

**PLANNING AND ZONING
JUNE 2, 2015
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 6:00 p.m. on June 2, 2015 in the Precouncil Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, Commission Members George Zahn, Kenny Olmstead, Ron Dunckel, Steve Ellis, and David Brown.

During the Pre-Session Meeting:

- Development Update; Glade Parks, Glade Parks South, MidTown
- Review Agenda Items

**PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS –
PRECOUNCIL CONFERENCE ROOM**

The Eules Planning and Zoning continued their meeting in the Council Chambers at 6:32 p.m. for consideration of scheduled items.

MEMBERS AND STAFF PRESENT:

Chairman Richard McNeese
Vice Chairman LuAnn Portugal
Commissioner George Zahn
Commissioner Kenny Olmstead
Commissioner Ronald Dunckel
Commissioner Steve Ellis
Commissioner David Brown
Janina Jewell, Director of Finance
Hal Cranor, Director of Public Works
Mike Collins, Director of Planning and Economic Development
Paul Smith, Division Chief/Fire Marshal
Don Sheffield, Building Official
Stephen Cook, Senior Planner
Alicia Davenport, Administrative Secretary

MEMBERS ABSENT:

VISITORS:

Linda Eilenfeldt
Harry Zimmer
Don Dykstra
Mike Beatty
David Kalhoefer
Pam Anslem
Clyde Hodges
Marcella Hodges

Joy Brake
John Rottman
Jonathan Rottman
Lisa Cassell
Chris Sowell
Vicky Sowell
Brent Caldwell
Jennifer Saldana
Mark Beatty

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

ITEM 1 CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES
Regular Meeting of May 5, 2015.

Vice Chairman Portugal made a motion to approve the minutes for called meeting of May 5, 2015. Commissioner Dunckel seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 2 CASE NO. 15-03-FP – CONSIDER APPROVAL OF FINAL PLAT

Approve a request for a Final Plat of changing 12.897 acres from the Bradford Adam Survey Abstract No. 152, to The Villas at Bear Creek, Block J, Lots 1-37, A-H; Block K, Lots 1-23, A & B; and Block L, Lot A totaling 60 residential lots and 9 open space lots. The property is located at the southeast corner of Midway Drive and Bear Creek Parkway and is zoned Planned Development (PD).

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant proposes to final plat the 12.897 acres for sixty (60) single family detached dwelling units. The Planning and Zoning Commission considered approval of a site plan (14-03-SP) and preliminary plat (14-01-PP) on May 6, 2014 for the proposed subdivision. The nine (9) open space lots and two (2) lots designating the privately maintained alleys have been specifically subdivided in order to assign maintenance by particular property owners associations within the community. These have been outlined by note on the face of the plat.

The plat indicates the setback distances as required by the conditions of the Planned Development zoning ordinance.

The Development Services Group has reviewed the proposed Final Plat and has certified that it meets the technical standards of the City of Euless. 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 #15-03-FP. Motion seconded by Commissioner Ellis. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 3 CASE NO. 15-04-SP – CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Commercial Development proposed to be located on Puente Del Oeste Addition, Lot 5R1, 701 S. Industrial Boulevard.

Stephen Cook, Senior Planner, gave a brief description of the case. The property owners at 701 S. Industrial intend to develop the northwest corner of the property (approximate 1.225 acres) in order to construct a new retail center with spaces for lease. The primary tenant will be a Dunkin Donuts located within the northern portion of the new building space.

Site Conditions: The proposed building will be a 10,104 square foot building with Dunkin Donuts occupying the northern 2,514 square feet. The building will have access through mutual / emergency access easements from S. Industrial and W. Euless Boulevard. These access points also connect to the primary site containing the charter school and corporate offices and to the Taco Casa immediately to the south of this site. A drive through access to the Dunkin Donuts will provide adequate queuing around the building to take vehicles out of the circulation through the site. In a similar fashion to the Taco Casa, solid waste containers and parking will have access through mutual access easements on the primary lot to maximize the efficient use of the property. An outdoor seating area will be provided with a wide front sidewalk and pedestrian connection to the existing sidewalk along TxDOT right-of-way.

Landscaping – Landscaping will be provided with the new addition to the site. In the similar nature to the Taco Casa, landscaping will be of a xeriscape design with native sage and drought tolerant species.

Building Elevations – The building will be of a masonry type that is compliant with the City of Euless standards.

The Development Services Group has certified that the site plan is in accordance with the requirements of the City of Euless.

