



PLANNING AND ZONING COMMISSION COMMUNICATION

April 5, 2016

SUBJECT: Hold Public Hearing for Planned Development Case No. 16-02-PD and Consider Recommendation of an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 16-02-PD

ACTION REQUESTED:

Receive public input regarding a request for Planned Development to change the zoning of approximately 1.087 acres of land recorded as Oak Crest Estates Block 1, Lots 1R and 2R1 and Block 2, Lots 1R, 2RA2 and 2RA1 from Single Family Detached Dwelling (R-1) zoning district to Planned Development (PD) zoning to allow single family residential, and consider recommendation for an Ordinance.

ALTERNATIVES:

1. Table the Public Hearing.
2. Recommend approval of the request – *simple majority*
3. Recommend approval of the request with modifications – *simple majority*
4. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: The City of Euless

Location/Zoning: 5 lots currently within the 200 block of Dickey Drive. The property is currently zoned single family detached dwelling (R-1) district.

Project Description: The five (5) lots within this zoning change request were acquired by the City of Euless through subsequent events related to the amortization of apartments previously located at the intersection of Dickey Drive and E. Alexander Drive. The City Council authorized the sale of these city owned lots through a sealed bid auction. Bloomfield Homes was the highest bidder. A condition of the closing on the sale of the property was

that land use entitlement be secured. As its' current owner, the city is initiating the zone change request. The intent of this rezoning is to emulate the single family design quality standards which were previously approved by Bloomfield Homes for development of the Gala at Oak Crest subdivision which is located along E. Euless Boulevard to the north and west of this site. The property is zoned R-1 single family residential. The City's intention with this proposed Planned Development is to increase the single family presence in the neighborhood, enhance opportunities for home ownership in the community, and to contribute positively to the continued redevelopment of this area. The proposed planned development zoning district will establish architectural design standards for the project that are the same as the Gala at Oak Crest and other recently approved subdivisions located south of S.H. 10.

Summary of Requested Standards

Standards	Requested PD
Minimum Lot Size	6,000 SF
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 6,000 square feet.

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 such as Bloomfield Homes within South Euless. The list of features is attached as part of the ordinance for the Planned Development.

Staff recommends approval of the Planned Development Ordinance. A Site Plan will be required to be submitted in order to develop the property.

SUPPORTING DOCUMENTS:

- Draft Ordinance
- Property Notice Response
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner