



## **CITY COUNCIL COMMUNICATION**

June 23, 2015

**SUBJECT:** Hold Public Hearing for Planned Development Case No. 15-03-PD and Consider First and Final Reading of Ordinance No. 2070

**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development

**REFERENCE NO:** 15-03-PD

---

### **ACTION REQUESTED:**

Receive public input regarding a request for Planned Development to change the zoning of 14.194 acres of land located in the A.J. Huitt Survey Abstract No. 709, from Texas Highway 10 multi-use zoning district (TX-10) to Planned Development zoning district (PD) and consider approval of Ordinance No. 2070.

### **ALTERNATIVES:**

- Approve the request with modifications
- Table the request
- Deny the request

### **SUMMARY OF SUBJECT:**

**Applicant:** John Palmer, Gardner Capital; Don Dykstra, Bloomfield Homes

**Location/Zoning:** 14.194 acres located approximately within the 100 block of E. Euless Boulevard between Cullum Drive and Dickey Drive. The property is currently zoned Texas Highway 10 multi-use zoning district (TX-10).

**Project Description:** 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 sub-districts: 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 sub-districts.

*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 sub-district would utilize the existing TX-10 zoning development standards. These include a thirty (30') foot front yard setback if not landscaped and a twenty (20') foot 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 been 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 on S. Main Street. 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 area of the sub-district, adjacent to the existing residential along Alexander Drive.

Approval of the Planned Development Ordinance would establish the entitlement for the land uses and associated development standards. A specific site plan will be required to be

considered by the Planning and Zoning Commission and City Council for each of the sub-district developments. Staff recommends approval of the Planned Development district.

The Planning and Zoning Commission held a public hearing on June 2, 2015. Discussion included encouraging sidewalk connectivity from the development to the existing city park; that there be adequate guest parking for the age-restricted multi-family; and that the age-restricted multi-family be very specific on the residency requirements. The Planning and Zoning Commission voted to recommend approval by a vote of 7-0-0.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 2070
- Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG**

City Manager's Office

\_\_\_\_\_ **KS**

City Secretary's Office