



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 4, 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.

COMMISSIONERS ABSENT: Clayton Fisher

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, Ted Helm, Planner, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Mr. Jones noted cases CPA180303, Z180303/CP180302, and P180306 are related cases and would be presented as one case.

PUBLIC HEARING AGENDA Item #20– CPA180303 – Comprehensive Plan Amendment – Lux Grand Prairie (City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation to amendment to the Comprehensive Plan to change approximately 23.39 acres from Commercial/Retail/Office to High-Density Residential. A portion of Tract 1, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, zoned PD-30 and PD-44 in the IH-20 Corridor Overlay, addressed as 4115 S. Great Southwest Parkway and generally located south of the intersection of Bardin Road and Sgt. Greg L. Hunter Lane, approximately 750 feet east of Great Southwest Parkway.

Item #21-Z180303/CP180302 - Planned Development Request/Concept Plan - Lux Grand Prairie (City Council District 4). Zoning Change and Concept Plan for approximately 318 multi-family units on 22.50 net acres. A portion of Tract 1, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, 23.39 acres zoned PD-30 and PD-44 in the IH-20 Corridor Overlay, addressed as 4115 S. Great Southwest Parkway and generally located south of the intersection of Bardin Road and Sgt. Greg L. Hunter Lane, approximately 750 feet east of Great Southwest Parkway. The applicant is Aaron Graves, Kimley-Horn and the owner is Steve Cope, MBC Land Partners, LLC.

Item #22-P180306 - Preliminary Plat - Lux Grand Prairie (City Council District 4). Preliminary Plat for Lots 1 and 2, Block 1, MBC GSW Bardin Addition, for the purpose of creating two lots for residential and commercial development. A portion of Tract 1, Memucan Hunt Survey, Abstract No. 757, City of Grand Prairie, Tarrant County, Texas, 34.23 acres zoned PD-30 and PD-44 in the IH-20 Corridor Overlay, addressed as 4115 S. Great Southwest Parkway and

generally located southeast of the intersection of Bardin Road and S. Great Southwest Parkway. The applicant is Aaron Graves, Kimley-Horn and the owner is Steve Cope, MBC Land Partners, LLC.

Mr. Jones stated the Concept Plan depicts six apartment buildings with approximately 318 units along with a leasing office and clubhouse. One full access point is proposed onto Bardin Road. The full access will align with existing Sgt. Greg L. Hunter Lane. A second emergency only point of access will also be provided from Bardin. The applicant is proposing a side yard setback of 25 feet rather than the required 60 feet. Staff is supportive of the exception given that the property to the east and west of the proposed apartments is zoned Industrial and Commercial, respectively. On February 13, 2018, the City sent a standard Head's Up notice to the members of the Oak Hollow-Sheffield Village HOA. The applicant also met with members of the HOA. 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. A deceleration lane may be required from Bardin Road.

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

Erik O Earnshaw, 4202 Addison, TX was present in support of this request.

Dana Baldrige, 4106 Briton Court, Grand Prairie, TX stepped forward in opposition to this request. She has lived in the Oak Hollow subdivision for the past 30 years, there is already too much multi-family development in this area and traffic is already a major concern she would rather see some type of senior housing development at this location.

Javier Carrizales, 2533 Slaton, Grand Prairie, TX stated when he purchased his home it was because there was no multi-family zoning in the area, the safety of his children is his major concern, everything gets old and goes down-hill what will happen when these complexes get old, this is a family town and we need to keep this identity, so please deny this request.

Mark Cope with MBC Land Partners, LLC, 825 Waters Creek Blvd., Ste 250, Allen, TX stepped forward representing the case. Mr. Cope said they did their due diligence and met with the city staff, city councilmembers, and the homeowners around the area who all agreed this would be a good project for the site.

Chairperson Motley noted several speaker cards submitted in opposition to this request.

- Lisa Johnson, 2538 Slaton Drive, Grand Prairie, TX
- Connie Bauer, 2812 Ironwood Drive, Grand Prairie, TX
- Erica Carrizales, 2533 Slaton, Grand Prairie, TX
- Terry Foster, 2546 Slaton Drive, Grand Prairie, TX

There being no further discussion on the case Commissioner Spare moved to close the public hearing and deny case CPA180303. The action and vote being recorded as follows:

Motion: Spare
Second: Lopez
Ayes: Adhikari, Carranza, Connor, Lopez, Smith, Spare
Nays: Coleman, Motley
Approved: 6-2
Motion: **carried**

Commissioner Spare moved to close the public hearing and deny case Z180303/CP180302. The action and vote being recorded as follows:

Motion: Spare
Second: Smith
Ayes: Adhikari, Carranza, Connor, Lopez, Smith, Spare
Nays: Coleman, Motley
Approved: 6-2
Motion: **carried**

Commissioner Spare moved to close the public hearing and deny case P180306. The action and vote being recorded as follows:

Motion: Spare
Second: Lopez
Ayes: Adhikari, Carranza, Connor, Lopez, Smith, Spare
Nays: Coleman, Motley
Approved: 6-2
Motion: **carried**