



CITY COUNCIL COMMUNICATION

May 10, 2016

SUBJECT: Hold Public Hearing for Planned Development Case No. 15-10-PD and Consider First and Final Reading of Ordinance No. 2106

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

REFERENCE NO: 15-10-PD

ACTION REQUESTED:

Receive public input regarding a request for Planned Development to change the zoning of approximately 9.2562 acres of land within the B.F. Crowley Survey Abstract No. 320 from Single Family Detached Dwelling (R-1) zoning district to Planned Development (PD) zoning to allow single family residential and consider approval of Ordinance No. 2106.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Key Life Homes

Location/Zoning: 9.2562 acres located north of Ash Lane, east of N. Main Street. The property is currently zoned Single Family Detached Dwelling (R-1) district.

Project Description: The subject parcel for the rezoning has been owned by the Hurst Euless Bedford Independent School District for many years. Concluding that the site is no longer to be considered for additional capital improvement for the ISD, the Board of Trustees authorized the property to be sold through a sealed bid auction. Key Life Homes is the highest bidder. A condition of closing on the property is for Key Life Homes to secure land use entitlement. Key Life Homes is proposing to develop the property for a single family residential development. The property is currently zoned R-1 Single Family Detached Dwelling district. Key Life Homes is requesting to rezone the property to a Planned Development district in order to manage and design the property to alternative design standards in order to efficiently utilize the property and to bring forward a higher quality housing development.

Summary of Requested Standards

Standards	R-1 Zoning	Requested PD
Minimum Lot Size	7,500 SF	6,000 SF (avg 7,935 SF)
Minimum Living Floor Area	1,700 SF	2,000 SF (avg 2,300 SF)
Minimum Front Yard Setback	25 FT	15 FT
Minimum Front Yard Setback to Garage Door	25 FT (building line)	20 FT
Minimum Rear Yard Setback	15 FT	15 FT
Minimum Side Yard Setback	9 FT one side, 4 FT other Adjacent to street 15 FT	Interior 7 FT Adjacent to Street 15 FT
Minimum Lot Width	65 FT	54 FT

Lots – The lots will be a minimum of 6,000 square feet with an average of 7,935 square feet. Seven (7) of the lots (16.7 percent) are less than 7,000 sq. ft. Ten (10) lots (23.8 percent) are between 7,000 sq. ft. to 7,499 sq. ft. Twenty-five (25) lots (59.5 percent) are greater than 7,500 sq. ft. The lot configuration has larger lots around the corners of the subdivision to create the needed drainage areas on the north portion of the subdivision.

Architectural Standards – A list of detailed architectural features are established as requirements within the Planned Development ordinance and contain standards similar to those that have been approved through previous planned developments. The proposed subdivision is surrounded by three sides by well-established neighborhoods with primarily single story development. Therefore, the condition is established that all rear facing second story windows on lots to the exterior of the subdivision shall have translucent, but not transparent windows in order to protect privacy of the surrounding neighborhoods. The list of features is attached as part of the ordinance for the Planned Development. MJ Wright, a respected and well known firm, is the architect for the proposed development.

Staff recommends approval of the Planned Development Ordinance. The Planning and Zoning Commission held a public hearing on April 5, 2016 to consider a recommendation on this item. Several neighbors spoke in regards to this zoning change concerned about the potential loss of privacy for their backyards, and for the loss of an open space lot. The developer cited the condition regarding second story windows and that single family development could have been developed there with the current zoning. The P&Z Commission voted to recommend approval of the planned development zoning.

SUPPORTING DOCUMENTS:

- Ordinance No. 2106
- Minutes – P & Z
- Application
- Exhibit(s)
- Comments: Property Owner
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office