

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES MARCH 7, 20116**

PUBLIC HEARING AGENDA Item #7 – S160305 - Site Plan - Winding Creek Apartments (City Council District 2 & 4). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval of a site plan to construct and operate a multi-family residential development. The 22.98-acre property, generally located north of Sara Jane Parkway and west of Bob Smith Parkway, is zoned Planned Development-353 (PD-353) District, is within the State Highway 161 (SH-161) and Interstate Highway 20 (I-20) Corridor Overlay Districts. The applicant is Bryan Moore, DBA Architects and the owner is Grant Lorimer, GT Winding Creek LP.

Mrs. Thomas Stated the applicant proposes to construct approximately 14 buildings totaling 410,758 square feet with 314 dwelling units. The base zoning for PD-353 is Multi-Family-3 District. The proposal is consistent with all of the provisions contained in PD-353 District.

Mrs. Thomas stated the subject site is part of the Interstate Highway 20 Corridor Overlay District. The Overlay District establishes development standards and design criteria along the Corridor that are compatible with a high density, highly traveled urban retail area. The purpose of this overlay district is to maximize the corridor's potential as a city asset with sustainable development, and address the concerns of property owners that future non-residential development be compatible with existing residential uses. This district is intended to increase the quality of development by applying design and development requirements developed by staff and property owners. These requirements are contained in Appendix F of this Code. Multi-Family development in this area is consistent with the I-20 Overlay District purpose and intent.

Mrs. Thomas stated a concept plan was approved as part of the PD approval. The site plan is in substantial conformance with the concept plan. The proposal meets all of the requirements of Article 10, except the covered parking requirements. The project is required to provide 103 covered parking spaces. The applicant has requested an exception to relieve them of the requirement. All of the building types proposed have a façade that is 100% masonry and all other façades are a minimum of 80%. All of the roof pitches are 4:12 and 8:12. The elevations are consistent with the provisions of PD-353 District. A total of 103 covered parking spaces are required in conjunction with this development. The applicant is requesting an exception to this provision to relieve them of the requirement entirely. Staff does not support the exception.

Mrs. Thomas stated generally speaking, the proposal is consistent with the Unified Development Code and PD-353. Staff cannot recommend full support because of the requested exception to provide no covered parking spaces. Staff's recommendation is that the proposal be approved subject conditions regarding the covered parking in accordance with the UDC.

Commissioner Spare asked what all relieve have already been granted to this project.

Mrs. Thomas replied City Council granted a reduced to the setbacks requirements adjacent to Sara Jane Parkway and the rear property line, and direct access onto the property.

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

Bryan Moore with DBA Architects, 111 S. Kentucky, STE 210, McKinney, TX and Randall Curington, 6750 Hillcrest Plaza Drive, Dallas, TX were present representing the case and to respond to questions from the Commission.

Commissioner Moser stated several variances have already been granted, and he understands the reasoning for the request. Mr. Moser asked if the applicant would be agreeable to a program provided by the Police Department that is designed to protect the health, safety, and welfare of the occupants of the complexes, by obtaining greater compliance through a crime-free multi-housing program, Crime Prevention through Environmental Design, and pay a minimal fee.

Mr. Curington replied yes he is willing to be a part of this program.

Commissioner Moser said he would not be providing parking to all of his tenants.

Mr. Curington stated some of the garages and breezeways would be available for rent, some of the units would have garages, but some would need to pay to use them. He stated carports have become an esthetic issue with apartment complexes.

Commissioner Spare said he is a big supporter of the Environmental Design for Crime Prevention, but covered parking is a necessity with the type of weather we have in this area.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approved case S160305 as presented and recommended by staff and require the applicant to be a part of the city code adopted ordinance, the crime-free multi-family housing program. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried**