

ITEM 4 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 14-03-PD AND CONSIDER RECOMMENDATION OF AN ORDINANCE

Receive public input regarding a request for Planned Development to change the zoning of 2.393 acres of land located out of the Ben F. Crowley Survey, Abstract No. 320, Tract 5A01, 1804 N. Main Street, from Single Family Detached Dwelling District (R-1) into Planned Development (PD) zoning district to allow single family residential, and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Bloomfield Homes intends to construct an eight (8) lot single-family detached subdivision. The existing zoning is for single family detached dwellings. The proposed planned development zoning district will establish architectural design standards for the project.

Summary of Requested Standards

Standards	R-1	Requested PD
Minimum Lot Size	7,500 SF	6,000 SF Lot avg: 9,176 SF
Minimum Lot Width	65 FT	57 FT
Minimum Living Floor Area	1,700 SF	2,300 SF
Minimum Front Yard Setback	25 FT	25 FT 20 FT (Lots 6 & 7)
Minimum Rear Yard Setback	15 FT	15 FT
Minimum Side Yard Setback	Interior 10 FT Corner 15 FT	Interior 5 FT Corner 15 FT

Lots – The lots will be a minimum of 6,000 SF however the majority of lots will be greater than 9,000 square feet. All lots will face internal to the cul-de-sac. There will be a buffer, landscaping lot along the northern property line between the cul-de-sac and the rear yard of the homes to the north.

The natural grade of the lot to be development falls from the southeast corner to the north. The site will be developed to handle the amount of stormwater runoff and direct it to the City stormwater system along N. Main Street.

Architectural Standards – A list of architectural features are established as requirements within the Planned Development ordinance and are similar as has been approved through previous planned developments for Bloomfield Homes within the City of Eules.

These include ornamental lighting, roof pitch, brick and stone accents, garage doors and front doors. The list of features is attached as part of the ordinance for the Planned Development.

Exterior Enhancements – A masonry wall will be constructed along the N. Main frontage and will be designed with a sidewalk. The developer will work with the adjacent property owners concerning the rear fencing of the subdivision.

Staff recommends approval of the Planned Development Ordinance.

Don Dykstra, Bloomfield Homes, 1050 E. Highway 114, Suite 210, Southlake, TX 76092, gave an overview of the development being presented.

Patty Griffith, 1804 N. Main Street, is the current owner of the property. Mrs. Griffith represented her late husband and family as proponents to the development moving forward as a wish of her late husband. Mrs. Griffith gave the history of the property prior to their owning the property and then explained how her family has maintained the property and landscaping and feels that this is the time to take this opportunity to make this change to a new development.

Nancy Moore, 109 Wooddale Street, came forward as a proponent. Mrs. Moore requested clarification about the possibility of a Home Owners Association, Home Owners Association amenities that will be included and the perimeter fencing.

Mr. Dykstra stated that there will be a Home Owners Association that will maintain the public green spaces, landscaping for the public areas, but there will not be a community pool.

Mr. James Bryan, 203 Wooddale, came forward to ask how Bloomfield will work to protect the older trees. Mr. Bryan was concerned about clearing and maintaining the trees and the creek bed on the southeast corner.

Mr. Michael Fertig, 111 Wooddale, came forward to get information about hours of construction and to ask why the City would allow a new development in a period of drought. Mr. Fertig is concerned about the loss of trees.

Dr. Valerie Levi, 114 Park Haven, discussed her displeasure in the loss of so many established trees. She hired an arborist to come review the project and it is her opinion that the trees will be damaged in this development. She is concerned about yards sinking and the location of any fire hydrants. She stated that if a fire hydrant is not located properly if there was any issue there is a possibility that the water would flood homes in their subdivision. Dr. Levi also stated her concerns about the placement of street lights and their disruption of her home and privacy.

Brad Bowers, 116 Park Haven, is concerned about the loss of trees and the replacement of trees. He wants to make sure that there will not be any balconies facing into his yard. Privacy is a concern.

Mr. Dykstra responded to the concerns:

Bloomfield Homes commits to including two 3 inch caliper trees in the front and in the rear of each lot.

Bloomfield Homes will abide by City Ordinance as it pertains to the allowed construction hours.

Bloomfield Homes commits to working with the neighboring homes to establish a mutually agreed upon perimeter privacy fence. Bloomfield will install an 8' wooden fence on metal poles.

Bloomfield Homes will do their best to save as many trees as they can throughout the development.

Bloomfield Homes has reviewed the drainage for the entire development and worked with the City Engineers to insure that the drainage plan will follow all laws as written. Mr. Dykstra stated that once the drainage is in place he feels that there will be less water than before.

Chairman McNeese asked Mr. Dykstra to touch on the preserving the trees on the site for privacy.

Mr. Dykstra stated that his goal is to maintain all the trees along the rear fence line for privacy for both the existing and new home owners. There may be some modifications based on the installation of the sewage line on the back easement, but his plan is to maintain as many trees as possible.

Bloomfield Homes will work to make certain that they review the location of the fire hydrant and street lights to make sure that they are not a nuisance or pose any type of threat to the neighboring properties.

Chairman McNeese requested clarification on how Bloomfield Homes plans to commit to the number of trees on the public green space.

Don Dykstra said that he would commit to a minimum of 20 trees of at least 3" caliper including any that Bloomfield is able to save in the open green space. Mr. Dykstra stated that he would work with City Staff as to the best placement of the trees.

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

Commissioner Zahn made a motion to approve Case No. 14-03-PD. Commissioner Dunckel seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, and Brown.

Abstention: None

Nays: None

The motion carried: (6-0-0)