



CITY COUNCIL COMMUNICATION

November 8, 2016

SUBJECT: Hold Public Hearing for Zoning Change Case No. 16-03-ZC and Consider First and Final Reading of Ordinance No. 2140

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

REFERENCE NO: 16-03-ZC

ACTION REQUESTED:

Receive public input regarding a zoning change request for Alexander and Cullum Subdivision, western half of Lot 25; 217 S. Main Street to be changed from Community Business District (C-2) to Single Family Detached Dwelling District (R-1) to allow subdivision of the lot and single family residential development and approve Ordinance No. 2140.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Anil Patel representing Patel Realtors.

Location/Zoning: 217 S. Main Street. The property is currently zoned one half Community Business District (C-2) and one half Single Family Detached Dwelling District (R-1).

Project Description: Mr. Patel is representing a single family detached dwelling homebuilder to rezone approximately 0.427 acres of land from Community Business District to Single Family Detached Dwelling District in order to subdivide the lot into two parcels for single family development.

The builder intends to construct two detached single family homes which will meet or exceed the standards of the R-1 zoning district. Meeting the masonry standards of the City of Euless, the applicant will construct the homes in a brick and stone mix. The square footage of the homes will be greater than 3,000 square feet, which exceeds the minimum of 1,800 square feet required in the R-1 zoning district. A color rendition of the type of home that would be constructed is included as an attachment. Landscaping and fencing will be based on the standards applied to all properties within the R-1 zoning district.

The applicant intends to subdivide the property so that the two lots will be addressed to E. Alexander Lane and have driveways that connect to Alexander Lane. The ordinance prohibits driveways onto S. Main Street.

The Planning and Zoning Commission held a public hearing on October 18, 2016 and voted to recommend approval of the request. There were no speakers during the public hearing.

SUPPORTING DOCUMENTS:

- Ordinance No. 2140
- Draft Minutes – P & Z
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office