

**CITY OF EULESS  
PLANNING AND ZONING COMMISSION  
JUNE 21, 2016  
DRAFT MINUTES**

**ITEM 2. HELD A PUBLIC HEARING FOR ZONING CHANGE CASE NO. 16-01-ZC AND APPROVED A RECOMMENDATION OF AN ORDINANCE.**

Chairman McNeese opened the public hearing at 6:36 p.m.

Senior Planner Stephen Cook gave a brief description of the case. Property owner notifications were sent out originally to conduct a Public Hearing for this zone change request before the Planning and Zoning Commission on May 17, 2016. After the notifications were sent out, the property owner requested that the item be tabled for an indefinite period of time. Because it was advertised, a Public Hearing was conducted. No individuals addressed the commission during the hearing. A motion was approved to table consideration of the item. The property owner again contacted staff and requested that consideration of the zone change be placed on a Planning and Zoning Commission agenda. New property owner notifications were sent out in order to conduct tonight's Public Hearing. The property owner of the subject parcel has requested to rezone a Neighborhood Business District (C-1) to be developed as two single family lots, which will be constructed under the straight Single Family Detached Dwelling District (R-1). The two lots that will be created are expected to exceed one-half acres, exceeding the minimum lot size of 7,500 s.f. established in the R-1 zoning district. In order to develop a high end product, the owner is in discussions with several custom home builders. The large size of the two residential lots created would make available a unique and desirable product to the market. If desired by a prospective buyer, a large residence could be constructed with a multi-car garage that could accommodate indoor parking of a recreational vehicle, boat, and off-road vehicle.

During the last decade, the property has been marketed to potential commercial end users. With no frontage and little or no visibility, no commercial end users have purchased the property. Recently, several owners of commercial properties located in the vicinity of N. Main Street and Harwood Road have been contacted about the availability of this parcel. There has been no interest in pursuing the purchase of the parcel. During this same time, the general area has experienced commercial activity. The front portion of this property was developed for professional office, and new retail commercial space was developed next to Albertson's, which has been recently purchased by new owners. The Harwood Crossing Shopping Center is currently under renovation, with Kroger expanding the size of its' store from approximately 44,000 s.f. to almost 70,000 s.f. The former 99 Cent store building remains vacant.

Staff recommends approval of the Zoning Ordinance.

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

Seeing none Chairman McNeese closed the public hearing at 6:38 p.m.

There were no questions or comments presented by the Commission.

Commissioner Brown made a motion to approve Case No. 16-01-ZC for a Zoning Change for approximately 1.38 acres of Harwood Crossing Block 1, Lot 5, to be changed from Neighborhood Business District (C-1) into Single Family Detached Dwelling District (R-1) zoning to allow single family residential and the recommendation of an ordinance. Commissioner Ellis 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)