

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES JULY 1, 2019

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher.

COMMISSIONERS ABSENT: Lynn Motley

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Moser gave the invocation, commissioner Smith led the pledge of allegiance to the US Flag, and the Texas Flag.

Ms. Ware noted case CPA190601/Z190601/CP190601 would be presented together, but voted on separately.

<u>PUBLIC HEARING AGENDA Item #16- CPA190601 - Comp Plan Amendment - Forum Villas (City Council District 4) and Item #17-Z190601/CP190601 - Planned Development Request/Concept Plan - Forum Villas (City Council District 4).</u> Senior Planner Savannah Ware presented the case reports and gave a Power Point presentation for a Planned Development Request and Concept Plan for 219 single-story homes with a mixture of detached and attached units on a single 18.92-acre common lot. Tracts 5 and 5A of E. Roland Survey, Abstract No. 1313, City of Grand Prairie, Tarrant County, Texas, zoned PD-361, and located on the northwest corner of S. Forum Drive and S. Great Southwest Pkwy. The agent is Rich Darragh, Skorburg Company, the applicant is Daniel Satsky, Ashton Woods - Dallas Division, and the owner is Dan Luby, ECOM Real Estate Mgmt.

Ms. Ware stated the purpose of the request is to amend the Future Land Use Map from Commercial to Med-Density Residential on 18.92 acres so that the FLUM is consistent with a development proposed at this location. The applicant intends to construct a 219-unit hybrid housing development on 18.9 acres. The development includes a mixture of one-bedroom, two-bedroom, and three-bedroom detached and attached houses on a common lot. The site includes two controlled-access entrances, one off of Great Southwest Pkwy, and one off of Forum Dr. The Concept Plan depicts a centrally located leasing office and amenity center. Units are organized around a central green space amenity. The design and amenities included in the central green space will be determined with the Site Plan. Maintenance of the units, common areas, open spaces, and backyards will be the responsibility of the management company. The Concept Plan depicts surface parking, covered

parking, and detached parking garages throughout the development. The number of parking spaces exceeds what is required and the percentages of garages and carports are consistent with Appendix W. The Concept Plan depicts reserve parking areas that can provide an additional 21 parking spaces if needed. The property is currently zoned for Single Family Residential use. The approved Preliminary Plat depicts 80 residential lots. The requested zoning change will increase the number of units to 219. Due to the increase in number of units and existing traffic concerns in the area, the Transportation Department required that the applicant submit a Traffic Impact Analysis. Key takeaways from Transportation's analysis of the TIA findings are listed below.

- Traffic movements from the school could cause significant delay to residents trying to turn left onto Great Southwest Pkwy in the morning.
- The site volumes are relatively low which keeps the queue low.
- As traffic grows on Great Southwest Pkwy, the wait and queue to exit the subject property will gradually increase.
- The Level of Service (LOS) for this turn is at F for the buildout.
- School traffic turning left onto Great Southwest Pkwy will have the right-of-way. The increase in volumes created by this development will not affect school traffic turning movements.
- No other intersections will be significantly impacted by this development.

Ms. Ware stated the applicant is proposing a base zoning district of Multi-Family One. The applicant is proposing a minimum of two distinct elevations for each unit type and intends to use roof profile and exterior materials and colors to create architectural variation throughout the development. The Development Review Committee recommends approval with the following conditions:

- 1. For perimeter buildings along Great Southwest Pkwy and Forum Dr, facades that face, or are mostly parallel to the street, shall be clad in 100% stone or brick;
- 2. Back yard fences that are parallel to open space areas or sidewalks shall be constructed of wrought iron;
- 3. Amenities shall include, at a minimum, a pool, spa, arbor, and usable open space and shall meet Appendix W requirements for Multi-Family Residential development;
- 4. The areas depicted on the Concept Plan as reserved parking shall remain as green space and shall only be converted to additional parking once the development is 100% leased and parking demand requires additional parking spaces;
- 5. The applicant shall provide Staff with an exhibit that shows the elevation type, materials, and colors for units that will allow Staff to assess the architectural variation within the development with the intent of avoiding architectural duplication among adjacent units;
- 6. Individual units shall be fire sprinklered; and
- 7. Screening walls along Great Southwest Pkwy and Forum Dr shall be constructed to Forum PID specifications.

Commissioner Smith stated she is concern with the development only having one entrance for the amount of homes being proposed. Mr. Jones stated this type of development should not cause a delay on the public-street or intersection what is being proposed is low density residential. Commissioner Connor said his concern with this development is that he lives in the neighborhood right behind the school and there is already a traffic issue that backs up down Forum Drive, with this development it could make it harder to get in and out of his neighborhood and adding additional traffic could make things worse for the school and adjacent neighborhoods, how can we hold them accountable.

Brett Huntsman, Transportation Planner, stated the anticipated traffic from this development would be low, but they are aware of the school traffic being an issue.

Chairperson Spare asked if the main entrance could be moved further north with a median break on Great Southwest.

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

Rich Darragh with Skorburg Company, 8214 Westchester Drive, Suite 710, Dallas, TX, stepped forward representing the case and to answer questions from the commission. Mr. Darragh gave a presentation of their proposed development. He said they are proposing three exits and would be willing to work with the traffic department one putting in a median break on Great Southwest.

Mr. Fisher asked if they would be maintaining the premises at all times, and did they meet with the school regarding this development.

Daniel Satsky with Ashton Woods-Dallas Division, 1800 Valley View Lane, Farmers Branch, TX, stated the property would be owned by an entity that would maintain the premises at all times. They did not converse with the school regarding the development.

There being no further discussion on the case CPA190601 commissioner Coleman moved to close the public hearing and approve case CPA190601 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman Second: Connor

Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare

Nays: None **Approved: 7-0**

There being no further discussion on the case Z190601/CP190601 commissioner Carranza moved to close the public hearing and approve case Z190601/CP190601 as presented and recommended by staff, with the following conditions and recommendation:

- 1. For perimeter buildings along Great Southwest Pkwy and Forum Dr, facades that face, or are mostly parallel to the street, shall be clad in 100% stone or brick;
- 2. Back yard fencing material shall be designated on the Site Plan;
- 3. Amenities shall include, at a minimum, a pool, spa, arbor, and usable open space and shall meet Appendix W requirements for Multi-Family Residential development;

- 4. The areas depicted on the Concept Plan as reserved parking shall remain as green space and shall only be converted to additional parking once the development is 100% leased and parking demand requires additional parking spaces;
- 5. The applicant shall provide Staff with an exhibit that shows the elevation type, materials, and colors for units that will allow Staff to assess the architectural variation within the development with the intent of avoiding architectural duplication among adjacent units;
- 6. Individual units shall be fire sprinklered; and
- 7. Screening walls along Great Southwest Pkwy and Forum Dr shall be constructed to Forum PID specifications.
- 8. The Great Southwest Pkwy median opening that aligns with the northernmost exit shall remain open.

The action and vote being recorded as follows:

Motion: Carranza Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Moser, Smith, Spare

Nays: None **Approved: 7-0**