

PLANNING AND ZONING COMMISSION DRAFT MINUTES NOVEMBER 3, 2014

PUBLIC HEARING AGENDA Item #12- S140501 - Site Plan - Mira Lagos East Phase 2 (City Council District 6). Senior Planner Denice Thomas presented the case report and a Power Point presentation for the approval of a lot consolidation of two contiguous multi-family residential lots within the same development for the purpose of development review. The 12.44 acre property, located at 2629 S. Grand Peninsula Drive, is zoned Planned Development District 298-A (PD-298A) and is within the Lake Ridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc., the applicant is Ben McCaslin, Mira Lagos East Partners Ltd., and the owner is Walter Damon, Mira Lagos East Partners Ltd.

Mrs. Thomas stated the purpose of the request approval of a declaration of lot combination to allow the two platted lots, which contain one unified development, to be considered one lot for the purpose of site plan review. This is not a request to review the site plan for Phase II of the multi-family development. A subsequent site plan will have to be submitted to obtain Phase II site plan approval.

Mrs. Thomas stated the applicant submitted a site plan application to develop the subject site with a multi-family development in two phases platted into two separate lots. The City Council approved Phase I of the multi-family development and the Planning and Zoning Commission approved a final plat for both lots. Since approval, the applicant has opted to submit an application to have the project reviewed for compliance as a single development. With approval of a condition that requires the applicant to submit a Declaration of Lot Combination prior to City Council approval, this condition has been met.

Mrs. Thomas stated A Type 1 fence is required along the southern property boundary. The exhibit submitted with the applicant does not indicate a Type 1 fence will be constructed at this location. This requested appeal, along with others were presented to the City Council at the time of Site Plan approval. Staff is not supportive of deviations to the City Council approved fencing requirements.

Mrs. Thomas stated staff recommends approval of the Declaration of Lot Combination subject to recordation of the notarized Declaration of Lot Combination document in the land records, and provision of fencing in accordance with the City Council approval of S131004.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

Dick Lablanc with Hanover Properties, 3001 Knox Street, Dallas, TX was present representing the case and to respond to questions from the Commission. Mr. Lablanc stated they are requesting a wooden fence on the southern property line in order to be consistent with the Mira Lagos development. He stated a masonry fence between two residential developments would not be economical.

Chairman Garrett stated Council approved a site plan that included a masonry fence on the southern property line.

Steve Barnes, 12720 Hillcrest Road, Suite 400, Dallas, TX stepped forward in support of this request.

There being no further discussion on the case, Commissioner Moser stated he is in support of multi-family developments, but Council approved a site plan that includes a masonry fence along the southern property line and moved to close the public hearing and recommend approval of case S140501 per staff's recommendations, denying the applicants requested appeal to the fence requirements. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

Ayes: Garrett, Gray, Johnson, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**