



**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.

Commissioner Lopez recused himself from the meeting, due to a conflict of interest on case Z180101/CP180101.

PUBLIC HEARING AGENDA Item #10– Z180101/CP180101 - Zoning Change/Concept Plan - Camp Wisdom Mixed Use (City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Site Plan for a Planned Development for a mixed use development consisting of approximately 34,000 square feet of commercial retail and 514 multi-family residential units with nine single and multi-story buildings up to four floors in height on approximately 26.78 acres at 2650 W Camp Wisdom Rd. Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, approximately 26.78 acres zoned PD-48 partially within the Lake Ridge Corridor Overlay, generally located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W Camp Wisdom Rd. and addressed as 2650 W Camp Wisdom Rd. The agent is Eric Swartz and the owner is Hamilton Peck, Hamilton Commercial LLC.

Mr. Jones stated the 2010 Comprehensive Plan's Future Land Use Map designates this area as Low-Density Residential. While the proposed use is inconsistent with the Future Land Use map, the current zoning has been in place since 1980 and allows for high-density residential development up to 20 dwelling units per acre. Staff believes that including a retail commercial component along W. Camp Wisdom Road where it would be contiguous with existing retail commercial is a benefit to the overall area. Staff further believes a mixed-use proposal at this location conforms to Objective 2 of the Comprehensive Plan by reducing sprawl and providing integrated community uses including housing, offices, retail, trails and parklike spaces in one development on an infill lot. The proposal also conforms to Objective 3 by locating higher

density residential uses along two arterial roadways, W. Camp Wisdom Rd. and Kingswood Blvd.

Mr. Jones stated the Concept Plan depicts seven apartment buildings and two mixed-use buildings with retail commercial and living units. Key features of the Concept Plan include, two 4-story mixed-use buildings front the north side of W. Camp Wisdom Rd. These buildings consist of approximately 34,000 square feet of retail commercial space, along with approximately 165 apartment units. Between the two mixed-use buildings is a bridge which is shown as enclosed commercial space going over the main entrance to the residential portion of the development, directly behind the mixed use buildings, seven 3 and 4-story apartment buildings are proposed consisting of approximately 349 apartment units, a flood plain and stormwater management area is shown running between the buildings on the east side of the property and the north side of the property. One vehicular bridge and one pedestrian bridge are shown crossing the creek. The final design of the bridges will be determined by a flood study at the Site Plan phase, a total of 72 integrated garage spaces are shown on the Concept Plan with the balance of the 771 spaces shown as surface parking. Of the 699 spaces not shown as garages, 155 will be covered spaces, and there are a total of 514 dwelling units proposed, giving the development a residential density of 19.19 dwelling units per acre. One full access point is proposed onto W. Camp Wisdom Road, which will also provide access to the properties which currently front Martin Barnes Road. The developer proposes to at least partially abandon Martin Barnes Road north of the two tracts to the west of the development. An additional right only access is proposed to the east. Both access points from Camp Wisdom will link to the commercial area and also to the residential portion of the development (through gated access points.) The existing westbound left turn lane in front of the property will be eliminated. The eastbound left turn lane will remain for the full entrance. Any separate lots platted within the zoning area must comply with an approved preliminary plat and be accessible through a public right of way or mutual access easement.

Mr. Jones stated an additional ingress/egress point is provided at the northeastern edge of the property onto Kingswood Blvd. A hooded left turn lane is proposed to provide access from Kingswood. Egress from the site would be right turn only. The access drive to Kingswood traverses property owned by the Lake Parks North HOA and an overhead electrical transmission corridor. The applicant is proposing a maximum of 70 feet on four-story multi-family buildings. The maximum allowed height in the MF-3 is 60 feet (50 feet within 100 feet of single-family residential). Buildings with units directly facing single-family will be restricted to 3 stories and 55 feet in maximum height. The applicant is requesting to construct multi-family buildings with a 60 foot side setback. The requirement is 80 feet based on the proposed maximum height of the buildings. The applicant is requesting to provide 8% of required Multi-Family parking as integrated garage space rather than the required 30%. The applicant is requesting to construct four story buildings up to 90 feet in height within the proposed Neighborhood Services, Office, General Retail One district. Maximum height in these districts is 25 feet. Staff has concerns with the first two exceptions due primarily to the direct line of sight between second and third floor balconies and the backyards of the adjacent homes. Staff recommends further design studies showing the line of sight from buildings abutting single-family residential, or otherwise designing the balconies in some way so that there is not a direct line of sight. If the design of buildings adjacent to single-family residential is clarified to address potential impact on existing single-family homes, Staff is supportive of the first two exceptions. Staff has concerns with exception three due to the significant

