



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 4, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Secretary John Lopez, Commissioners Cheryl Smith, Janie Adhikari, Eduardo Carranza, Shawn Connor, Max Coleman, Eduardo Carranza.

COMMISSIONERS ABSENT: Clayton Fisher

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Commissioner Lopez recused himself from the meeting, due to a conflict of interest on case Z180101/CP180101.

PUBLIC HEARING AGENDA Item #15– Z180101/CP180101 - Zoning Change/Concept Plan - Camp Wisdom Mixed Use (City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Site Plan for a Planned Development for a mixed use development consisting of approximately 34,000 square feet of commercial retail and 514 multi-family residential units with nine single and multi-story buildings up to four floors in height on approximately 26.78 acres at 2650 W Camp Wisdom Rd. Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, approximately 26.78 acres zoned PD-48 partially within the Lake Ridge Corridor Overlay, generally located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W Camp Wisdom Rd. and addressed as 2650 W Camp Wisdom Rd. The agent is Eric Swartz and the owner is Hamilton Peck, Hamilton Commercial LLC.

Mr. Jones stated the 2010 Comprehensive Plan's Future Land Use Map designates this area as Low-Density Residential. While the proposed use is inconsistent with the Future Land Use map, the current zoning has been in place since 1980 and allows for high-density residential development up to 20 dwelling units per acre. Staff believes that including a retail commercial component along W. Camp Wisdom Road where it would be contiguous with existing retail commercial is a benefit to the overall area. Staff further believes a mixed-use proposal at this location conforms to Objective 2 of the Comprehensive Plan by reducing sprawl and providing integrated community uses including housing, offices, retail, trails and parklike spaces in one development on an infill lot. The proposal also conforms to Objective 3 by locating higher density residential uses along two arterial roadways, W. Camp Wisdom Rd. and Kingswood Blvd. The Concept Plan depicts seven apartment buildings and two mixed-use buildings with retail

commercial and living units. Key features of the Concept Plan include the following: Two 4-story mixed-use buildings front the north side of W. Camp Wisdom Rd. These buildings consist of approximately 34,000 square feet of retail commercial space, along with approximately 165 apartment units. Between the two mixed-use buildings is a bridge which is shown as enclosed commercial space going over the main entrance to the residential portion of the development. Directly behind the mixed use buildings, seven 3 and 4-story apartment buildings are proposed consisting of approximately 349 apartment units. A flood plain and stormwater management area is shown running between the buildings on the east side of the property and the north side of the property. One vehicular bridge and one pedestrian bridge are shown crossing the creek. The final design of the bridges will be determined by a flood study at the Site Plan phase. A total of 72 integrated garage spaces are shown on the Concept Plan with the balance of the 771 spaces shown as surface parking. Of the 699 spaces not shown as garages, 155 will be covered spaces. There are a total of 514 dwelling units proposed, giving the development a residential density of 19.19 dwelling units per acre.

Mr. Jones noted one full access point is proposed onto W. Camp Wisdom Road, which will also provide access to the properties which currently front Martin Barnes Road. An additional right only access is proposed to the east. Both access points from Camp Wisdom will link to the commercial area and also to the residential portion of the development. The existing westbound left turn lane in front of the property will be eliminated. The eastbound left turn lane will remain for the full entrance. Any separate lots platted within the zoning area must comply with an approved preliminary plat and be accessible through a public right of way or mutual access easement. An additional ingress/egress point is provided at the northeastern edge of the property onto Kingswood Blvd. A hooded left turn lane is proposed to provide access from Kingswood. Egress from the site would be right turn only. The access drive to Kingswood traverses property owned by the Lake Parks North HOA and an overhead electrical transmission corridor. The applicant is proposing a maximum of 60 feet on four-story multi-family buildings. The maximum allowed height in the MF-3 is 50 feet within 100 feet of single-family residential. Buildings with units directly facing single-family will be restricted to 3 stories and 55 feet in maximum height. This height has been reduced from 70 feet previously shown. The applicant is requesting to construct multi-family buildings with a 60 foot side setback. The requirement as previously shown was 80 feet based on the proposed maximum height of the buildings. The new requirement is 65 feet based on the revised building height. The applicant is requesting to provide 8% of required Multi-Family parking as integrated garage space rather than the required 30%. The applicant is requesting to construct four story buildings up to 60 feet in height within the proposed Neighborhood Services, Office, General Retail- One district. The maximum height in these districts is 25 feet, this height has been reduced from 90 feet previously shown.

