

PLANNING AND ZONING COMMISSION DRAFT MINUTES SEPTEMBER 8, 2014

PUBLIC HEARING AGENDA Item #6- S140502 - Site Plan - Villas Grand Prairie - 2255 Arkansas Lane (City Council District 4). Senior Planner Denice Thomas presented the case report and a Power Point presentation to approve a site plan for a multi-family residential development. The 12.28-acre property, located at 2255 Arkansas Lane, is zoned Planned Development 341 (PD-341) District and is within the S.H. 161 Overlay District. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is Kim McCaslin Schlieker, Multi Family Land, LLC.

Mrs. Thomas stated the base zoning for the PD is MF-3. The following exceptions were granted by City Council as part of PD 341:

- Primary building materials will be 80% masonry with 20% simulated stone and stucco. The UDC requires 100% masonry.
- Unit composition is comprised of approximately 67% one-bedroom units within the complex. The UDC limits one-bedroom units to 50% of the complex.
- Covered parking will be enclosed on two sides with simulated stone rowlock and base to match the buildings. The UDC requires covered parking to be architecturally enclosed on three sides with brick or stone masonry material and be equipped with internal lighting.
- Roof pitch mixture of 3:12 and 5:12 slope. The UDC requires minimum roof pitch mixture of 6:12 and 10:12 slope.
- Use of nine-foot-wide garage doors. The UDC requires minimum of 10-foot-wide garage doors.
- Perimeter walls are not required. The UDC requires a cement fiberboard or wood fence along the eastern, southern, and western property lines.

Mrs. Thomas stated the subject site is part of District 1 of the S.H. 161 Overlay District. The Plan provides flexibility by allowing for diversity in architectural and design styles. The site plan proposal offers design and materials consistent with many of the provisions of the District.

Mrs. Thomas stated the applicant meets all of the covered parking and garages. The landscape plan is consistent with the conceptual landscape plan approved by with PD 341. The elevations proposed depict 90% masonry buildings with stucco and barrel tile roofs reminiscent of “Spanish Style” architecture. The proposed elevations are consistent with the conceptual elevations approved as part of PD 341. The UDC limits one-bedroom units in multi-family developments to no more than 50% of the total units. Planned Development 341 allows the composition of one-bedroom units to exceed the 50% limit. The site plan indicates 67% of the units will be one-bedroom units; which is consistent with PD 341.

Mrs. Thomas stated staff recommends approval of the site plan subject to the recommendation of the Development Review Committee.

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

Kim Schlieker with MR Development, 100 N. Mitchell Road, Mansfield, TX was present representing the case and to respond to questions from the Commission. Mrs. Schlieker stated they are ready to move forward with this development, the 12 acre site would be a good addition to Central Park.

Commissioner Johnson asked, the percentage of stucco being proposed for this development.

Mrs. Thomas stated some of the facades would have more and some would have less stucco, but do meet the overall masonry requirements.

There being no further discussion on the case, Commissioner Arredondo moved to close the public hearing and recommend approval of case S140502 per staff's recommendations. The action and vote being recorded as follows:

Motion: Arredondo

Second: Gray

Ayes: Arredondo, Garrett, Gray, Johnson, Motley, Philipp, Spare, and Womack

Nays: None

Approved: **8-0**

Motion: **carried.**