

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
MAY 3, 2016
MINUTES**

ITEM 2. CONSIDERED A REQUEST FOR SITE PLAN CASE NO. 16-01-SP

Senior Planner Cook gave a brief description of the case. On April 5, 2016 the Planning and Zoning Commission held a public hearing for the subject property to be rezoned and subsequently a site plan and preliminary plat were considered. Adjacent property owners had the opportunity to discuss the proposed development. In consideration of the comments made by adjacent property owners, Lennar homes proposes a modification to the site plan. The builder/developer proposes this subdivision to be integrated into the Dominion at Bear Creek subdivision located to the east and be fully marketed as such. The streets will be publically maintained.

Site Layout. This property is located within the T4a transect sub-zone, which permits single-family detached. The developer is proposing to develop R5 type lots with a single-family detached product. The subdivision will contain 65 residential lots and three open space lots. This represents a reduction from the original site plan of two lots. The most significant change in the layout is the addition of a one hundred (100') wide open space on the south end of the development. One of the three entrances to the subdivision from Fuller-Wiser Road was eliminated that would have lined up with Amy Way to the west. The 100' wide open space will be modified in the Planned Development proposed zoning and will be indicated as a non-residential zoned area that will remain as open space. This will allow the undeveloped property currently owned by the Federation of State Medical Boards located to the south to maximize its' full development potential, while still maintaining a reasonable buffer to the residential development.

The Development Services Group has certified that the project is compliant with these standards. Staff recommends approval of the site plan.

Vice Chairman Portugal complimented the cooperative efforts of staff, community and developer on the proposed modifications.

Director of Planning and Economic Development Mike Collins stated that David Auginbaugh with Lennar Homes deserves all the credit and thanked Mr. Auginbaugh for his work.

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

Vice Chairman Portugal made a motion to approve Case No. 16-01-SP for a Site Plan for Single Family Residential Development proposed to be located on 16.162 acres of the Adam Bradford Survey, Abstract No. 152, Midway Square Addition Block B, Part of Lot 2 located at the southeast corner of Midway Drive and Fuller-Wiser Road to be

platted as The Dominion at Bear Creek, Phase 5, Block A, Lots 48R, and 50R; Block R, Lots 1-27, A; Block S, Lots 1-17, A; Block T, Lots 1-19, A. Commissioner Owens seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (7-0-0)