Mr. Jones stated staff has concerns with the first two exceptions due primarily to the direct line of sight between second and third floor balconies and the backyards of the adjacent homes. Staff recommends further design studies showing the line of sight from buildings abutting single-family residential or otherwise designing the balconies in some way so that there is not a direct line of sight. If the design of buildings adjacent to single-family residential is clarified to address potential impact on existing single-family homes, Staff is supportive of the first two exceptions. The applicant has submitted a line of sight study showing the viewing angle from the third story units to the adjacent single-family residential homes, and also proposes to install vegetative screening

between the multi-family buildings and single-family houses. Staff has concerns with exception three due to the significant shortage of garage spaces compared to the number that are required. However, staff acknowledges that there is a hardship presented by the site in that the irregular shape of the property combined with the preservation of the existing flood management area restricts access to every side of some buildings and therefore restricts the ability of the developer to utilize portions of the buildings as integrated garage parking. Staff recommends that the applicant explore other options to provide more garage parking for the multi-family units, including detached garages if they are compatible with the design of the primary buildings. Staff is supportive of exception four given the efficient use of land, the site restrictions as noted above, and the distinct design employed by the commercial buildings on the project, which staff believes will make a positive impact on the area and in south Grand Prairie as a whole.

Mr. Jones stated this item appeared originally on the January 8, 2018 Planning Commission agenda but was tabled to allow the applicant an opportunity to further meet with the HOA to the north of the subject property. Through a series of meetings over the subsequent four months involving both the HOA and staff, the applicant has presented a design for the Kingswood access drive with associated noise barriers and traffic management features. The final design of the screening will occur at the Site Plan phase, but the requirement to provide the screening will be made a part of the ordinance in the event the zoning is approved. The HOA has given preliminary written approval for the applicant to construct an access drive across HOA property. This access does not become formalized until an easement is dedicated on the Final Plat and filed in the county records and permission from the overhead utility is obtained. The applicant must obtain further approval from ONCOR to traverse the overhead utility easement based on the final design of the screening wall. Following the second tabling of the proposal at the May 7th meeting, the applicant met with members of the Lake Parks West HOA.

Mr. Jones stated as of the date of this report, thirty-four neighboring property owners have reached out to the City regarding this request. All were in opposition. As of the date of this report, owners of approximately 13.1 percent of the property within 200 feet of the zoning boundary have registered written opposition to the request. The Development Review Committee recommends approval of the Zoning and Concept Plan with the following conditions:

1. At Site Plan phase, the final design of buildings 7, 8, and 9 should eliminate direct line of sight into adjacent single-family back yards;
2. The applicant must obtain all approvals, authorizations and easements necessary to construct the north drive across the HOA property, the overhead powerline easement, the floodplain management easement, and City right of way;
3. The applicant must work with City Staff and the Lake Parks North HOA to establish viable traffic calming measures along Kingswood Blvd.

Commissioner Smith asked if Mr. Peck reached out to the other homeowners associations in the area and asked how many HOAs are in the area. Mr. Jones replied there are three HOAs within a four mile radius Mr. Peck has reached out to two of them, the Lakes Park North HOA and the Lake Parks West HOA.

Chairperson Motley noted there were no other questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Eric Swartz, 9707 Walnut Hill Lane, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Hamilton Peck with Hamilton Commercial LLC, 2507 Croft Creek, Grand Prairie, TX, property owner stepped forward in support of this request. Mr. Peck stated he reached out to all of the abutting homeowners some which were missed informed and were not aware the property was already zoned for multi-family. He stated the agreement between him and the Lake Parks North HOA has been finalized. The proposed maximum height of the buildings have been reduced to 65 feet from 80 feet in order to reduce the direct line of sight between second and third floor balconies and the backyards of the adjacent homes. The balconies have also been revised to face north and south.

Commissioner Spare stated he is not pleased with the site plan submitted showing the direct line of sight between second and third floor balconies and the backyards of the adjacent homes.

Terri Bordeaux, 2880 Conrad Lane, Grand Prairie, TX stepped forward in support of this request. She said she is only speaking for herself she met with Mr. Peck and understands the property is already zoned for multi-family, she would rather see a nice development like the one being proposed with some retail spaces than just another apartment complex. With the reduction of the 3 bedroom units, this complex would be catered towards more young singles and empty nesters, therefore the schools would not be directly affected by this development.

