



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
FEBRUARY 4, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley, Eduardo Carranza, and Shawn Connor.

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, Ted Helm, Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Motley gave the invocation, chairperson Spare led the pledge of allegiance to the US Flag, and commissioner Moser led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #12- Z190201/CP190201 - Zoning Change/Concept Plan - Hillside Multi-Family at SH-360 and Doryn (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for Hillside, a 140-unit multi-family development on 8.24 acres. Tracts 6D & 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Overlay District, generally located east of S HWY 360 and south of Doryn Dr, and addressed as 2500 Webb Lynn Rd. The agent is John Bezner, Civil Point Engineers, the applicant is Vino Patel, MPH Partners, and the owner is Robert Barham, KP Development Partners, LP.

Ms. Wares stated the applicant intends to construct a 140-unit multi-family development for adults aged 62 and older. The proposed residential density is 19.4 dwelling units per acre. Multi-Family Three allows up to 26 dwelling units per acre. The site will be accessible off of Doryn Drive with emergency only access off of Magna Carta Blvd. The Concept Plan shows an access easement that

extends past the proposed drive to the west property line. This is intended to provide the property to the west with access from Doryn Drive in the event that it is developed for commercial use in the future. The three-story building surrounds a courtyard which will feature a pool and outdoor space. Other amenities include a fitness center, library, theater-media room, salon, and dog park. The proposal is consistent with the 2018 FLUM and following goals, policies, and objectives in the 2010 Comprehensive Plan:

- ☐ Goal 12: Achieve a broad housing selection for a diverse population.
- ☐ Objective 3, Policy 13: Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares.

Ms. Ware stated the applicant is proposing a base zoning district of Multi-Family Three. The current property owner has requested that the existing commercial zoning be retained so that the property could be developed for commercial or multi-family uses. The applicant is proposing the following modifications to the Multi-Family Three standards:

1. Required Parking Spaces: The applicant is proposing to provide 1.3 parking spaces per unit. Appendix W requires 1.25 parking spaces per one-bedroom units and 2 parking spaces per two- and three-bedroom units.
Exhibit C - Project Narrative contains the applicant's explanation for this variance. Exhibit i - Parking Comparison compares the proposed parking standards with standards approved for similar projects.
2. Covered Parking and Garages: The applicant is proposing garages for 20% of required parking spaces and carports for 30% of required parking spaces. Appendix W requires garages for 30% of required parking spaces and carports for 20% of required parking spaces.
3. Unit Composition: The applicant is proposing 72% one-bedroom units. Appendix W allows one-bedroom units to account for up to 60% of total units.

Ms. Ware stated the proposal includes amenities from the High-Quality Features or Designs and Technology Categories. The proposal meets Appendix W requirements for amenities. The Development Review Committee recommends approval on the basis that the proposed use is consistent with the FLUM. Staff recommends that the proposal comply with the 30% garage requirement and the number of one-bedroom units not exceed 60%.

Commission Lopez asked if the adjacent neighborhood has an HOA and did the developer reach out to them on the proposed development. Ms. Ware replied yes, the applicant did meet with the surrounding neighborhood and HOA.

Chairperson Spare asked if the property could be access off of Doryn, and would there be enough visitors parking onsite. Mr. Jones replied there would be an access off Doryn Drive. Ms.

Ware stated the parking spaces are determined on the number of one-bedrooms, at this time they are proposing 1.3 parking spaces per unit.

Commissioner Smith asked if there are any other developments of this type in the area. Ms. Ware replied no, this would be the first one for this area.

Commissioner Connor asked if the applicant is in agreement with the coved parking and garages requirements. Ms. Ware stated she would refer the question to the applicant to respond.

Commissioner Moser stated they are proposing garages for 20% of required parking spaces and carports for 30% of required parking spaces, but the requirements are 30% of required parking spaces and carports for 20% of required parking spaces, which makes it about 35 parking spaces less than what is required.

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

Marc Tolson with Arrive Architectural Group, 2344 Highway 121, Ste 100, Bedford, TX stated they conducted a market study that shows Grand Prairie has a great number of seniors, this location would be adequate for the surrounding neighbors and their families to keep their loved ones close. The site would be accessible off of Doryn Drive with emergency only access off of Magna Carta Blvd. According to a market study conducted seniors require less parking therefore they are requesting an exception to the required parking spaces. They held a meeting with adjacent neighborhood and HOA members who express no concerns with the proposed development. Mr. Tolson gave a brief power-point presentation to the commission on their other developments in the metroplex.

Commissioner Motley asked if staff had received a copy of the market study that shows seniors require less parking spaces. Ms. Ware replied no. Mr. Motley asked that a copy of the study be provided to staff.

Chairperson Spare asked how many of the parking spaces off Doryn Drive are not handicapped. Mr. Tolson replied there are 12 parking spaces. Mr. Spare said with only 12 visitor parking spaces, how would the overage parking be addressed, his concern is people parking along Magna Carta. Mr. Tolson stated he understands his concern, but parking has never been an issue if the commission would like to request additional parking they would more than happy to comply.

Commissioner Connor asked why they are proposing a multilevel development instead of single level for seniors. Mr. Tolson said the numbers would not allow them to purchase the land for a

single level development. Mr. Connor asked if someone would live onsite to manage the property. Mr. Tolson replied no.

Commissioner Fisher asked once the development is developed would the property be sold to someone else. Mr. Tolson said this client would sell the property to a larger national firm, but the property would always remain for senior living, the developer is spending a great amount of money on this development including amenities, elevators, and security.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z190201/CP190201 with the following conditions:

1. The number of one-bedroom units shall not exceed 65%;
2. Garages shall account for 25% of the required parking spaces;
3. Carports shall account for 30% of the required parking spaces;
4. The applicant shall construct the portion of the drive intended to provide cross access to the adjacent site at the same time as the project; and
5. The number of required parking spaces shall be calculated in accordance with Appendix W of the UDC.

The action and vote being recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

Approved: 9-0

Motion: **carried.**