

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JULY 2, 2018



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JULY 2, 2018**

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

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, 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 6:30 p.m. Chairperson Motley gave the invocation, Commissioner Fisher led the pledge of allegiance to the US Flag, and Commissioner Spare led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #11– CPA180304 – Comprehensive Plan Amendment - Mariposa Apartment Homes (City Council District 6). Planner Colby Collins presented the case report and gave a Power Point presentation to approve an amendment to the Comprehensive Plan to change approximately 4.14 acres from Commercial to High-Density Residential. Lot 1R and Lot 3, Block 1, Westchester Town Center, Phase Three A Addition, City of Grand Prairie, Dallas County, Texas, zoned PD, Planned Development 136-C and addressed as 4603 and 4607 S. Carrier Parkway.

Z180304/CP180303 - Planned Development Request/Concept Plan - Mariposa Apartment Homes (City Council District 6). Zoning Change and Concept Plan for Mariposa at Westchester, approximately 93 age-restricted multi-family residential units on 4.14 acres. Lot 1R and Lot 3, Block 1, Westchester Town Center, Phase Three A Addition, City of Grand Prairie, Dallas County, Texas, approximately 4.14 acres zoned PD, Planned Development and addressed as 4603 and 4607 S. Carrier Parkway. The applicant is Stuart Shaw, Mariposa Westchester LP and the owner is William Pohl.

Mr. Collin stated staff finds that locating the multi-family across from planned retail development conforms to Objective 2 of the Comprehensive Plan by reducing sprawl, developing an infill lot, and providing integrated community uses with housing, retail, employment, trails and parks within walking distance. The proposal also conforms to Objective 2 by ensuring that infill land uses are supportive to the neighborhood by allowing existing older residents to remain in the neighborhood when they no longer desire to live in a single-family home, and Objective 3 by locating higher density residential uses along an arterial roadway.

Mr. Collins stated the Concept Plan depicts three apartment buildings with approximately 100 units along with a leasing office and clubhouse. One full access point is proposed onto E. Polo Road near the entrance to Friendship Park. A second emergency only point of access will be provided from S. Carrier Pkwy. The applicant is request the an appeal to 8% enclosed garages rather than the required 30%, bedroom units parked at a 1.3 spaces per unit ratio rather than the required 2 per unit, results in a 17% reduction in parking from what is required Article 10 of the Unified Development Code, front yard setback of 25 feet along E. Polo Road and S. Carrier Pkwy, and Side yard setback of 10 feet along the east boundary of the property rather than the required 60 feet. Staff is supportive of a parking exception generally given the operation of the facility as senior-living, but recommends that the applicant identify additional enclosed garage spaces to increase the ratio closer to what is required. Staff is supportive of the 5 foot front yard variance given the irregular shape of the lot. The majority of units will sit approximately 80 feet or more from the street. Staff has concerns with the significant side yard variance request, but acknowledges that a relatively small percentage of overall units will approach the 10 foot setback. The concept plan shows these units with no balconies or large windows facing the neighboring property. The majority of units will sit 30 feet or more from the property line. Staff also acknowledges that the property, like many infill lots, is irregularly shaped. The development shares its eastern property line with Mayberry Gardens, which was approved in 2017 to operate an independent living/memory care facility. The westernmost buildings in the Mayberry Gardens complex will sit approximately 23 feet from the common property line at the closest point for a minimum total separation distance of approximately 33 feet. This minimum distance will occur within a relatively minimal area, with the majority of the building areas separated by a distance of 40 feet or more.

Mr. Collins stated Mariposa has held multiple meetings with the Westchester neighborhood association over the past six months. As of the date of this report, no neighboring property owners have reached out to the City regarding this request. The Development Review Committee recommends approval of the Zoning and Concept Plan with the following conditions:

1. Submit comprehensive amenities and features list at Site Plan phase.
2. Preserve existing trees at the Site Plan phase as shown on the Concept Plan.
3. Reconfigure parking to provide more enclosed garage space.

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

Casey Bump with Bonner Carrington, 901 Mopac Expressway South, Austin, TX, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission.

Commissioner Lopez asked Mr. Bump to address the enclosed garages. Mr. Bump stated since this is an aged-restricted development they believe they are providing adequate parking for their facility.

Commissioner Spare asked that he provide him with the breakdown of the bedroom units, he said he is not in favor of the reduced parking garages. Mr. Bump stated they have more than enough parking for their seniors, they are requesting parking at a ratio of 1.3 spaces per 1 bedroom and 2 bedroom units.

Commissioner Smith asked why they chose this location for their facility, have they developed this type of facility before. Mr. Bump replied they have a number of facilities in Texas. The location was determined by a market study.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case CPA130304 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

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

Nays: None

Approved: 9-0

Motion: **carried**

Commissioner Spare moved to close the public hearing and approve case Z180304/CP180303 as presented and recommended by staff, the applicant must submit comprehensive amenities and features list at Site Plan phase, preserve existing trees at the Site Plan phase as shown on the Concept Plan, and reconfigure parking to provide more enclosed garage space. The action and vote being recorded as follows:

Motion: Spare

Second: Smith

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

Nays: None

Approved: 9-0

Motion: **carried**