

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
OCTOBER 18, 2016
MINUTES**

A regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:30 p.m. on October 18, 2016 in the Pre-Council Conference Room of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, and Commission Members: David Brown, Kenny Olmstead, Ronald Dunckel, and Steve Ellis. Commissioner Eric Owens was not in attendance.

During the Pre-Session Meeting:

- Senior Planner Stephen Cook reviewed the regular agenda.
- Director of Planning and Economic Development Mike Collins presented the Development Update.

PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – PRE-COUNCIL CONFERENCE ROOM

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

STAFF PRESENT:

Mike Collins, Director of Planning and Economic Development
Stephen Cook, Senior Planner
Hal Cranor, Director of Public Works
Charles Anderson, Fire Inspector III
Mollie Snapp, Administrative Secretary
Tesla Worth, Administrative Secretary

VISITORS:

Anil Patel
Tariq Patel
Talat Mahmood
Ryan King
Greg Helsez
Elaine Pickering
Brent Caldwell
Mike Gavin
Christopher Strand

INVOCATION

Commissioner Ronald Dunckel gave the invocation.

THE PLEDGE OF ALLEGIANCE

Commissioner Steve Ellis led the pledge of allegiance.

ITEM 1. APPROVED PLANNING AND ZONING MINUTES

Vice Chairman Portugal made a motion to approve the minutes for the regular meeting of September 6, 2016. Commissioner Ellis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Olmstead, Dunckel and Ellis.

Nays: None

Abstention: Commissioner Brown

Chairman McNeese declared the motion carried. (5-0-1)

ITEM 2. CONSIDERED APPROVAL OF FINAL PLAT CASE NO. 16-03-FP

Senior Planner Stephen Cook gave a brief description of the case. The applicant proposes to plat 48 residential lots and one open space lot as the second phase of an addition within the Estates at Bear Creek subdivision. The subdivision contains private streets to be maintained by the home owner's association. The right-of-way is reserved as a separate lot. The plat submitted to the City of Euless conforms to the appropriate easements and boundaries according to City of Euless regulations. A Final Plat (15-12-FP) creating 64 residential lots and eight open spaces was approved for Phase 1 on October 20, 2015.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval of the final plat.

There were no questions or comments presented by the Commission.

Commissioner Dunckel made a motion to approve Case No. 16-03-FP for a Final Plat to be located on 13.704 acres to be platted as The Estates at Bear Creek, Phase 2, Block N, Lots 13-41, B and D; Block O, Lots 16-34; located east of Bear Creek Boulevard and south of Harwood Road. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Brown, Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 3. CONSIDERED APPROVAL OF FINAL PLAT CASE NO. 16-10-FP

Senior Planner Stephen Cook gave a brief description of the case. The applicant proposes to plat 41 residential lots and two open space lots as the second phase of an addition within the Glade Parks Planned Development zoning district. The first phase of this development was approved by the Planning and Zoning Commission on August 19, 2014. The open space lot on the southern boundary of the subdivision conforms to the separation requirement from the constructed, but undeveloped, gas well pad site. The plat submitted to the City of Euless conforms to the appropriate easements and boundaries according to City of Euless regulations.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval of the final plat.

There were no questions or comments presented by the Commission.

Commissioner Olmstead made a motion to approve Case No. 16-10-FP for a Final Plat to be located on 6.009 acres to be platted as Glade Parks Residential Phase 2, Block A, Lots 27, A; Block C, Lots 5-25; and Block D, Lots 22-40, C located west of Brazos Boulevard and south of Red River Drive. Vice Chairman Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Brown, Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 4. HELD A PUBLIC HEARING FOR FINAL PLAT CASE NO. 16-11-FP

Chairman McNeese opened the public hearing at 6:40 p.m.

Senior Planner Stephen Cook gave a brief description of the case. The applicant proposes to replat the existing two lots into a new subdivision. As the lots were previously platted as residential uses within the previous five years, the replatting of the property is heard as a public hearing. The replat conforms to the boundaries and lot

layout of the Planned Development zoning district. Planned Development Zoning (15-05-PD) was approved for this residential subdivision in June 2015.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Eules. Staff recommends approval of the final plat.

Chairman McNeese asked if the owners or representatives were present.

Mr. Cook stated that there was a representative of Bloomfield homes present.

Chairman McNeese asked to hear from any proponents/opponents who wished to speak.

Seeing none, Chairman McNeese closed the public hearing at 6:41 p.m.

There were no questions or comments presented by the Commission.

Commissioner Brown made a motion to approve Case No. 16-07-FP for a Final Plat to be located on 3.282 acres out of property previously platted as J.E. Whitener Estate, Block 2, Lots 31 and 32 to be replatted as Hearthstone, Block A, Lots 1-19, A located east of S. Main Street, south of E. Whitener Road. Commissioner Ellis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Brown, Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 5. CONSIDERED APPROVAL OF FINAL PLAT CASE NO. 16-12-FP

Senior Planner Stephen Cook gave a brief description of the case. The applicant proposes to plat eight residential lots and one open space lot as an addition within a Planned Development zoning district. The plat submitted to the City of Eules conforms to the appropriate easements and boundaries according to City of Eules regulations. A Planned Development (14-03-PD) was approved by the city creating this residential subdivision in September 2014.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Eules. Staff recommends approval of the final plat.

