

ITEM 4 CASE #10-01-PD – HOLD PUBLIC HEARING REGARDING A PLANNED DEVELOPMENT AND CONSIDER A RECOMMENDATION REGARDING AN ORDINANCE

Receive public input regarding a request for a Planned Development of R.D. Price Survey, A-1206, Tracts 1, 1K, and 1K1 from CUD 607 (Community Unit Development 607) based on R-3 zoning to PD (Planned Development) based on R-1L zoning and consider a recommendation regarding an Ordinance. This property is located at 2300 N. Main Street.

Chairman McNeese opened the public hearing.

Chris Barker, Director of Planning and Development, gave a brief description of the case. Tipton Engineering is the applicant on behalf of property owner, developer and builder, Bloomfield Homes, for the rezoning of approximately 6.6 acres from the Community Unit Development (CUD 607) zoning district to a Planned Development zoning district for the use of developing single-family detached residential homes.

Historical Property Zoning Background:

The CUD 607 zoning district (approved in December of 1979) is based on the R-3 residential zoning district and was originally contained a much larger area, 31.66 acres, which included the McCormick Farm Addition to the south and east. The original CUD had described a residential density of sixteen (16) units per acre, allowing uses including apartments, duplexes and single family development. With the rezoning of McCormick Farm Addition to PD 720 (approved in November of 1982) to allow townhome structures, the original CUD 607 was, in all practical terms, invalidated since the mix of residential densities could not be realized over the entirety of the original zoning.

It is the intent of the property owner, developer and builder, Bloomfield Homes, to construct twenty-seven single family detached residential homes on the 6.6 acre tract. The property, originally the homestead of the McCormick family farm, has unique trees and topographic features in which the developer intends to preserve through the development process. In this regard, a Planned Development zoning district is requested in order to provide for a variety of lot sizes and to provide exceptions from the typical R-1L district standards. Some of the standards requested exceed the current minimum regulations while others (maximum building coverage) are less stringent than the R-1L zoning.

Requested Modifications:

Standards	R-1L	Requested PD
Maximum Density	4 units per acre	4.09 units per acre
Minimum Lot Size	5,500 sqft	6,300 sqft
Minimum lot width	50 ft	50 ft

Minimum living floor area	1,700 sqft	2,000 sqft
Minimum front yard (setback)	20 ft	25 ft
Minimum rear yard (setback)	15 ft	15 ft
Minimum side yard (setback)	Interior 5 ft Corner 15 ft	Interior 5 ft Corner 15 ft
Maximum building coverage	50%	60%

Site Conditions and Tree Preservation:

The site, located on a rise in elevation from North Main Street eastward, is designed to take advantage of the natural topography and many of the existing long-lived trees. A variety of lot sizes and shapes and the internal road layout are designed to accommodate several large oak and elm trees as well as providing enough turning space for City of Euless emergency vehicles. The result of this design will be that internal sidewalks in the subdivision will not be installed. External sidewalks along Mid-Cities Boulevard and North Main Street will be maintained to connect the subdivision to the City of Euless trail system.

The proposed Planned Development ordinance will also include a tree preservation map and protection plan. The map indicates which specific trees will be protected and preserved through the development process. The tree protection language specifies grading, construction and development processes which will assist in the preservation of the trees through to the completion of the subdivision. The Development Review Committee and staff have worked extensively with the developer and engineer to accommodate the unique features of this site. The site will be graded and many of the existing smaller trees will be removed in order to properly develop the site. The provisions in the proposed ordinance and plan are intended to establish a standard of development which will create an aesthetic neighborhood environment in one of the more visible parcels of land within the City. If approved, the property will be required to be preliminary and final platted through the Planning and Zoning Commission.

Chris Barker stated the applicant’s representatives, Don Dykstra and Richard Hovas, were available for any questions.

Don Dykstra, 1050 E. Highway 114 Suite 210, Southlake, Texas, stated that Bloomfield Homes is a local builder based in Tarrant County that specializes in smaller projects. They have been working on this project for about 6 months and appreciate the City Manager and each department for spending time with them on the site to allow a plan to accommodate saving the trees on the property. Don proceeded with a brief power point presentation and showed a short video of Bloomfield Homes.

Commissioner McNeese asked for any proponents/opponents to come forward for any comments. Seeing none the public hearing was closed.

Commissioner Zahn stated he has visited the property (The Courtyards) off S. Pipeline Road and feels that Bloomfield builds a good product.

Don Dykstra stated he appreciated his comment.

Commissioner Huffman asked Don Dykstra for his perspective on the market demand based on today's economy.

Don Dykstra stated it is a challenging market environment but the City of Euless attracts demand. He feels confident about this site.

Commissioner Portugal asked staff to explain further about the visibility corner on Mid-Cities Boulevard and Merlin Way.

Chris Barker stated there is a slight grade change and curve in the road along Mid-Cities Boulevard that creates a visibility concern. Bloomfield Homes has agreed to help with the visibility issue at this corner by dedicating a sight visibility easement and lowering the grade within this easement.

Vice Chairman Mennis stated he looked at their web site and some of the other 15 communities that they currently have. The quality seems to be consistent throughout each community. He feels this will be a good fit for that corner and the citizens will be proud.

Commissioner Brown asked if the wrought iron and masonry fencing along N. Main Street will be the only barrier between the road and the homes.

Chris Barker stated that is correct. There will be two H.O.A. lots created, each approximately 25' wide, and the wrought iron fence and masonry columns will separate these entry feature lots from the homes.

Don Dykstra stated the existing trees will also act as a barrier.

Chairman McNeese stated this is a special piece of property and believes this will be a quality development.

Chairman McNeese asked Chris Barker to address for the audience the written comments of opposition for this project.

Chris Barker stated there were approximately 235 notifications sent to property owners. There were 4 written comments received, 1 proponent and 3 opponents. Two of the opponents stated they were in opposition because they believed the proposed zoning would allow for commercial development. Once they understood the property was going to be zoned for single family homes they were no longer in opposition.

Commissioner Huffman made a motion to approve case #10-01-PD. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn, Huffman, Portugal, and Brown

Nays: None

Abstention: None

The motion carried (6-0-0)