Vice Chairman Portugal stated that she has concerns regarding the traffic flow throughout the location and appreciates the staff working to resolve any conflicts.

Commissioner Brown stated that he has concerns about the interior parking lot traffic. He would like staff to revisit the Del Paso entry as an alternative.

Stephen Cook stated City Staff is working with the property ownership to make certain that the access to the location is mutually beneficial and safe.

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

Commissioner Olmstead made a motion to approve case #15-04-SP. Motion seconded by Vice Chairman Portugal. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, Commissioners Zahn, Olmstead, Dunkel, Ellis, and Brown.

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 4 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 15-06-PD, AND CONSIDER RECOMMENDATION OF AN ORDINANCE

Receive public input regarding a request for a Planned Development to change the zoning of 56.884 acres of land located in the A.J. Huitt Survey, Abstract 684, from Planned Development (PD), Community Business District (C-2); and Texas Highway 10 Multi-use District to Planned Development (PD) zoning district and consider recommendation of an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The proposed Planned Development ordinance for 56+ acres within the heart of the City of Euless represents one of the largest and most important redevelopment opportunities that the community has undertaken. Three apartment complexes that were developed in the 1960's and undeveloped land currently occupy the area proposed by the development.

The applicant for this Planned Development has purchased the apartment complexes as well as the vacant undeveloped land.

The property contains a significant amount of floodplain areas, which has reduced the number of acres that can be developed. Mitigation of the floodplain will include landscaped bioswales designed to capture and slow water filtration through the site as well as retention areas intended to maintain water levels year round. While providing a necessary stormwater management function, the drainage system will be established as water detention areas and designed as manicured landscape and visual amenities within the commercial and residential development.

The proposed Planned Development will allow for a variety of commercial uses and housing densities and types. The commercial areas will include restaurant and retail development and will be located from the access points of S. Industrial Boulevard, with the water amenity established as an integral design element. The different residential types have been identified in the draft ordinance document. A separate set of design setback distances and standards have been established for each of the housing types, which include:

- Villas – Single family detached dwellings set at forty (40') foot to fifty (50') lot widths. Some will be alley loaded and others will have front loaded garages. Villa products may face directly onto a bioswale with connecting sidewalks and be addressed off of an alley.
- Townhomes and Rowhouses – Fee simple developments which exist on their own lot and will be set on common wall boundaries as attached single family dwelling units. These units will be accessed through alley loaded garages and front stoops.
- Cluster housing – a similar product to a townhome, the residences are predominantly single-story and are sold fee simple. Greater flexibility in designing and placing structures is provided, enabling a more efficient use of the land for common access driveways and open space. A property owners association is established to maintain the landscaping and common access driveway courtyards.
- Urban Lofts – A density of up to 30 units per acre is allowed, with minimum unit sizes and unit types established. No more than 5% of the apartment homes may be three-bedroom units. The layout will utilize garage, carport, and surface parking. The units will have a sidewalk system. The stairwells will be designed to blend into the building façade. These units will be constructed to similar standards as the most recent urban loft developments that have been approved in Eules.
- Assisted Living Center – If the market dictates, the current planned development would allow the placement of an assisted living center with the approval of a specific use permit. Otherwise, additional townhomes/row houses may be developed.

The ordinance has been developed to provide flexibility in the ultimate layout and design of the project. Individual site plans will be required of each of the different housing/commercial types. Staff will be coordinating these site plans to ensure connectivity in thoroughfares, pedestrianism and landscaping to a potentially harmonious result. The Planning and Zoning Commission and City Council will have opportunity to review and approve each of the site plans as they are brought forward.

Staff has reviewed the proposed ordinance and recommends approval.

Mark Beatty, 1800 Valley View Lane, Farmers Branch, TX, representing the developer gave a brief presentation of the development.

Chairman McNeese asked if there are any proponents/opponents.

Chris Sowell, 102 S. Sheppard Drive, Euless, TX, requested clarification on if his zoning would be changed based on the notice.

Mike Collins reviewed the policy of the 200 foot property owner notification; that it was to notify of a pending change for a specific area, but did not pertain to the entirety of the notification area.

Mr. Sowell, asked for the valuation of the single family homes and the minimum sizes.

Mark Beatty stated that the cost would be around the low two hundred thousands. He also stated that the lot sizes for the single family homes would be approximately 2100 square feet and the cluster homes would start around 1800 square feet.

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

There were no questions or comments presented by the Commission.

Commissioner Dunckel asked if there will be an association to assist with the needs of mixed use.

