



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
MARCH 5, 2018**

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

COMMISSIONERS ABSENT: John Lopez, Eduardo Carranza

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, Ted Helm, Planner, Daon Stephens, Transportation Planner, 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 6:35 p.m.

Chairperson Motley gave the invocation, Commissioner Coleman led the pledge of allegiance to the US Flag, and Commissioner Fisher led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P180401 - Preliminary Plat - Forum Drive Estates, Phase 1A, P180402 - Preliminary Plat - Forum Drive Estates, Phase 1B, P180403 - Amending Plat - Winding Creek Addition, RP180401 - Replat - Tomb Thumb, RP180402 - Replat - Lake Ridge, Section 18-A, and RP180403 - Replat - GP Audio Addition.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of February 5, 2018.

PUBLIC HEARING CONSENT AGENDA: Item #3 – P180302 - Preliminary Plat - Mansions at Lake Ridge (City Council District 6). Preliminary Plat for Mansions at Lake Ridge for Multi-Family Residential Development. B B B & C RR Co Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-297C within the Lake Ridge Corridor Overlay, generally located west of the intersection of Lake Ridge Parkway and England Parkway. The applicant is Roger Gunderman, Macina, Bose, Copeland and Associates, Inc. and the owner is Matthew Hiles, WRIA.

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Item #4-P180304 - Final Plat - Epic East Towne Crossing (City Council District 2). Final Plat for Epic East Town Crossing. The subject property is located east of State Highway 161 between Warrior Trail and Mayfield Road, zoned Planned Development-364 (PD-364) District, and within the SH 161 Overlay District. The applicant is William Winkelmann, Winkelmann & Associates and the owner is John Weber, Epic East Towne Crossing LP.

Item #5-P180305 - Preliminary Plat - Cedar Ridge Estates (City Council District 6). Preliminary Plat, Lots 1-30, Block A and Lots 1-14, Block B, Cedar Ridge Estates, one 14.747 acre lot for the purpose of a single family residential development. Tract 3D A 38 TRS 3D and 3E, City of Grand Prairie, Tarrant County, Texas, 14.747 acres zoned PD-360, generally located at the intersection of Day Miar and E. Seeton Rd, addressed 1221, 1227, and 1231 Day Miar Rd. The agent is David Pitcher, Stantec, the applicant is Trey Walette, Skorborg, and the owner is John Arnold, Scanio Falls Lot Venture, LTD.

Item #6- CPA180301 - Comprehensive Plan Amendment - Approval of the 2010 Comprehensive Plan amendments for the City of Grand Prairie. The annual update is a review of zoning changes, text amendments, annexations, and dis-annexations that have taken place. The annual update also includes revisions to the Future Land Use Map of the Comprehensive Plan. Development must be reviewed with consideration to the goals, objectives, policies and strategies of the Comprehensive Plan. The applicant is the City of Grand Prairie Planning Department.

Item #7- SU180302 - Specific Use Permit - Polo Adult Care (City Council District 1). Specific Use Permit request for an Adult Day Care Facility to operate in an existing commercial lease space located within the Hospital District. The property is platted as Medical Village, Block 1, Lot 11, generally located southeast of S. Great Southwest Parkway and W.E. Roberts Street. More specifically 601 S. Great Southwest Parkway, Suite 106. The property is zoned Hospital District (HD). The agent is Michael Stanley, EmJay Consult Group, the applicant is Augustine Fombon, and the owner is May Thanh, May Thanh Inc.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P180401, P180402, P180403, RP180401, RP180402, and RP180403, approve the minutes of February 5, 2018, approve public hearing consent agenda items P180302, P180304, P180305, CPA180301, and SU180302.

Motion: Spare

Second: Connor

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

Nays: None

Approved: 7-0

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #8– TA180201 – Text Amendment – Amendment to the Unified Development Code. Chief City Planner David Jones presented the case report and gave a Power Point presentation to update residential development standards pertaining to single-family and multi-family residential development within the City of Grand Prairie, to establish a new Article unifying and consolidating residential development standards, and to make miscellaneous amendments to existing Articles to amend regulations pertaining to residential development standards within the Unified Development Code.