shortage of garage spaces compared to the number that are required. However, staff acknowledges that there is a hardship presented by the site in that the irregular shape of the property combined with the preservation of the existing flood management area restricts access to every side of some buildings and therefore restricts the ability of the developer to utilize portions of the buildings as integrated garage parking. Staff recommends that the applicant explore other options to provide more garage parking for the multi-family units, including detached garages if they are compatible with the design of the primary buildings. Staff is supportive of exception four given the efficient use of land, the site restrictions as noted above, and the distinct design employed by the commercial buildings on the project, which staff believes will make a positive impact on the area and in south Grand Prairie as a whole.

Mr. Jones noted this item appeared originally on the January 8, 2018 Planning Commission agenda but was tabled to allow the applicant an opportunity to further meet with the HOA to the north of the subject property. Through a series of meetings over the subsequent four months involving both the HOA and staff, the applicant has presented a design for the Kingswood access drive with associated noise barriers and traffic management features. The final design of the screening will occur at the Site Plan phase, but the requirement to provide the screening will be made a part of the ordinance in the event the zoning is approved. The HOA has given preliminary written approval for the applicant to construct an access drive across HOA property. This access does not become formalized until an easement is dedicated on the Final Plat and filed in the county records and permission from the overhead utility is obtained. The applicant must obtain further approval from ONCOR to traverse the overhead utility easement based on the final design of the screening wall.

Mr. Jones stated as of the date of this report, thirteen neighboring property owners have reached out to the City regarding this request. All were in opposition. The Development Review Committee (DRC) recommends approval of the Zoning and Concept Plan with the following conditions:

1. At Site Plan phase, the final design of buildings 7, 8, and 9 should eliminate direct line of sight into adjacent single-family back yards;
2. The applicant must obtain all approvals, authorizations and easements necessary to construct the north drive across the HOA property, the overhead powerline easement, the floodplain management easement, and City right of way;
3. The applicant must work with City Staff and the Lake Parks North HOA to establish viable traffic calming measures along Kingswood Blvd per page 3, item 10 of the HOA agreement.

Commissioner Smith stated she understands the applicant has met with the Lake Parks Homeowners Association, but there is still a lot of opposition to this request the applicant might need to revisit his case with the neighborhood and other Homeowners Associations in the area.

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

Eric Swartz, 9707 Walnut Hill Lane, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Spare asked if he had built apartment before, would he be willing to do an analysis of three story apartment buildings. Mr. Swartz replied this is his first multi-family development of this sort with the retail component.

Hamilton Peck with Hamilton Commercial LLC, 2507 Croft Creek, Grand Prairie, TX, property owner stepped forward in support of this request. The apartment complex would be at least 200 ft. away from the adjacent residential development therefore the apartment complex would have minimal view of the residences back yards. He lives in Grand Prairie and would like to bring this 60 million dollar development investment into the City. This project would take about two years to develop.

Commissioner Fisher asked what he has to say to the concern neighbors. Mr. Hamilton replied the property is already zoned for multi-family, and instead of bringing just a regular apartment complex he is proposing something unique, you can see these types of developments in Frisco and Dallas, we have to have a better vision for this area and by adding a mix use development with a retail component would be a great for the city.

Commissioner Smith asked if he is planning on meeting with the concern homeowners. Mr. Hamilton said he would be more than happy to meet with them they have met several times with the HOA president Al Santiago, representing the Lakes Park HOA, on several occasions and went over a list of items of concerns one at a time.

Commissioner Spare asked how long this property has been zoned for multi-family. Mr. Jones replied the property was zoned multi-family back in the early 1970's.

