



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
DECEMBER 4, 2017**

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

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, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:40 p.m.

PUBLIC HEARING AGENDA Item #10– S171202 - Site Plan - Aura 360, Phase 2 (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 Aura 360 Phase II, consisting of 351 multi-family residential units along with leasing, clubroom, and fitness facilities. Tracts 6C, 6C1, 6D, 6L, 6N, 6N1, 6N2, & 6P, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas (proposed Lot 3, Block B, Prairie Waters-Southgate Development Addition) approximately 13.547 acres zoned PD-352 and partially within the SH 360 Overlay and addressed as 6450 S SH 360, 3655 Prairie Waters Drive, and 1009 and 1035 N Day Miar Road. The applicant is Adam Brown, Trinsic Acquisition Company LLC and the owner is Charles A., TA Southgate Land Partners.

Mr. Jones stated the Site Plan approval is for the second of two phases of residential for the Prairie Waters project. The proposal is consistent with the dimensional requirements of PD-352 and the MF-3 Districts. A concept plan was approved as part of the PD approval. The site plan is in substantial conformance with the concept plan. The proposal meets all of the requirements of Article 10. PD-352 requires 80% masonry materials on all building façades as defined in the Unified Development Code, as amended. Proposed building elevations consist of a stone veneer and prefinished fiber cement siding on a minimum of 80% of all façades. These materials qualify as masonry under the current UDC. The remainder of the façade is shown as architectural metal panel. The applicant is requesting an exception to allow the use of prefinished architectural metal panel on up to 20% of individual building façades. The applicant is requesting an exception to allow 65% of the development to be one-bedroom units. The UDC limits the number of one-bedrooms to 50%. Staff is currently in the process of reviewing the unit

composition requirements for multi-family development. Staff does not object to approval of this exception. The applicant is requesting an exception to the roof pitch requirements in Article 6 of the UDC. This roof pitch proposed, 4:12, is widely used among multi-family developments in Grand Prairie and the surrounding area. Staff is currently in the process of reviewing the roof pitch requirements for multi-family development. Staff does not object to approval of this exception. The applicant is requesting the use of masonry clad columns rather than the required masonry wall on each end. Staff is currently in the process of reviewing the carport requirements for multi-family development. Staff does not object to approval of this exception.

Mr. Jones stated staff recommends approval as presented provided the metal used on up to 20% of exterior building façades is of a high-quality architectural metal variety with a matte finish or similar and is neutral or earth tone in color.

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

Adam Brown with Trinsic Acquisition Company LLC, 8235 Douglas Avenue, Ste 950, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Mr. Brown gave a presentation on the architectural style of the building materials.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases S171202 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Adhikari

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

Nays: Coleman

Approved: 8-1

Motion: **carried.**