

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF MARCH 6, 2017

PUBLIC HEARING AGENDA Item #12 - Z170202/CP170201 - Zoning Change/Concept Plan - General Retail and add approximately 19 acres of Urban Residential and Multi Family (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a request for approval of a Concept Plan to establish access and circulation for general retail and multi-family residential uses on 39.22 acres. The subject property is addressed as 3600 Robinson Road, generally located at the northeast corner of S. Highway 161 and S. Forum Drive, zoned Planned Development 294 (PD-294) District, and within the SH 161 Corridor Overlay District.

Ms. Ware stated the applicant intends to develop a horizontally mixed-use development with retail and multi-family residential uses. The purpose of the request is to rezone 39.22 acres from PD-294 for general retail uses to PD-294D for general retail and multi-family uses. In addition to amending the general retail development standards created by the original planned development, the proposal establishes the following:

- Multi-family use and development standards for a portion of the property,
- Mandatory access and circulation, and
- Design principles to address the single family use on the east side of Robinson Road.

Mrs. Ware stated the Concept Plan depicts 125,000 square feet of retail, 18,000 square feet of restaurants, two hotels, and about 500 multi-family units. Mandatory Circulation routes shown on the Concept Plan are allowed to shift up to 100' in any direction as long as general connectivity is maintained. The property is zoned PD-294 District. Part of the property is within Tract A-1 of the original planned development and designated as the "East Highway Retail District." The remainder of the property is within Tract A-2 of the original planned development and designated as a "Transitional Retail District." The proposal amends the development standards for the East Highway Retail District and replaces the Transitional Retail District with multi-family. The multi-family tract may extend to the north-south mandatory circulation shown on the Concept Plan but no more than 550-feet from the property line on Robinson Road for a maximum of 17 acres. Development in the General Retail tract is subject to the development standards of Tract A-1 in PD-294 and General Retail in the UDC with the amendments. The Multi-Family development is subject to the UDC requirements for Multi-Family Three District. Fencing will be finalized during Site Plan review. Design will take into consideration integration of a walk-up building frontage, architectural context, screening, and security. The design standards are:

- The building façade along Robinson Road shall include some design consideration such as articulation, porches or patios to provide residential compatibility.
- The buildings with Robinson Road frontage shall be limited to 40' or 3 stories along Robison Rd frontage.

- Elevations of Multifamily Buildings shall be required for Site Plan approval. In particular the building façade on Robinson Road and the relationship with the streetscape shall be shown.

Ms. Ware stated the DRC recommends approval of this request.

Commissioner Lopez asked how the parking garages reduction would affect this development.

Ms. Ware said no on-street parking would be permitted along Robinson Road and the developer would provide more walking capabilities to the adjacent retail developments.

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

Charlie Anderson with TA Land Fund 1LP, 4801 W. Lovers Lane, Dallas, TX stepped forward representing the case and to answer questions from the Commission. He said this would be a good location for this type of development, adjacent to the Ikea store, they have conducted a market study for this area to see what would be the best fit and future for this location, they would be providing a high quality development.

Rob Parsons with Gateway Planning, 3100 McKinney Avenue, 7th Floor, Dallas, TX stated, because of the depth of the property they feel the multi family would be a good fit for this area and would provide a buffer between the existing residential to the east and the retail development to the west.

Mr. Anderson stated the property is flat and Hwy 161 is elevated in this area, and because of the visibility they would be providing a fountain feature that is unique. What they are providing with this development is the capability for the residence to be able to walk to the retail the multi family would provide a transition between the existing residential development and the retail.

Chairperson Motley asked if the multi-family component was critical to this development the difficulty on what is best for the area, is not knowing, what Ikea is planning to do with their existing property, and asked have they looked at a larger retailer for this location.

Mr. Anderson replied yes, because adding the multi-family component would allow them to buffer the retail development from the existing residential and their project would provide an urban living to those who like to walk to shopping areas and restaurants. This would be a high quality development. Ikea has no plans on developing their property at this time, but they would be interested on the remainder of their property. Mr. Anderson said they are looking for a big retailer to occupy their retail pad sites.

Commissioner Conner asked if he were looking for a place to live, what incentives would they offer him to relocate to this area next to a retailer like Ikea and the traffic it would generate.

Mr. Anderson stated this type of living would be for those who enjoy the urban feel and being able to walk to surrounding retail establishments and restaurants.

Commissioner Moser asked if Mr. Anderson was the property owner, and would they be in support of the SUP process.

Mr. Anderson said he owns 10 acres at this time, but would be purchasing the rest of the property.

Commissioner Lopez asked staff if there is any more existing multi-family zoning along Hwy 161 between HI-20 and Pioneer Parkway.

Mr. Crolley replied yes, there is some existing multi-family zoning to the north between Ikea and Pioneer Parkway, but the developer to one of the properties has indicated they would be developing the property with retail.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case Z170202/CP170201 as presented and recommended by staff with the exception that all of the uses that require a specific use permit go through the SUP process, and the attach parking garage minimum be 30%. Commissioner Spare asked for a friendly amendment that the word "Motel" be stricken out of the PD ordinance, and the masonry requirement remain 90%. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

Ayes: Conner, Lopez, Moser, Motley, Smith, Spare, and Womack

Nays: None

Approved: 7-0

Motion: **carried.**