



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
DECEMBER 4, 2017**

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

COMMISSIONERS ABSENT: None

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, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:40 p.m.

PUBLIC HEARING AGENDA Item #9– S171104 – Site Plan - Mira Lagos Townhomes North City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a residential townhome development on 16.19 acres. Tracts 2.3, 2.7, 3.1, 3.2, 3.3, 4.1, B B B & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lakeridge Overlay District, and located west of Lake Ridge Parkway on the north side of S. Grand Peninsula Drive. The applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd.

Ms. Ware stated the proposed development is a gated community with private streets. The gated entrance is off of S. Grand Peninsula Drive; emergency-only access is off of England Parkway. An open space lot with a clubhouse, pool, and centralized mail boxes, is located at the center of the development. Open spaces, sidewalks, and guest parking are provided throughout the development. The townhomes are grouped in clusters of three, four, five, and six units. Each unit contains a two-car garage in the back of the unit. The driveways of some units provide two additional parking spaces. Residents will be required to park their vehicles in their garage or, if available, driveway. The HOA will enforce the parking regulations. Each townhome unit has a gated patio in front. Where possible, townhome units face open spaces with a street or alley in back. Units along S. Grand Peninsula Drive front S. Grand Peninsula Drive; units along England Parkway front England Parkway. The development is subject to the density and dimensional requirements in PD-365, which is summarized below. The proposal meets the density and dimensional requirements. A 15 ft. landscape buffer and 6 ft. wrought iron fence is proposed along England Parkway and S. Grand Peninsula Drive. A 5 ft. landscape buffer and wood fence are proposed for the east and west property lines of the development. At the time of occupancy, each townhome will have an

ornamental tree and shrubs totaling 30-gallons. The proposed building elevations consist of brick, stone, and siding accents. PD-365 requires that 80% of each façade be clad in brick or stone. 20% of each townhome cluster must be clad in stone. Proposed building elevations show six townhome cluster color schemes.

Ms. Ware stated the DRC recommends approval.

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

Arron Duncan, 2001 N Lamar Street, Dallas, TX and Ben Luedtke with Hanover Properties, 3001 Knox Street, Dallas, TX were present representing the case and to answer questions from the Commission.

Commissioner Fisher asked what would be the cost to live at this facility.

Mr. Luedke replied the homes would range about 250K to 300K.

Commissioner Coleman asked what the Homeowners Association fees would be per month.

Mr. Luedke stated anywhere from \$200 to \$300 a month.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases S171104 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 9-0

Motion: **carried.**