



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 3, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza.

COMMISSIONERS ABSENT: Clayton Fisher, Lynn Motley

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Caryl DeVries, Traffic Engineer, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #11- S190607 - Site Plan - Lakes at Grand Prairie (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Site Plan for Lake at Grand Prairie, a 140-unit, multi-family development on 7.15 acres. Tract 6D and 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255B, within SH-360 Corridor Overlay District, and generally located east of SH-360 and south of Doryn Dr. The agent is John Bezner, Civil Point Engineers, the applicant is Vino Patel, MPH Partners, and the owner is Robert Barham, KP Development Partners, LP.

Ms. Ware stated the 137-unit multi-family development will be accessible from Doryn Drive with an emergency access/exit-only drive on Magna Carta Blvd. The Site Plan shows an access easement that extends past the proposed drive to the west property line. This is intended to provide the property to the west with access from Doryn Drive in the event that it is developed for commercial use in the future. The proposed three-story building surrounds a courtyard which will feature a pool and outdoor space. Other amenities include a fitness center, library, theater-media room, salon, and dog park. The proposal meets or exceeds the density and dimensional requirements. The proposal meets the required total parking spaces, covered parking spaces, and garage parking spaces. The applicant has made adjustments to the site based on the planned development standards approved by Council. The Site Plan now shows an area of 12 parking spaces adjacent to the west property line. This parking area isn't consistent with the approved Concept Plan. Given this inconsistency and the distance of the parking area from the building, Staff recommended that the applicant designate this area as reserve parking. This area will remain as

green space. When the development is fully leased and if additional parking is required, the owner will construct the additional parking spaces. The proposal meets the landscape and screening requirements. The exterior finish materials include stone, brick, stucco, and fiber cement siding. Appendix W requires that a single material, texture, or color not exceed 60% of a façade. The proposed elevations meet this requirement. The proposal meets Appendix W requirements for amenities. The applicant is not requesting any exceptions or appeals.

Ms. Ware stated the Development Review Committee recommends approval with the condition that the parking area shown on the Site Plan as reserve parking remain as open space and that the parking spaces only be constructed if demand arises.

Commissioner Lopez asked who would be the one to demand the additional parking if needed. Ms. Ware replied the developer.

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

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case S190607 as presented and recommended by staff, and the parking area shown on the Site Plan as reserve parking shall remain open space and that the parking spaces shall only be constructed if demand arises, the applicant shall coordinate with North Texas Tollway Authority (NTTA) on appropriate noise abatement and acknowledge that NTTA will not provide additional noise mitigation, and the City shall install “No Parking” signs along Doryn Dr. and Magna Carta Blvd. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

Ayes: Carranza, Coleman, Connor, Lopez, Moser, Smith, Spare

Nays: None

Approved: 7-0

Motion: **carried.**