Mr. Beatty, stated that with a mixed use development they will have a Property Owner Association (POA) to take in to consideration the needs of commercial and residential needs.

Commissioner Ellis made a motion to approve case #15-06-PD. Motion seconded by Commissioner Brown. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 5 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 15-05-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, Block 2, Lots 31 and 32; 200 block of E. Whitener Road, from Planned Development (PD) zoning district to Planned Development (PD) zoning 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. In September 2014, Bloomfield Homes brought forward a Planned Development for single family residential on the above referenced property for single family development. The Planned Development was approved by the City Council on September 23, 2014. In the engineering design phase of the development, it was determined that the previous lot configuration would need to be modified in order to accommodate stormwater drainage and not negatively impact properties downstream from this site. Therefore, the developer has brought forward a revision to the Planned Development which reconfigures the lots and creates an open space lot at the southern end. The developer intends to construct a nineteen (19) lot single-family detached subdivision. The proposed planned development zoning district will establish architectural design standards for the project as was previously approved.

Summary of Requested Standards

Standards	Requested PD
Minimum Lot Size	5,500 SF Lot avg: 5,831 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 5,831 SF. The average lot size has diminished since the “triangular shaped” lots have been removed from the cul-de-sac and the land area moved to the open space lot. 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 Euless. 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.

Chairman McNeese asked if there are any proponents/opponents.

Christopher Bonilla, 3800 Byers Avenue, Ft. Worth, TX, stated that he represents property owners adjacent to this property (to the south) and they recommend approval of this development.

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

There were no questions or comments presented by the Commission.

Vice Chairman Portugal made a motion to approve case #15-05-PD. Motion seconded by Commissioner Dunckel. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 6 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 15-03-PD, AND CONSIDER RECOMMENDATION OF AN ORDINANCE

Receive public input regarding a request for a Planned Development to change the zoning of 14.194 acres of land located in the A. J. Huitt Survey Abstract No. 709, all or portion of Oak Crest Estates Addition, Block 1,

Commercial Tract A from Texas Highway 10 Multi-use zoning district to Planned Development (PD) zoning district and consider recommendation of an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. In a joint development project, Gardner Capital and Bloomfield Homes propose a Planned Development zoning district which would allow for the development of three distinct subareas: age-restricted, senior multi-family development; single family detached housing; and commercial development/single-family detached housing. The currently undeveloped, vacant property is located on the south side of E. Euless Boulevard between Cullum Drive and Dickey Drive. The proposed Planned Development establishes a set of design standards for each of the subdistricts.

Commercial/Single-Family Subdistrict – Located at the northwest corner of the development and adjacent to the newly reconstructed Cullum Drive. If developed as commercial, the subdistrict would utilize the existing TX-10 zoning development standards. These include a thirty (30') setback front yard setback if not landscaped and a twenty (20') front yard setback if landscaped. Side and rear setback distances are based on the height of the proposed building when adjacent to residentially developed property. Landscaping and masonry screen buffers are required. The commercial property will be marketed to local scale retail or garden office type of buildings. If the commercial development is not feasible, the property has the opportunity to develop under the single family residential standards.

Single Family Detached Dwelling Subdistrict. – Within the center and southwest portion of the subject parcel, Bloomfield Homes intends to develop single family detached dwellings in a similar nature to previous subdivisions they have constructed within the City of Euless. Currently proposed at thirty-four (34) residential lots, the average lot size is 6,810 square feet. Access to the development will be made from Cullum Drive and will not have any access drives directly onto E. Euless Blvd. The design standards for the homes are the exact same development standards as proposed in the Cannon Gardens development. These standards include roof pitch, ornamental lighting, finished eaves and soffits with optional specific design elements. Typical elevations are provided in the ordinance. Masonry walls will define the exterior lot lines facing right-of-way and combination of wood/tubular steel fencing between lots and backing up to adjacent residential development.

Age-restricted Senior Multi-family Subdistrict. – The remaining area in the eastern portion of the tract will be developed as a senior housing development. Gardner Capital, with support from the City Council of Euless, has made application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 Low Income Housing Tax Credit funds. The TDHCA Housing Tax Credit (HTC) Program is one of the primary means of directing private capital toward the development and preservation of affordable rental housing for low-income households. Tax credits are awarded to eligible

participants to offset a portion of their federal tax liability in exchange for the production or preservation of affordable rental housing. The award of these tax credits is highly competitive and awarded based on a Regional Allocation Formula. An application that meets all of the established criteria would receive the highest score.