Mr. Jones stated the City of Grand Prairie last overhauled its residential standards in the early 2000s. As residential development in Grand Prairie has evolved, it has become apparent that the City's current residential development regulations are misaligned with development trends and preferences in our market. Most residential developments approved within the last several years, including almost all multi-family apartment projects, have sought one or more variances from the Unified Development Code. These variances often include exceptions to requirements for unit composition, garages, material standards, roof pitch, yard setbacks, and screening. In most cases, the requested variances are granted as requested or granted with modifications, allowing the project to be built. A clear trend has emerged with the city's most recent single-family and multi-family residential developments, which has resulted in residential developments which look and in some cases function differently than what is required by current standards. These developments are also highly amenitized and reflect a more urban design with the use of flat roofs, non-traditional materials, and shorter setbacks from the street. This amendment is an effort to update requirements for residential development and to make them more flexible and context-sensitive, while maintaining or exceeding the high degree of quality and design which the current standards were intended to provide. A second goal of this amendment is to consolidate all residential development regulations, which currently are spread among several different Articles within the Unified Development Code. This change is designed to allow for better communication between the City and prospective developers and builders and to make the code easier to search and reference. This consolidation is not intended to replace any Article or section within the UDC, but it is designed to place the most relevant and often referenced requirements in a single location. This Article will fully replace Resolution 3924, which was adopted in July, 2003.

Mr. Jones noted Resolution 3924 has functioned as a set of guidelines without legislative authority, although applicants who wish to deviate from the Resolution have customarily requested variances as part of the zoning or platting process. On November 20th of last year, staff met with the City Council Development Committee to discuss ideas about improving Resolution 3924. In that meeting the CCDC directed staff to develop regulations eliminating or significantly limiting front-entry garages, increasing the requirement for lots that are 65 feet and over and strengthening standards for fence maintenance and appearance. At the December 4, 2017 CCDC meeting, staff presented ideas for modifications to residential standards to the City Council Development Committee, where it was suggested that the standards found in Resolution 3924 be updated and codified in the UDC and also coordinated with updates to multi-family

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standards. A full draft of the combined regulations, called Appendix W, was presented to the CCDC on January 22nd. The attached exhibit shows the proposed changes from Resolution 3924 with either a strikethrough where current guidelines are being eliminated, or an underline where regulations are being added or amended. The regulations would apply to any new residential subdivision with five or more single-family lots and would be in addition to any base zoning requirements. Some of the most significant changes include the following:

- An increase in the percentage of lots required to be 9,000 square feet or greater from 20% to 30%;
- Elimination of front-facing garages except under certain criteria;
- Stricter standards on "cookie cutter" building plans;
- Requirement for 10 foot HOA buffer lots where residential side or rear yards abut a street;
- Requirement for HOA to maintain side yard fences in cases where a fence is visible from the street.

Mr. Jones also stated that in the year since regulations on single-family and two-family carports were last updated, the City has continued to see a large number of applications for carports which are required to go to the Zoning Board of Adjustment. Between October 2016 and October 2017, 34 carport applications required a variance. In many cases the proposed carports require variances for one of two reasons: They technically exceed the 400 square foot limitation but still meet dimensional restrictions by not exceeding 25 feet in length or 25 feet in width, or there is no existing permitted carport within 300 feet. The revisions proposed are designed to minimize technicalities and allow homeowners more flexibility in constructing carports which meet the intent of the current ordinance and also conform to the design of the house or lot on which the carport is proposed. If the square footage limitation is increased to 500 square feet and the existing carport restriction is increased from 300 feet to 800 feet, staff believes instances of carport variances can be reduced by as much as 75 percent. Dimensional controls would remain in place or be enhanced so that a carport could not be wider than 30% of the frontage of a house in order to maintain proportionality, and also must be constructed of materials similar to the house, including the roofing material. The revised standards are included in the proposed new residential Article, to provide ease of reference.

Mr. Jones stated the Multi-Family regulations are currently found in Articles 3, 4, 6, 8, 9, 10, and 11 of the Unified Development Code. This makes it difficult to communicate the location of relevant standards to prospective developers and builders. The proposed amendment would in many cases retain the regulations found in those sections for topical reference purposes, making needed modifications to match the proposed consolidated article. At the December 4, 2017 City Council Development Committee meeting, staff presented suggestions for improving multi-family standards by requiring a suite of amenities, updated building designs, shorter setbacks more integrated with the street, and stronger provisions for mixed use development. At the January 22nd CCDC meeting, staff presented a draft of the updated standards, along with proposed single-family standards to replace Resolution 3924, and was given direction to proceed

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with an amendment that integrated the revised single-family and multi-family standards, known as Appendix W. Significant changes to multi-family and single-family attached and townhouse uses include the following:

