

PLANNING AND ZONING COMMISSION DRAFT MINUTES APRIL 3, 2017

PUBLIC HEARING AGENDA Item #11 - S170402 - Site Plan - Riverside Place Apartments (City Council District 1). Senior Savannah Ware presented the case report and gave a Power Point presentation to approve a site plan to construct and operate a multi-family residential development. The 9.27-acre property is addressed as 2150 and 2375 N. Highway 360, zoned Multi-Family Two (MF-2) District, and within the SH 360 Overlay District. The agent is John Bezner, Civil Point Engineers, the applicant is Mangesh Patel, and the owner is James C. Shindler, Green Oaks DQ, LLC.

Ms. Ware stated the proposed 3-story apartment building contains 148 units. Amenities include a swimming pool and spa, courtyard area, and clubhouse. The primary gated entrance is located on the south side of the property and is accessible from Riverside Parkway. The secondary gated entrance for emergency vehicles only is located on the north side of the property and is accessible from Riverside Parkway. Riverside Parkway dead-ends at the north property line; a turn-around is provided before the apartment gate. The proposed development is governed by the density and dimensional requirements for Multi-Family Two District in the UDC. The proposal meets the density and dimensional requirements. The UDC states that one-bedroom units can account for a maximum of 50% of the total units. One-bedroom units account for 50% of the total units. The UDC requires 1.25 spaces per one-bedroom units and 2 parking spaces for two- or three-bedroom units. 30% of the required parking spaces must be garage; 20% of required parking spaces must be covered. The proposed development meets the required parking.

Ms. Ware stated the proposed development is governed by the landscaping requirements in Article 8 of the UDC. The proposed development meets the requirements. The building exteriors are clad primarily in brick and stone and meet the 90% masonry requirement. Elevations are accented with stucco, hardi-siding, and architectural panels. Architectural panels accent the clubhouse, which is located on the southwest corner of the building, and account for 3.4% of the west exterior building elevation and 1.7% of the south exterior building elevation.

Ms. Ware stated the applicant is not requesting any appeals or exceptions. The Development Review Committee (DRC) recommends approval subject to the following conditions:

- The applicant shall revise the location of the second dumpster and submit a revised Site Plan prior to appearing before City Council.

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

Marc Tolson with Arrive Architecture Group, 2344 Highway 121, Suite 100, Bedford, TX was present representing the case. Vinod Patel, 8108 Locust, Irving TX and John Bezner, 3102 Maple Avenue, Ste 400, Dallas, TX were present in support of this request.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve case S170402 as presented and recommended by staff, The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

Ayes: Johnson, Lopez, Motley, Smith, and Womack

Nays: None

Approved: 5-0

Motion: **carried.**