



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JANUARY 7, 2019**

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

COMMISSIONERS ABSENT: Eduardo Carranza and Shawn Connor

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, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #7- S190102 - Site Plan - Mariposa Apartment Homes, 4603 and 4607 S Carrier Pkwy (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for Mariposa Apartment Homes, a 93-unit multi-family development for adults aged 55 years and older, on 4.130 acres. Westchester Town Center Phase 3A, Lots 1 and 3, Block 1, City of Grand Prairie, Dallas County, Texas, zoned PD-379. The applicant is Stuart Shaw, Mariposa Westchester LP.

Ms. Ware stated the 93-unit multi-family development is accessible from Polo Rd with an emergency access/exit only drive on Carrier Pkwy. The development includes internal green spaces, pool, two garden areas, dog-park, and clubhouse. 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 proposal meets the landscape and screening requirements. The replat establishes a conservation easement intended to preserve existing trees in the far north portion of the property; this area is to be left in its natural state. The site plan is showing a dog park in part of this area. Staff does not object to the proposed location of the dog park provided no trees are removed. The applicant will preserve the existing tree line along Carrier Pkwy and Polo Rd. The exterior finish materials include stone, brick, stucco, and fiber cement siding. A single material, texture, or color cannot exceed 60% of a façade. Brick exceeds 60% on all but two of the façades. The applicant is providing amenities from the Environmentally Friendly Features and Technology categories. The proposal meets Appendix W requirements for amenities.

Ms. Ware stated the UDC states that dumpsters shall not be located within the building setback along a street right-of-way. The dumpster is located within the building setback along Carrier Pkwy. Staff suggested that the applicant relocate the dumpster to this location to better accommodate trash pick-up. The brick dumpster enclosure, perimeter fencing, and the

preservation of existing tree line will minimize the impact of the dumpster at this location. Appendix W states that a single material, texture, or color cannot exceed 60% of a façade. Brick exceeds 60% on all but two of the façades. The applicant has been working with the Westchester HOA on the design and increased the amount of brick used on each façade in response to HOA comments. Staff does not object to this exception.

Ms. Ware stated the Development Review Committee recommends approval as presented with the condition.

1. The applicant shall continue to work with Westchester HOA on the design of the corner feature. Exhibit F - Corner Feature depicts a design concept produced by the HOA. The applicant shall provide Staff with written documentation of Westchester HOA's approval of the design prior to submitting plans for a building permit.

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

Casey Bump with Mariposa Westchester LP, Mopac Expressway South, V-100, Austin, TX, was present in support of this request and to answer questions from the commission.

There being no further discussion on the case commissioner Motley moved to close the public hearing and approve case S190102 as presented and recommended by staff, granting the applicants requested exception to the building materials. The action and vote being recorded as follows:

Motion: Coleman

Second: Motley

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

Nays: None

**Approved: 7-0**

Motion: **carried.**