



PLANNING AND ZONING COMMUNICATION

June 2, 2015

SUBJECT: Hold Public Hearing for Planned Development Case No. 15-03-PD and Consider Recommendation of an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 15-03-PD

ACTION REQUESTED:

Receive public input regarding a request for a Planned Development to change the zoning of 14.194 acres of land located in the A.J. Huitt Survey Abstract No. 709, all or portion of Oak Crest Estates Addition, Block 1, Commercial Tract A from Texas Highway 10 Multi-use zoning district to Planned Development (PD) zoning district and consider recommendation of an Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*
4. Recommend approval of the request with modifications – *simple majority*
5. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: John Palmer, Gardner Capital; Don Dykstra, Bloomfield Homes

Location / Zoning: 14.194 acres located approximately 100 block of E. Euless Boulevard. The property is currently zoned Texas Highway 10 Multi-use zoning district.

Project Description: In a joint development project, Gardner Capital and Bloomfield Homes propose a Planned Development zoning district which would allow for the development of three distinct subareas: age-restricted, senior multi-family development; single family detached housing; and commercial development/single-family detached housing. The currently undeveloped, vacant property is located on the south side of E. Euless Boulevard

between Cullum Drive and Dickey Drive. The proposed Planned Development establishes a set of design standards for each of the subdistricts.

Commercial/Single-Family Subdistrict – Located at the northwest corner of the development and adjacent to the newly reconstructed Cullum Drive. If developed as commercial, the subdistrict would utilize the existing TX-10 zoning development standards. These include a thirty (30') setback front yard setback if not landscaped and a twenty (20') front yard setback if landscaped. Side and rear setback distances are based on the height of the proposed building when adjacent to residentially developed property. Landscaping and masonry screen buffers are required. The commercial property will be marketed to local scale retail or garden office type of buildings. If the commercial development is not feasible, the property has the opportunity to develop under the single family residential standards.

Single Family Detached Dwelling Subdistrict. – Within the center and southwest portion of the subject parcel, Bloomfield Homes intends to develop single family detached dwellings in a similar nature to previous subdivisions they have constructed within the City of Euless. Currently proposed at thirty-four (34) residential lots, the average lot size is 6,810 square feet. Access to the development will be made from Cullum Drive and will not have any access drives directly onto E. Euless Blvd. The design standards for the homes are the exact same development standards as proposed in the Cannon Gardens development. These standards include roof pitch, ornamental lighting, finished eaves and soffits with optional specific design elements. Typical elevations are provided in the ordinance. Masonry walls will define the exterior lot lines facing right-of-way and combination of wood/tubular steel fencing between lots and backing up to adjacent residential development.

Age-restricted Senior Multi-family Subdistrict. – The remaining area in the eastern portion of the tract will be developed as a senior housing development. Gardner Capital, with support from the City Council of Euless, has made application to the Texas Department of Housing and Community Affairs (TDHCA) for 2015 Low Income Housing Tax Credit funds. The TDHCA Housing Tax Credit (HTC) Program is one of the primary means of directing private capital toward the development and preservation of affordable rental housing for low-income households. Tax credits are awarded to eligible participants to offset a portion of their federal tax liability in exchange for the production or preservation of affordable rental housing. The award of these tax credits is highly competitive and awarded based on a Regional Allocation Formula. An application that meets all of the established criteria would receive the highest score.

The development would allow two types of age-restricted residential structures. The first being a multi-story apartment structure with multiple community rooms and gathering areas. This housing is developed as independent living, not as managed or assisted living care. Development standards are similar to those implemented through the Riverwalk Planned Development for urban lofts. Decorative tubular steel or aluminum fencing will be made around the northern perimeter of the development with appropriate landscaping. Opaque wood or masonry fencing will be placed to other areas. Cottage homes will be constructed and will be located along the southern and western areas of the subdistrict, adjacent to the existing residential and single family residential to be constructed with this Planned

Development.

The development is seeking the entitlement for the land uses and design elements requested. A specific site plan will be required to be reviewed by the Planning and Zoning Commission and City Council of each of the separate elements. Staff recommends approval of the Planned Development District.

SUPPORTING DOCUMENTS:

- Draft Ordinance
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner