

**CITY OF EULESS
 PLANNING AND ZONING COMMISSION
 JANUARY 19, 2016
 MINUTES**

ITEM NO. 3. HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 15-08-PD AND CONSIDER RECOMMENDATION OF AN ORDINANCE

Chairman Richard McNeese opened the public hearing at 6:39 p.m.

Stephen Cook, Senior Planner gave a brief description of the case. This zone change request represents another example of a proposed infield tract development that has its' own unique conditions. The subject property is part of the J.E. Whitener subdivision that was platted in 1950. Mr. Aloffe has owned a portion of the described property for several years. The property is zoned R-1 single family residential. However, the lot was designed to be large enough to accommodate horses, but was not wide enough to further subdivide into appropriately sized single family lots. Through an agreement with the place of worship to the west on S. Pipeline Road, the developer will combine a portion of Lot 1 and Lot 2 of the original subdivision to construct a seventeen (17) lot single family cul-de-sac development. In June 2015, Bloomfield Homes received zoning approval for the Hearthstone Planned Development to create a similar subdivision immediately adjacent to the north. The proposed planned development zoning district will establish architectural design standards for the project that are similar to Hearthstone and other recently approved subdivisions located south of S.H. 10.

Summary of Requested Standards

Standards	Requested PD
Minimum Lot Size	5,500 SF Lot ave: 5,885 SF
Minimum Lot Width	50 FT
Minimum Living Floor Area	1,800 SF
Minimum Front Yard Setback	20 FT
Minimum Rear Yard Setback	15 FT
Minimum Side Yard Setback	Interior 5 FT Corner 15 FT

Lots – The lots will be a minimum of 5,500 SF with an average lot size at 5,885 SF. All lots will face internal to the cul-de-sac subdivision.

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 such as Bloomfield Homes within South Eules. 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 S. Pipeline Road, leaving an area for the gas pipeline easement similar to the Silver Creek Subdivision to the west. Sidewalks will be placed within the subdivision. A stained wood fence with metal posts will be constructed along the rear property lines adjacent to the rear property lines of the Knob Hill subdivision and church property.

Staff recommends approval of the Planned Development Ordinance.

Chairman Richard McNeese asked if there were any other proponents/opponents. Seeing none, the public hearing was closed at 6:42 p.m.

Jim Dewey, 2500 Texas Drive, Suite 100, Irving, Texas stated that the staff made a thorough presentation of the case and that the property owner, Mr. Jamal Aloffe was in the audience and that he and Mr. Aloffe were available for any questions.

Vice Chairman LuAnn Portugal asked if the masonry wall would affect visibility when exiting the property.

Senior Planner Stephen Cook stated that there was a forty foot easement from the road to the wall that provided sufficient visibility.

There were no questions or comments presented by the Commission.

Commissioner Steve Ellis made a motion to approve case no. 15-08-PD. Vice Chairman LuAnn Portugal seconded the motion. The vote was as follows:

Ayes: Chairman Richard McNeese, Vice Chairman LuAnn Portugal, Commission Members: Eric Owens, Ronald Dunckel, and Steve Ellis.

Nays: None

Abstention: None

Chairman Richard McNeese declared the motion carried. (5-0-0)