There were no questions or comments presented by the Commission.

Commissioner Dunckel made a motion to approve Case No. 16-12-FP for a Final Plat to be located on 2.397 acres out of the Ben F. Crowley Survey, Abstract 320, to be platted as Griffith Parc, Block A, Lots 1-8; Block B, Lot A located in the 1800 block of N. Main Street. Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Brown, Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 6. CONSIDERED APPROVAL OF SITE PLAN CASE NO. 16-09-SP

Senior Planner Stephen Cook gave a brief description of the case. McDonald's Inc. received approval of a site plan for approval in May 2016. After further evaluation of the access drive from W. Eules Boulevard that had been approved in the original site plan, the property owner and franchise owner have determined that moving the proposed drive approach from W. Eules Boulevard to the west side of the property would improve the traffic movement through the site. As the customer is turning into the restaurant from W. Eules Boulevard, the pavement will contain extensive ground markings to appropriately direct traffic through the development. The solid waste container enclosure and storage building have been moved to the south property line and will continue to be of masonry material matching the building. The site maintains the same parking ratio as was approved in the original site plan. Access will continue to be provided from the Airport Freeway frontage road, N. Main Street and W. Eules Boulevard.

Landscaping – Landscaping will be placed primarily to the front streetyard to W. Airport Freeway. There will be landscaped areas on the south side of the building as well to maintain a dual frontage view.

Exterior – McDonald's will be constructing a newer prototype store than the previous store that has been demolished. The store will be more linear in nature and have a smaller play place for children. Exterior facades are in compliance with the masonry requirements of the City of Eules.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Eules. Staff recommends approval of the site plan.

Vice Chairman Portugal asked Mr. Cook if the number of cars the drive-thru line could hold has changed from the previous plan.

Mr. Cook stated that the new design has a double queue along the entire western side of the building, which increases the drive-thru line's car capacity.

Vice Chairman Portugal made a motion to approve Case No. 16-09-SP for a Site Plan to be located on 1.216 acres of the James P Halford Survey, Abstract No. 711, Part of Lot 2R, Tract D, J.P. Halford Addition and 0.171 acre unplatted tract 1B1A located at 105 W. Airport Freeway. Commissioner Ellis seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Brown, Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 7. HELD A PUBLIC HEARING FOR ZONING CHANGE CASE NO. 16-03-ZC

Chairman McNeese opened the public hearing at 6:48 p.m.

Senior Planner Stephen Cook gave a brief description of the case. Mr. Patel is representing a single family detached dwelling homebuilder to rezone approximately 0.427 acres of land from Community Business District to Single Family Detached Dwelling District in order to subdivide the lot into two parcels for single family development.

The builder intends to construct two detached single family homes which will meet the standards of the R-1 zoning district. Meeting the masonry standards of the City of Euless, the applicant will construct the homes in a brick and stone mix. The square footage of the homes will be greater than 3,000 square feet, which exceeds the minimum of 1,800 square feet required in the R-1 zoning district. A color rendition of the type of home that would be constructed is included as an attachment. Landscaping and fencing will be based on the standards applied to all properties within the R-1 zoning district.

The applicant intends to subdivide the property so that the two lots will be addressed to E. Alexander Lane and have driveways that connect to Alexander Lane. The ordinance prohibits driveways onto S. Main Street.

In 1997, the City Council approved a comprehensive plan update and subsequent zoning changes to parcels along S. Main Street which reduced the amount of commercially zoned land within the area. While this parcel was not included in the zoning in 1997, it abuts to single family zoned property to the east and would not

significantly impact the surrounding neighborhood. In addition, the city had made a decision several years ago that S. Main Street would not be widened in the future to create a new center lane for dedicated left turn movements.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval of the zoning change.

Mr. Cook stated that the applicant was present.

Chairman McNeese asked if the owners or representatives wished to speak.

The applicant declined to speak to the group.

Chairman McNeese asked to hear from any proponents/opponents who wished to speak.

Seeing none, Chairman McNeese closed the public hearing at 6:50 p.m.

Commissioner Dunckel asked Mr. Cook and the applicant what type of barrier was proposed to go along Main Street.

Mr. Cook stated that it had not been discussed, and asked the applicant for the proposed type of barrier.

The applicant stated that they intended to build a masonry wall.

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

Commissioner Brown made a motion to approve Case No. 16-03-ZC for a Zoning Change for 217 S. Main Street from Community Business District (C-2) into Single Family Detached Dwelling District (R-1). Commissioner Olmstead seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal, and Commission Members: Brown, Olmstead, Dunckel, and Ellis.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 8. ADJOURN

There being no further business, the meeting was adjourned at 6:52 p.m

Chairman Richard McNeese

Date