recommending that the Planned Development be amended to remove the gate requirement.

All other design standards originally approved with the Planned Development will be maintained. Consistent with what has been used in other neighborhoods around schools, signage will be installed to control school related vehicle traffic and parking.

Staff recommends approval of the Planned Development Ordinance.

**SUPPORTING DOCUMENTS:**

- Draft Ordinance No. 2054 with Exhibits
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner