



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MAY 7, 2018**

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

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, Planner, Daon Stephens, Transportation Planner, Walter Shumac, Transportation Director, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Chairperson Motley gave the invocation, Commissioner Spare led the pledge of allegiance to the US Flag, and the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #12– Z180502 CP180501 - Zoning Change/Concept Plan - Warrior Project (City Council District 3). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Zoning and Concept plan for 154 age-restricted apartment units on 7.73 acres north of the intersection of S Belt Line Road and E Warrior Trail. Tract 5, J. M. Graves Survey, Abstract No. 512, City of Grand Prairie, Dallas County, Texas 7.73 acres zoned GR, General Retail and addressed as 2902 S Belt Line Road, Grand Prairie, Texas. The applicant is Chase Debaun, AeroFirma Corp.

Mr. Jones stated the 2010 Comprehensive Plan's Future Land Use Map designates the area on either side of Belt Line north of Warrior Trail as Commercial. Contiguous to this is an area of High-Density Residential around the Quail Crossing Apartments and the four-plexes along Warrior Trail. A Comprehensive Plan Amendment is considered concurrently with this application. Staff finds that although the proposed use is incompatible with the Future Land Use map, it does meet multiple objectives found within the Comprehensive Plan, including Objective 2, "Reduce urban sprawl by developing in an established area with existing infrastructure", and Objective 3, Policy 13, "Locate higher density residential uses along roadways designated as minor arterials, principal arterials or limited-access thoroughfares." The Concept Plan depicts multiple three-story apartment buildings arranged around a central amenity area.

Mr. Jones stated one full access point is proposed onto S. Belt Line Road, a three lane undivided arterial. The final design of the perimeter fence must allow for adequate visibility for cars turning onto Belt Line. Staff believes Belt Line has sufficient existing capacity to support the use. The applicant is requesting to provide 15% of Multi-Family parking as integrated garage space rather than the required 30%. The applicant proposes covered parking structures with in the front yard setback. Staff has concern with exception one due to the significant shortage of garage spaces compared to the number required. The applicant has attempted to mitigate this concern by providing covered parking for 49% of required spaces rather than the minimum 20%. Staff has no objection to exception two given the shape of the lot and the percentage of covered parking provided, with the condition that the spaces be screened from Belt Line by a minimum 36 inch hedge. Shrubs are not a substitute for street trees, per Appendix W.

Mr. Jones stated a standard Head's Up notice was sent to the Mountain Creek HOA on April 9th. To date, no response has been received from the HOA or any individual property owners. The Development Review Committee recommends approval of the Zoning and Concept Plan provided that the following are addressed:

1. That the applicant maintain as much of the existing tree buffer as possible between the proposed development and the existing single-family residential neighborhood to the east and north;
2. That the carports along Belt Line Road be screened with a 36 inch hedge or berm to shield passing drivers from headlights of parked cars.
3. That the final configuration of the wrought iron fence account for required visibility and sight distance along Belt Line.

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

Chase Debaun with AeroFirma Corp., 2920 American Sparrow, Midlothian, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Connor asked why not put garages instead of the covered parking along Belt Line Road. Mr. Debaun said he does not have an issue putting in garages at this location, and would work with staff on how many he could build. There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve case Z180502/CP180501 per staff's recommendations that the applicant maintain as much of the existing tree buffer as possible between the proposed development and the existing single-family residential neighborhood to the east and north; and that the final configuration of the wrought iron fence account for required visibility and sight distance along Belt Line; and that the applicant work with staff on the garages along Belt Line Road instead of the covered parking, and granting the applicants request to provide 15% of Multi-Family parking as integrated garage space rather than the required 30%. The action and vote being recorded as follows:

Motion: Coleman

Second: Connor

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

Nays: None
Approved: 9-0
Motion: carried.