- Updated architectural standards designed to respond to current building designs, which often include flat roofs, longer buildings, alternative or non-traditional materials, and non-primary colors;
- Updated security regulations, including requirements for managed entry points, increased lighting, and more effective sightlines;
- Amenity requirements utilizing a tiered point system similar to LEED certification, wherein a developer would be required to select tiers of features from multiple categories, including environmentally-friendly building materials, site features, or construction techniques, use of luxury features, or use of technology. The features are not limiting, so a developer who proposes an alternative feature or technique which is not on the list could potentially receive credit if it meets the intent of the standard;
- Incentives for mixed use development and structured parking.

Mr. Jones stated this item was heard and recommended for approval by the CCDC at its January 22, 2018 meeting.

Chairperson Motley stated this is a big step to making a change to our development standards that would result in a better and higher quality development to benefit the city, and thanked staff for their time and effort working on this case, very well done.

Commissioner Spare stated we have a love for our city, and wanted to make sure the changes considered everyone.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve case TA180201 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #9– S180203 - Site Plan - Truong Office Building (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan for development of a single story, 6,000 square foot office building. Lot 7, Block 1, Greenpoint Center Addition, City of Grand Prairie, Tarrant County, Texas, 0.773 acres zoned LI, Light Industrial and addressed as 2505 S Great Southwest Parkway. The agent is E.D. Hill and the owner is Loc Truong.

Mr. Lee stated the referenced vacant property is zoned Planned Development-350 district. The PD-350 district was established in April 2015, consists of 11.5 acres with frontages along Pioneer Parkway and S. Great Southwest Parkway extends back east to the existing multi-family & single-family residential properties. The 0.775-acre property lies in between an existing convenience store to the north and a fast-food restaurant to the south. The applicant seeks to construct and operate a 6,000 sq. ft. single-story General Office building on the site to accommodate administrative and general business functions related to Asian Times Square. The proposal also includes the construction a dumpster enclosure, concrete parking, drive aisles, landscape improvements, and sidewalks. Access to the subject property will be from two existing commercial driveways fronting the property along S .Great Southwest Parkway. Parking requirements are based on the use; requiring 19 spaces with 22 being provided including 2 accessible spaces.

Mr. Lee said the UDC standards require the proposed building to be clad in 100% masonry materials, excluding doors and windows. The applicant proposes using a face brick on the north, south, eastern and western exterior elevations with stone veneer features along the northern and southern elevation. The contemporary style building will feature four doors facing west and east with metal awnings above the doors. Staff recommends additional windows be installed to the north due to visibility from southbound S. Great Southwest Parkway traffic. The proposed site exceeds the minimum landscaping requirements for Commercial districts. A total of 1,940 sq. ft. of irrigated landscaping is being provided including four street trees, perimeter shrubbery, and additional plantings throughout the development. The applicant is proposed to build a 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. The enclosure conforms to city standards.

Mr. Lee noted the Development Review Committee recommends approval of the request subject to the applicant providing additional windows on northern exterior elevation of the building.

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

E.D. Hill, 209 Lane, Midlothian, TX stepped forward representing the case and to answer questions from the commission.

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There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve case S180203 as presented by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Fisher

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #10– Z180301 - Zoning Change - Ibarra Corner (City Council District 1). Planner Ted Helm presented the case report and gave a Power Point presentation to approve a request to rezone 0.506 acres of property from SF-1, Single Family-One Residential District, to SF-6, Single Family-Six Residential District to allow for higher density residential dwellings. The 0.506 acre property is currently zoned SF-1, Single Family-One Residential District. The property is generally located on the east side of Gilbert Road, approximately 600-feet south of Oakhaven Drive. The agent is Yuncela Kanaujiya, the applicant is Luke Keeton, Keeton Surveying Co., and the owner is Jose Ibarra.

Mr. Helm stated the purpose of this request is to change the zoning of 0.51 acres from SF-1, to SF-6 to allow for a residential development. All zoning will defer to the Unified Development Code as amended. The applicant meets all of the minimum dimension requirements of the SF-6 district. No appeals are being requested by the applicant. Staff recommends approval of the proposed zone change from SF-1, Single Family-One Residential District to SF-6, Single Family-Six Residential District.

