

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
APRIL 5, 2016
MINUTES**

ITEM 4. HELD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 16-01-PD AND APPROVED RECOMMENDATION OF AN ORDINANCE

Chairman McNeese opened the public hearing at 7:37 p.m.

Mr. Cook gave a brief description of the case. Lennar Homes is the developer and home builder of four subdivisions within the Riverwalk Planned Development zoning district during the past four years. Due to the strong home sales within these subdivisions, the company has requested the opportunity to increase their largest subdivision, The Dominion at Bear Creek. The subject parcel is located immediately to the west of the existing subdivision. The development proposes 67 single family residential lots and five open space lots.

Zoning – The proposed Planned Development zoning has been edited from the original Riverwalk Planned Development ordinance. All of the single-family development and design standards as well as the street, frontage, and lot types will be the same as the existing Riverwalk development.

Lots, Streets and Frontage Types – The lot type for the subdivision will be a R5 front-garage loaded product. Streets will be the R1 residential street widths with a minimum of 28 feet of pavement.

Infrastructure and Architectural Standards – The standards are the same as originally approved for the Riverwalk Planned Development including: the usage of reclaimed water for community open space irrigation; an assessment of \$1,000.00 per lot collected at the time the building permit issued; and, the single-family architectural standards.

Staff recommends approval of the Planned Development Ordinance.

David Auginbaugh, Lennar Homes, 1717 Marketplace Boulevard, Suite 100, Irving, Texas, was present to address any questions and gave an overview of their additional communities in Euless.

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

Todd Phillips, Federation of State Medical Boards, 400 Fuller-Wiser Road, Euless, Texas indicated that he was not opposed to the whole proposal and expressed his desire to see more commercial development in the Riverwalk Development. Mr. Phillips expressed concerns on behalf of his business about being too near residential development, providing photos, and requested that the developer put in a greenspace buffer zone between the Federation's property and the new home development. Mr.

Phillips stated that he offered to purchase six of the lots of the new development in order to make this happen.

Mr. Collins asked Mr. Phillips to further explain what his request for a buffer.

Mr. Phillips used visual aid to explain exactly where he would like to see a greenspace buffer added.

Mr. Collins asked if it was the visual angle that concerned Mr. Phillips.

Mr. Phillips confirmed that to be true.

Mr. Collins then stated that a height buffer would be needed more so than greenspace.

Mr. Phillips disagreed stating that a space buffer or a height buffer would work. Mr. Phillips also stated how this residential development has devalued his business and would like the development moved away from the property.

Chairman McNeese stated that the City has attempted to commercially develop in that area for 40 years.

Mr. Collins explained the possible processes that could happen. He informed Mr. Auginbaugh with Lennar that he could respond to Mr. Phillips as a corporate citizen of this community. Mr. Auginbaugh cannot be forced to add anything to someone else's property because that is not subject to this Planned Development Case. Lennar could construct something in the rear yards of the southern lots.

Mr. Auginbaugh was unable to come up with a solution that would be tall enough to cover a two story view or far enough away to resolve the desired outcome.

Mr. Collins offered an exception to the fence height as a condition in the planned development.

Mr. Auginbaugh was concerned that even doubling the height of the fence would not solve the issue and it would not compliment the community. Mr. Auginbaugh stated that the buffer on Midway was desirable to have as it's a corridor but moving the development would not provide enough buffer to achieve the privacy needed. Mr. Auginbaugh expressed that the site is a challenge as it's long and thin so options are limited.

Mr. Collins inquired about species of trees that would acquire a height of 25 to 30 feet.

Mr. Auginbaugh suggested crepe myrtles but mentioned that they would take time to mature.

Mr. Cook followed up by naming various trees along with their pros and cons stating that time would be an issue as height would take years to achieve.

Chairman McNeese mentioned that unless Lennar could offer up a solution the commission should table the case.

(Secretary's Note: Commissioner Steve Ellis excused himself from the meeting at 8:09 p.m.)

Mr. Auginbaugh stated that Lennar would offer to pay to install landscaping on the Federation's property that the Federation would maintain.

Mr. Phillips accepted this solution, mentioning that a greenspace buffer would still be the wisest course of action.

Chairman McNeese closed the public hearing at 8:19 p.m.

Commissioner Owens commented that the Commission should take into consideration the need for Lennar to insert a greenspace buffer on the south end of the property.

Chairman McNeese explained that the commercial business on the south property is a separate issue.

Commissioner Olmstead suggested that the Commission table the issue until their next meeting.

Chairman McNeese explained that the Commission should only take into consideration the effectiveness of use on this site for the planned development asking the Commission to decide if the case before them is the best use for that property on its own.

Commissioner Olmstead confirmed that he understood and stated that he was ready to move forward with voting on the case.

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

Chairman McNeese made a motion to approve Case No. 16-01-PD. Vice Chairman Portugal seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (5-0-0). (Commissioner Steve Ellis was not present for the vote).