

PLANNING AND ZONING COMMISSION DAFT MINUTES OF DECEMBER 1, 2014

PUBLIC HEARING AGENDA Item #11- S141201 - Site Plan - Timberview Ranch Apartments (City Council District 4). Senior Planner Denice Thomas presented the case report and a Power Point presentation for the approval of a site plan to construct and operate a multi-family residential development. The 17.84-acre property is generally located south of S.H. 360 and west of Mirabella Boulevard (S.L. Ferrell Survey, Abstract 516 Tracts 2C02, 2A05, and 2A04A), is zoned Planned Development 346 (PD-346) and is within the S.H. 360 Overlay District. The agent is Brian Rumsey, Cross Architects and the owner is Spencer Byington, SWBC Timberview Ranch Apartments.

Mrs. Thomas stated the proposed Planned Development District is based on MF-3 District provisions adopted in the Unified Development Code with some modifications. The proposed PD also includes conceptual site plan, conceptual elevations, and conceptual landscape plan.

Mrs. Thomas stated the proposal meets all applicable minimum dimension requirements for the MF-3 zoning district. The subject site is part Area 3 of the S.H. 360 Overlay District. The Corridor Plan provides the vision for the manner land adjacent to S.H. 161 are planned and developed. The recommended architectural style for the S.H. 360 Overlay District is termed Prairie Modern. The architectural style and features proposed differ from the Overlay District recommendation. The landscape plan that was submitted with this site plan application does not meet the minimum requirements of the UDC and Appendix F. Staff is recommending a condition that the landscape plan meet all of the minimum City requirements prior to submission of the mylars for approval by the Planning Director or his designee. The elevations depict six three-story building types and one two-story building type with stucco and simulated stone. The elevations are consistent with the masonry composition, form, and roof pitch approved by City Council as part of PD-346.

Mrs. Thomas stated a total of 450 parking spaces are required for this development; 611 have been provided. Of the required spaces 135 are required to be direct access; 135 have been provided. In addition to direct access parking the project is required to include 90 covered parking spaces, 45 guest parking spaces, and 180 surface parking spaces. The proposal includes 90 covered parking spaces, 45 guest parking spaces, and 218 surface spaces, respectively. The quantity of parking required is met by this proposal. The PD ordinance allowed the project to be developed with 9-foot-wide garage doors instead of 10-foot-wide doors. The proposal meets the requirements of the PD.

Mrs. Thomas noted the PD ordinance allows the property to develop with 69.4% of the complex as one-bedroom units. The proposal is consistent with the PD ordinance.

Mrs. Thomas stated the site plan and the building elevations are consistent with the PD ordinance, the UDC, and Appendix F. The landscape plan as submitted is not. Staff is recommending approval of the proposal subject to the following conditions:

1. All DRC conditions shall be met.
2. Prior to approval of the mylars by the Planning Director or their designee, the applicant shall submit a site plan that addresses the outstanding issues provided in the DRC comments letter forwarded to them on October 31, 2014.
3. Prior to approval of the mylars by the Planning Director or their designee, the applicant shall submit a landscape plan that addresses the outstanding issues provided in the DRC comments letter forwarded to them on October 31, 2014.
4. Prior to approval of the mylars by the Planning Director or their designee, the applicant shall submit a landscape plan that complies with all of the applicable regulations contained in the PD-346 ordinance, the Unified Development Code, and Appendix F of the Unified Development Code.

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

Brain Rumsey with Cross Architects, 1255 W. 15th Street, Suite 125, Plano, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Philipp moved to close the public hearing and recommend approval of case S141201 per staff's recommendations. The action and vote being recorded as follows:

Motion: Philipp

Second: Gray

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

Nays: None

Approved: 8-0

Motion: **carried.**