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

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve case Z180301 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

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

Nays: None

Approved: 7-0

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #11– SU180301/S180301 - Specific Use Permit/Site Plan - Quickstop (City Council District 6). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for Lake Ridge Quickstop consisting of approximately 8,000 square feet of retail including a Convenience Store with Gas Sales on approximately 2.03 acres. B B B & C RR Co, Abstract No. 1700, approximately 2.03 acres zoned PD-297C, in the Lake Ridge Corridor Overlay District and generally located west of the intersection of Lake Ridge Parkway and England Parkway. The applicant is Andy Patel, Lake Ridge Holdings, LLC and the owner is Ben Luedtke, Hanover Property Company.

Ms. Ware stated the proposed development includes an 8,000 sq. ft. building and fuel canopy with 4 pumps. A convenience store will occupy half of the building and operate the fuel dispensers. The other half of the building is intended for retail or restaurants and can be configured to accommodate up to three tenants. A shared drive off of Lake Ridge Pkwy provides access to the site. The drive aligns with England Pkwy and will also be used by the adjacent multi-family/mixed use development. The parking provided exceeds what is required for 4,000 sq. ft. of retail and 4,000 sq. ft. of restaurants. The proposal meets or exceeds the density and dimensional requirements and the proposal meets or exceeds the landscaping and screening requirements with two exceptions. The purpose the overlay district is to maximize the Lake Ridge Corridor's potential as a city asset and increase the quality of development; the standards in Appendix F are intended to achieve this. These standards include requirements for building articulation, materials, and architectural elements. The building materials and colors are consistent with what was approved for the adjacent multi-family/mixed use development. The building exterior is clad in two types of stone and stucco. The applicant is proposing to use a Spanish-style barrel tile for the roof. The proposed building elevations are in substantial conformance with the materials requirement. All four façades are considered primary facades and are required to include the architectural features. The proposed building elevations meet the architectural requirements for primary façades. Appendix F requires that column supports for gasoline canopies be encased in either a brick or stone masonry material. The proposed column supports are encased in a stone veneer similar to the primary structure. The proposal meets the requirements for column supports. Appendix F requires that the perimeter roof structure for all gasoline canopies be adorned with a sloped roof feature and finished with composition shingles, standing seam metal, clay tile, slate tile, or engineered roof tile products. The proposed canopy features sloped roof with barrel tile. The proposal meets the requirements for a gasoline canopy roof.

Ms. Ware noted the applicant is requesting the following appeals:

- Appendix F requires that commercial development adjacent to residential uses provide a 15 ft. landscape buffer along the common property line. The applicant is requesting an exception to allow a 5 ft. landscape buffer. The approved Landscape Plan for the adjacent multi-family development includes a 10 ft. landscape buffer along the common property line. Staff does not object to this exception; the combined landscape buffer is 15 ft.

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- Appendix F states that all parking or drive areas shall be located 30 ft. from the right-of-way. The area within the setback is to be credited towards the required landscaping. The applicant is requesting an exception to allow the site to be developed with a 10 ft. setback. Staff does not object to this exception; this is consistent with the landscape buffer for the multi-family/mixed use development.

Ms. Ware noted convenience stores with gasoline sales require a Specific Use Permit. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have a potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts. In 2017, the Planning and Zoning Commission and City Council reviewed three Specific Use Permit/Site Plan requests for new convenience stores with gasoline sales. The Planning and Zoning Commission expressed concerns related to the location and spacing of existing and proposed convenience stores with gasoline sales. While Staff recognizes these concerns, the proposal is different than the typical convenience store with gasoline sales.

- The number of pumps and fueling stations proposed is significantly less than other projects.
- The proposed location is not near an existing convenience store with gasoline sales and is in an area with limited retail.
- The proposal is not a stand-alone convenience store with gasoline sales. The development includes 4,000 sq. ft. for retail or restaurants.
- The proposed building is designed with similar materials, colors, and architectural elements as what was approved for the adjacent multi-family/mixed use development.

Ms. Ware stated the Development Review Committee recommends approval with the requested exceptions.

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

Andy Patel with Lake Ridge Holdings, LLC, 2944 England Parkway, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Spare asked if they have considered relocating the gas pumps inward so they are not visible from the street. He would like this area to remain the gem of Grand Prairie a convenience store would be good for the neighborhood and the location, but their main issue of concern is the esthetics look of a gas station and gas pumps being visible, they would rather have them tuck away, this is a nice area with a beautiful image, he just wants the look and feel of the neighborhood to look nice.