Al Santiago representing the Lakes Park HOA, 4804 Tarragon Lane, Grand Prairie, TX stepped forward in support of this request; he has met with Mr. Peck on numerous occasions and has come to an agreement that has been finalized and gives them assurance that nice apartment complex would be build; he believes Mr. Peck is being very reasonable.

Israel Foster, 5016 White Oak Drive, Grand Prairie, TX stepped forward in opposition to this request. He understands the property is already zoned for multi-family, but his home backs up to this development.

Chairman Motely asked if there was a wall constructed between his home and the development would he be in favor of this request. Mr. Foster replied yes, all he wants is some privacy.

Cheryl Baker, 2704 Potters Court, Grand Prairie, TX stepped forward in opposition to this request. She lives across Camp Wisdom Road to the south and has spent the past several weeks studying this development, she has spoken to several neighbors who have expressed concerns with the noise, traffic, and lights in their back yards, they would like for Mr. Peck to follow the rules and City ordinances.

David Baker, 2704 Potter Court, Grand Prairie, TX stated there is already a traffic issues in this area with Camp Wisdom being a major road and Lake Ridge being used to access Joe Pool Lake, and by adding more retail to the area the traffic would just worsen. He said they spoke to over 150 citizens in the area who are in opposition to this request.

Matt Molash, 500 Main Street, Suite 800, Fort Worth, TX stepped forward representing Babcrop 200 Ltd. property owners along Martin Barnes Road, the applicants site has ingress and egress challenges and asked the Commission to deny this request, because of the access along Camp Wisdom and Kingswood Blvd, Martin Barnes is not an improved road, they would ask that Martin Barnes be improved North and South of this development. He said they are not opposed to the Use, but are opposed to the access of the property.

Tara Kenya, 4812 Tarragon Lane, Grand Prairie, TX lives in Lake Parks North she presented the Commission with an updated on Retail spaces in the area and submitted the report into the record; Vacancy Assessment of Retail Properties in the Area of the Proposed Camp Wisdom Mixed-Use Development.

Commissioner Connor asked if her study shows where the previous tenants moved too or why they moved. Mrs. Kenya replied no.

Mike Ramirez, 2351 Palmer Trail, Grand Prairie, TX stepped for in opposition, he lives in the High Hawk subdivision and asked if Mr. Peck met with their HOA, he said traffic is already an issue and is concern that this development would only add more traffic to the area.

Eugene Coleman, 5012 White Oak Drive, Grand Prairie, TX was present in opposition to this request. Mr. Coleman stated he was not aware that this property was zoned multi-family when he purchased his home in September, and asked that Mr. Peck abide by the city ordinances and rules.

Kathryn Monette, 1814 Abilene Court, Grand Prairie, TX stated the traffic is already an issue she would like to see these apartments be age restricted and do away with the retail component.

Chairperson Motley noted several speaker cards and letters submitted in opposition to this request.

Tommy Land, 5543 Val Verde Court, Grand Prairie, TX
Santiago Kerana III, 2703 Garden Grove Road, Grand Prairie, TX
Michelle Toledo, 5008 White Oak Drive, Grand Prairie, TX
Vang Cualeng, 2612 Florence Hill Street, Grand Prairie, TX
Dian Johns, 5000 White Oak Drive, Grand Prairie, TX

Commissioner Spare stated this case required a lot of effort and thought, this development affects a lot of people, but retail will grow in this area. Commissioner Spare moved to close the public hearing and deny case Z180101/CP180101. MOTION FAILED, due to a seconded.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case Z180101/CP180101 as presented and recommended by staff, and that the applicant continue to work with the surrounding HOAs.

Chairperson Motley said we talk about being good neighbors, the property has been zoned for multi-family since the 1970s and anyone could come in today an just build apartments, he

empathizes with the citizens and recommends Mr. Peck continue to work diligently with the neighborhoods and the HOAs before this case is heard by the City Council.

The action and vote being recorded as follows:

Motion: Smith

Second: Connor

Ayes: Adhikari, Carranza, Coleman, Connor, Motley, Smith

Nays: Spare

Abstain: Lopez

Approved: 6-1-1

Motion: **carried**