

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES NOVEMBER 5, 2018

COMMISSIONERS PRESENT:, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley, Shawn Connor.

COMMISSIONERS ABSENT: Eduardo Carranza and Chairperson Josh Spare

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

PUBLIC HEARING AGENDA Item #11– Z181101/CP181101 - Zoning Change/Concept Plan - Lake Ridge Commons, 7200 Lake Ridge Parkway (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Zoning Change and Concept Plan for Lake Ridge Commons, a mixed use development on 91.113 acres, including single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1725, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned A, within the Lakeridge Overlay District, generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd. The applicant is Jonathan Jobe, Alluvium Development and the owner is Bobby Waddle, Waddle Partners, LTD.

Ms. Ware stated the proposed planned development includes single family detached, single family townhouse, multi-family, and commercial uses. The accompanying concept plan includes the following elements: Internal streets with those in the townhome development designated as private; the extension of Grandway Drive east to intersect Lake Ridge Pkwy; and reconfiguration of access to gas well pad sites with a new access drive off of Grandway Drive. The single family detached, extension of Grandway Drive, and reconfiguration of access to the second gas well pad site will be built with the first phase. The single family townhouse will be developed in the second phase and the mixed use will be developed in the final phase. Residential phases will require Final Plat. Commercial phases will require Site Plan and Final Plat. Tracts 1A and 1B are designated for single family detached use. The concept plan depicts 98 individual lots on 31.64 acres for a density of 3.10 units per acre. Single family detached development will meet the Appendix W development standards for single family detached developments. The developer is proposing a walking trail connection between Lots 12 and 14, Block 3. This trail connection will provide residents with access to the walking trails on the townhouse and open space tracts. The developer has decreased the width of Lot 10, Block 3 from 80 ft. to 70 ft. in order to create this connection. Appendix W requires a minimum width of 80 ft. for lots situated at a "T" intersection. Open spaces, screening,

and mail kiosks will be maintained by a mandatory homeowners association, which will be created at the time of final platting. The property is within the Peninsula Public Improvement District. The HOA and/or PID shall maintain perimeter screening walls and landscaping.

Ms. Ware stated tracts 2A and 2B are designated for single family townhouse use. The concept plan depicts 100 townhouse lots on 15.94 acres, for a density of 6.27 units per acre. Single family townhouse development will meet the Appendix W development standards for single family townhouse developments. Walking trails are located throughout the townhouse development with connections to walking trails located on the open space tracts. The developer is proposing pedestrian connections between the townhouse development and the mixed use development to allow people that live in the townhouses to walk to the retail development. The internal streets will be private and are to be maintained by a mandatory HOA. The HOA will be created at the time of final platting and will also be responsible for maintaining open spaces, guest parking, and mail kiosks. The property is within the Peninsula PID. The HOA and/or PID shall maintain perimeter masonry screening walls and landscaping. Appendix W requires two points of access for neighborhoods with more than 30 units. The townhomes on Tract 2B have a single point of access off of Grandway Drive. The developer is proposing an emergency only access point off of Lake Ridge through the mixed use development to satisfy the Appendix W requirement.

Ms. Ware noted the applicant intends to develop a vertical mixed use development with commercial uses on the bottom floor and multi-family units above. Land use and development standards shall conform to the requirements prescribed for Neighborhood Services, General Retail One, Office, and/or Multi-Family Three districts. Areas designated for non-residential uses are reserved for those uses allowed under Article 4 of the UDC in the NS, GR-1, and O districts. Up to 100% of Tracts 3A and 3B may be developed with non-residential uses. A minimum of 50% of the first floor space shall be designated as non-residential uses when residential use is included. The applicant is proposing covered parking only for multi-family use. Appendix W requires garage parking spaces for 30% of the require spaces in addition to covered parking spaces. Tracts 4A and 4B are designated as Open Space and will be used for floodplain management and passive recreation. A gas well pad site exists on each open space tract. The access drive for the gas well on Tract 4A will remain as is. The access drive for the gas well on Tract 4B will be reconfigured so that the site is accessible from the extended Grandway Drive. Masonry walls will buffer residents from concrete drives.

Ms. Ware stated the Development Review Committee recommends approval.

Commissioner Motley asked who would be responsible for maintaining the streets. Ms. Ware replied the Homeowners Association would be responsible for maintain the streets and would need to meet the Appendix W requirements.

Vice-Chairman Lopez noted there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Jonathan Jobe, Vice-President with Alluvium Development, 4017 Carol Lane, Arlington TX and Felix Wong, 2604 Aberdeen Drive, Arlington, TX stepped forward representing the case and to answer questions from the commission. Mr. Wong gave a presentation on the proposed

development. He stated the development would consist of condominiums not apartments and would be individually owned.

Commissioner Smith stated she is concern with the homes being so close to a gas-well and the safety of the neighborhood. Mr. Wong stated there is a buffer zone on how close you can build to a gas-well.

Commissioner Connor noted the plans indicate 40% of the property would remain undeveloped, would these areas be developed sometime in the future. Mr. Wong replied no those areas are designated as open space and include the gas-well, they would remain undeveloped.

Commissioner Fisher asked what would be the cost of the homes. Mr. Wong replied the single family homes would be in the \$400,00s, the townhomes/condos anywhere from \$275K to \$325K.

Terrance Jobe, 2201 Riverwell Court, Fort Worth, TX and Phillip Fisher, 3519 Miles Street, Fort Worth were present in support of this request.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z181101/CP181101 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser Second: Coleman

Ayes: Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith

Nays: None **Approved: 7-0**Motion: carried.