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Mr. Patel replied no, at this time he cannot make that type of decision to move the gas pumps inward, on a business stand point this would not work, but could be considered. He stated he also lives in the area, and the building is designed to match the neighborhood and look nice this development would fit with the existing look of the neighborhood, but moving the gas pumps to a location where they are not visible is not in their best interest. He asked if another gas station comes in would they have to meet the same requirements.

Mr. Jones noted all convenience store with gasoline sales require a Specific Use Permit and Site Plan approval therefore they would also have to come before the Planning Commission for approval.

Commissioner Spare recommends tabling this case, because he does not agree with the site plan as submitted.

Mr. Patel stated they would like to move forward with this request.

John Carter with Hanover Properties, 3001 Knox Street, Dallas, TX stepped forward in support of the request.

Chairperson Motley stated Commissioner Spare has concerns with the esthetics of this development, does he have an opinion. This area is very sensitive, they as the developers, owe it to the neighborhood to discuss this development with the HOA.

Mr. Carter stated they are in support of the user this development would benefit the neighborhood and townhomes.

Commissioner Coleman stated as discussed during the briefing session, Mr. Spare stated there could be an issue with the signage.

Mr. Jones said this is a multi-tenant development with gasoline sales the maximum height for a sign is 24 ft.

Myra Ellis, 2840 Arenoso, Grand Prairie, TX stepped forward in opposition to this request, her concern is changing the look of the neighborhood and the noise this development would bring to the area.

Michael Palsky, 2948 Albares, Grand Prairie, TX stepped forward in opposition, he asked why does the convenience store have to be in this area when there is already a gas stations along Lake Ridge Parkway, his concern is the pollution and the underground gas tanks being too close to the lake, noise is also a concern. Has there been a Traffic Study conducted for this area.

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Transportation Planner Daon Stephens stated this area does not require a Traffic Impact Analysis study.

Mr. Jones noted all gas stations are regulated by the State and Environmental Services would be conducting inspections through the designs standards and permitting process.

There being no discussion on the case Commissioner Spare moved to close the public hearing and deny case SU180301/S180301. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

Ayes: Adhikari, Connor, Fisher, Smith, Spare

Nays: Motley, Coleman

Denied: 5-2

Motion: **carried.**

Ms. Ware noted the following cases are related and would be presented together, P180303, CPA180302, and Z180302/CP180301.

PUBLIC HEARING AGENDA Item #11– P180303 - Preliminary Plat - Forum at Sara Jane Addition (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Preliminary Plat for Lots 1, 2, and 3, Block A, Forum at Sara Jane Addition, on approximately 55.597 acres for Residential Development. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway. The agent is Michael Clark, Winkelmann & Assoc. and the applicant is Patrick Mango.

Ms. Ware stated the purpose of the Preliminary Plat is to create 3 lots on 55.597 acres to facilitate residential development. Lots 1 and 2 will be developed with multi-family residential use. A Zoning Change and Concept Plan is under review. Lot 3 is intended to be developed with single family residential use. The developer of Lot 3 will need to amend the Preliminary Plat to show the layout of individual lots and internal roads. Lots 1 and 2 will be accessible by S Forum Drive; Lot 3 will be accessible by Sara Jane Pkwy. The plat depicts the necessary utility easements and erosion hazard setback. The developer will have to participate in future signalization of Forum and Waterwood. The DRC recommends that this case be tabled so that the plat is evaluated in conjunction with the zoning.

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PUBLIC HEARING AGENDA Item #12– CPA180302 – Comprehensive Plan Amendment – Forum at Sara Jane (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve an Amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use and Open Space/Drainage to High Density Residential. 27.76 acres of land, situated in the C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, and generally located south of S Forum Dr and west of Sara Jane Pkwy.

Ms. Ware stated the 2010 Comprehensive Plan's Future Land Use Map designates this area as Mixed Use and Open Space/Drainage. Mixed Use development should include a mixture of retail, high density residential, personal service and some limited office uses in a pedestrian oriented development. The proposal includes high density residential but does not include a mixture of uses in a pedestrian oriented development. The proposal requires a change to the FLUM. Staff recommends that the Planning and Zoning Commission table the request and provide the applicant with direction on how to proceed.

PUBLIC HEARING AGENDA Item #13– Z180302/CP180301 - Zoning Change/Concept Plan - Forum at Sara Jane Addition (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Zoning Change and Concept Plan for a multi-family development consisting of approximately 700 apartment units on 27.76 acres. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway. The agent is Michael Clark, Winkelmann & Assoc. and the applicant is Patrick Mango.

