

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
OCTOBER 18, 2016
DRAFT MINUTES**

**ITEM 7. HELD A PUBLIC HEARING FOR ZONING CHANGE CASE NO.
16-03-ZC**

Chairman McNeese opened the public hearing at 6:48 p.m.

Senior Planner Stephen Cook gave a brief description of the case. 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 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 was presented to the Commission. 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 Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval of the zoning change.

Mr. Cook stated that the applicant was present.

Chairman McNeese asked if the owners or representatives wished to speak.

The applicant indicated he was available to answer any questions the Commission had.

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

Seeing none, Chairman McNeese closed the public hearing at 6:50 p.m.

Commissioner Dunckel asked Mr. Cook and the applicant what type of barrier was proposed to go along Main Street.

Mr. Cook stated that it had not been discussed, and asked the applicant for the proposed type of barrier.

The applicant stated that they intended to build a masonry wall.

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

Commissioner Brown made a motion to approve Case No. 16-03-ZC for a Zoning Change for 217 S. Main Street from Community Business District (C-2) into Single Family Detached Dwelling District (R-1). Commissioner Olmstead seconded the motion. The vote was as follows:

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

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)