Missy Ventura, Attorney representing Babcrop 200 Ltd, 9406, 9406 Biscayne Boulevard, Dallas, TX stepped forward representing the property owner along Martin Barnes Road, and to ask the Commission to deny this request. They are opposed to this development, because of the access along Camp Wisdom and Kingswood Blvd, Martin Barnes is not an improved road there is a drainage easement that would be affected by this development. They ask that Martin Barnes not be abandon or altered. She asked that this case be tabled for more clarification of the roads and drainage easements. She also would like for the 200 foot radius and the supermajority vote be taken into consideration.

Chairperson Motley asked Mrs. Ventura how many times they met with Mr. Peck on this project. Mrs. Ventura replied none she has not met with Mr. Peck.

Chairperson Motley asked if this project could affect the drainage in this area. Mr. Jones stated the drainage mitigation can be addressed during the site plan approval process.

Paul and Tara Kenyon, 4812 Tarragon Lane, Grand Prairie, TX where present to speak on this case. Mrs. Kenyon, former Commercial Real Estate Lender, stated she conducted a report on retail spaces and submitted the report into the record; Vacancy Assessment of Retail Properties in the Area of the Proposed Camp Wisdom Mixed-Use Development, for review.

Commissioner Coleman asked what area was encompassed on this report. Mrs. Kenyon replied the study was based on the surround retail spaces along Lake Ridge Parkway and Camp Wisdom Road.

Diana Littrell with Lake Parks West HOA, 2816 Conrad Lane, Grand Prairie, TX stepped forward in opposition to this request. She said Mr. Peck only met with one HOA, she would like for Mr. Peck to meet with the other HOA's in the area to discuss the drainage and traffic issues that this development could bring to the area.

David Baker with the Lake Park West HOA and PID, 2704 Potter Court, Grand Prairie, TX stated this development is not a good fit for this area the area is residential and should stay residential. His home backs up to Camp Wisdom Road and the traffic is very noisy coming from Camp Wisdom and Lake Ridge Parkway, bring this development in would just make the noise worse.

Cheryl Baker, 2704 Potter Court, Grand Prairie, TX stated if you stand outside their fence the traffic is very scary, and adding more traffic to this area would make things worse.

Chairperson Motley asked if a traffic study had been conducted. Doan Stephens replied there is a study being worked on, but noted the area can handle the additional traffic.

Bill Dickerman with Lake Parks East, 2407 Somervell Trail, Grand Prairie, TX, said this looks like a great project, but belongs somewhere else, this is the wrong place for this development and asked that this case be denied.

Al Santiago, President of Lake Parks North HOA, 4804 Tarragon Lane, Grand Prairie, TX stepped forward in support of this request. He said on behalf of the HOA, they want to protect their neighborhood they have met several times with Mr. Peck and have come up with a list of 15 items of concerns and they have been submitted to staff.

Chairperson Motley asked if Mr. Peck was in agreement with the 15 items submitted by the HOA and could these items be placed into the ordinance. Mr. Santiago stated Mr. Peck did agree to the 15 items. He said he only met with the residences in his HOA and they asked that the City take a look at the intersection of Florence and Tarragon, because this intersection needs some type of traffic control devise put in place, before someone gets hurt at this intersection.

Chairperson Motley noted Michael Ramirez, 2325 Palmer Trail, Grand Prairie, TX in opposition to this request. Mr. Motley stated there are a lot of homeowners associations in opposition to this request, in Grand Prairie we talk to our neighbors he is impressed that Mr. Peck lives and wants to build in Grand Prairie, but it is time to talk to the neighborhoods on this development. Staff has done a good job with their presentation, and the property is currently zoned for apartments, if this case moves forward to the City Council he strongly suggest that Mr. Peck meet with all of the citizens that spoke tonight this is very important, because what Mr. Peck is proposing is less that what could go there by right, we need to find a common ground.

Mr. Spare stated this is a hard case for him he drives this area every day the zoning is there, but he has concerns with the variances that are being requested and the retail space. There being no further discussion on the case Commissioner Spare moved to close the public hearing and deny case Z180101/CP180101. The action and vote being recorded as follows:

Motion: Spare

Second: Fisher

Ayes: Adhikari, Fisher, Spare

Nays: Carranza, Coleman, Connor, Motley, Smith

Abstain: Lopez

Motion Failed: 3-5-1

Commissioner Coleman moved to table case Z180101/CP180101.

Motion: Coleman

Second: Smith

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

Nays: None

Abstain: Lopez

Approved: 8-0-1

Motion: **carried case tabled.**