Ms. Ware stated the Concept Plan depicts two phases of multi-family development, each phase with about 335 units. The two phases are designed to function independently to accommodate different ownership, management, and construction schedules. Each phase will have a gated entrance off of Forum Drive, a leasing office, clubhouse, and pool. As a part of this request, the applicant is proposing variances to the multi-family standards in PD-288 and the UDC. The applicant is proposing the following changes:

- Increase the maximum allowable density from 18 dwelling units per acre to 26 DUA;
- Increase the maximum allowable height from 35 ft to 40 ft;
- Reduce the front setback from 100 ft to 30 ft;
- Reduce the interior side setback from greater of 75 ft or twice the roof height to 20 ft;
- Increase the percentage of one bedroom units from 50% to 65%;
- Decrease the minimum unit size from 690 sq ft to 620 sq ft for a one bedroom unit and 980 sq ft to 850 sq ft for a two bedroom unit; and
- Eliminate the requirement for 6:12 roof pitch with 8:12 accents to allow flat roofs.

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Ms. Ware noted most significant changes that the applicant is proposing relate to the parking requirements and carport design. While Staff is supportive of multi-family use at this location, Staff does not support the proposal as presented. Recent multi-family developments have included unique or creative elements that distinguish these projects from the more traditional garden style apartments. Design, materials, and amenities equal to or exceeding single family residential led to the development of Appendix W. These projects have set the standard in terms of how they are designed and the types of amenities they provide. The Planning Department is in the process of revising Grand Prairie's residential development standards. Changes to the multi-family standards are intended to ensure that the City of Grand Prairie continues to see unique and high quality projects. This site is an ideal location for a unique and high quality project. Staff is concerned that there isn't a clear vision for the project or justification for the request. In the past, successful past projects have been able to show how variances or deviations from the zoning standards contribute to a higher quality of development. The proposal does not demonstrate how the list of requested variances will lead to a higher quality development.

Ms. Ware stated Planning Staff's review of current multi-family standards and the development of Appendix W has created an expectation of the level of details developers should provide in addition to expectations about the quality of design. Appendix W includes specific standards for materials and design similar to standards for commercial development in overlay districts. The site is located within two overlay districts. If the site were developed for commercial uses, Appendix F would apply. Appendix F contains very specific standards for building materials and design. The proposed standards and conceptual elevations do not show the level of design that the City has come to expect for multi-family projects and development within the 161 Corridor. Planned development districts are intended to provide for design flexibility in combining and mixing uses into integral land use units. They are not intended to be used to make nominal changes to the zoning ordinance. As submitted, the proposal includes a list of variances to existing zoning and presents two phases of multi-family development that function independently of one another. The proposal includes about half of the area in the Forum at Sara Jane Addition. The remaining half Lot 3 is intended to be developed for single family townhomes. This will also require a zoning change and concept plan. Staff sees an opportunity to combine the two developments and create a more cohesive plan for the area. Staff is concerned that past developments have shown developing a concept for the multi-family without including the remainder of the property has the potential to create issues for the single family townhome site. Staff recently reviewed a townhome project adjacent to a multi-family project. This project is an example of how problematic the development of a remaining parcel can be when adjacent properties have been developed in isolation. Planned development districts and concept plans allow the City to take care of these issues early on.

Ms. Ware said while Staff is supportive of multi-family at this location, Staff does not support the proposal as presented. Staff is supportive of some of the elements included in the proposal; these elements should be developed further. Doing so would result in a higher quality project and help to alleviate some of Staff's concerns. Staff recommends that the Planning and Zoning Commission table the request and provide the applicant with direction on how to proceed.

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

Michael Clark with Winkelmann & Associates, 6750 Hillcrest Plaza, Drive, #325, Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Spare moved to close the public hearing and table cases P180303, CPA180302, and Z180302/CP180301. The action and vote being recorded as follows:

Motion: Spare

Second: Coleman

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

Nays: None

Tabled: 7-0

Motion: **carried.**

Commissioners Comments: None

Commissioner Coleman moved to adjourn the meeting of March 5, 2018. The meeting adjourned at 7:40 p.m.

Lynn Motley, Chairperson

ATTEST:

John Lopez, Secretary

An audio recording of this meeting is available on request at 972-237-8255.