The development would allow two types of age-restricted residential structures. The first being a multi-story apartment structure with multiple community rooms and gathering areas. This housing is developed as independent living, not as managed or assisted living care. Development standards are similar to those implemented through the Riverwalk Planned Development for urban lofts. Decorative tubular steel or aluminum fencing will be made around the northern perimeter of the development with appropriate landscaping. Opaque wood or masonry fencing will be placed to other areas. Cottage homes will be constructed and will be located along the southern and western areas of the subdistrict, adjacent to the existing residential and single family residential to be constructed with this Planned Development.

The development is seeking the entitlement for the land uses and design elements requested. A specific site plan will be required to be reviewed by the Planning and Zoning Commission and City Council of each of the separate elements. Staff recommends approval of the Planned Development District.

Jevon Harris, Gardner Capital, gave a brief presentation on the project on behalf of his organization and Bloomfield Homes.

Chairman McNeese asked if there are any proponents/opponents.

Pam Anslem, 401 E. Alexander, Euless, TX, wanted to know if the park would be staying that was near her residence.

Mr. Harris stated that the park would stay based on the current plans.

Ms. Anslem wanted to have clarification on the parking per units, building height, and location of all buildings as shown. She also asked if there would be changes to the plan as presented.

Mike Collins, stated that this is a conceptual plan and should go forward as shown, but with the knowledge that changes may occur as the development moves forward and a site plan is submitted.

Mr. Harris stated that the parking would be a one to one per unit based on one bedroom and the units with additional rooms would be allowed additional parking based on need and occupancy.

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

Commissioner Ellis stated that access throughout the development from generation to generation in this vision is a great idea.

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

Commissioner Brown made a motion to approve case #15-03-PD. Motion seconded by Commissioner Olmstead. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (7-0-0)

ITEM 7 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 15-07-PD, AND CONSIDER RECOMMENDATION OF AN ORDINANCE

Receive public input regarding a request for a Planned Development to change the zoning of 12.457 acres of land located in the J. Havens Survey, Abstract No. 685, from Planned Development (PD) to Planned Development (PD) zoning district and consider recommendation of an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Glade Parks is a mixed-use development that has been under development in the City of Euless since 2008. Flanked on either side by retail and entertainment uses, this central focal point of the development has been called the Lifestyle Center since the approval of the original Planned Development zoning district. The layout of the area has changed a couple of times in response to the current economic market. The applicant, Glade Parks Lifestyle, LLC, is requesting approval of a Planned Development zoning district which modifies the last PD ordinance approved for the overall Glade Parks development in 2012. This modification would establish a generalized building layout for the lifestyle center, create a central plaza for the development as a pedestrian gathering place, and provide new design elevations for the future commercial buildings that will be constructed along the plaza. The modification will also include the development of a structured parking facility that will provide additional capacity for the entertainment and retail customers. The landscape architect for the central plaza is StudioOutside, a firm that has designed the Southlake Town Center in Southlake and NorthPark Center in Dallas.

Approval of the Planned Development would entitle the developer to supply site plans based on these new designs and be required to be subject to the construction/site plan technical requirements of the original Planned Development zoning district.

The new design continues to incorporate a central traffic circle with pedestrian oriented retail and restaurants on either side. A total of twelve buildings are contemplated by the design. Buildings on the north would abut a primary department store and surround a central open space plaza. The plaza incorporates hardscape, turf areas, water features, space to have outdoor dining and landscaping which will assist in maintaining a cooling factor in the summer months. Buildings to the south of the center east/west road will be a mixture of one/two stories in height and may have a vertical mixed-use of office and retail. A parking garage located at the southwest corner will serve the lifestyle center uses and adjacent existing and future entertainment venues. Pedestrian connectivity is a primary component of the development and will be ensured to connect the parking areas to the retail environment but also from the lifestyle center to its surrounding land uses.

Development of the Lifestyle Center will require the specific approval of a site plan by the Planning and Zoning Commission and City Council. Staff has reviewed the proposed ordinance and recommends approval. Chairman McNeese asked if there are any proponents/opponents. Seeing none, the public hearing was close.

There were no questions or comments presented by the Commission.

Vice Chairman Portugal made a motion to approve case #15-07-PD. Motion seconded by Commissioner Olmstead. The vote was as follows:

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

Nays: None

Abstention: None

The motion carried: (7-0-0)

There being no further business the meeting was adjourned at 7:33 p.m.

Chairman McNeese

Date