

**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 5, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Bill Moser, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor.

COMMISSIONERS ABSENT: Kurt Johnson

Chairperson Motley stated he has served in this town for several years and has always taken Grand Prairie and tried to put what is the best interest for this city ahead of his own, but with the next case on the agenda he would recuse himself due to a conflict of interest.

PUBLIC HEARING AGENDA Item #17- S170606 - Site Plan - Prairie Gate Community (City Council District 2. Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a site plan to develop a 264-unit apartment complex one tract on 14.665 acres. The 14.665-acre property is generally located on the southeast corner of Dechman Drive and Fish Creek Drive. The property is zoned Planned Development 19 (PD-19) District allowing for apartment uses, and within Interstate 20 (I-20) Overlay Corridor District. The applicant is Chase Debaun, AeroFirma Corp. and the owner is Reginald Crump, Bedford Enterprises.

Mr. Lee stated the applicant is requesting site plan approval to construct a multi-family development on 14.66 acres within Planned Development-19 District. The applicant proposes to construct approximately 10 - 1, 2 & 3 story buildings totaling 112,842 square feet with 264 dwelling units. The development plans for 1, 2 & 3 bedroom units be developed to Multifamily-3 standards. The fully gated community will include a 4,000 sf leasing/administrative office and 1,500 sf club house & exercise facility. The site will include a pool and children's playground, small dog park area and walking paths throughout the site. Other site amenities include a cabana with picnic and BBQ area. The base zoning for PD-19 is General Retail District. The PD ordinance defers to the Unified Development Code in all matters except the following:

- The building setbacks are:
 - Front Yard – The front yard adjacent to Fish Creek Drive, Dechman Drive and Interstate 20 Service Road varies between 80 feet and 100 feet.
 - Side Yard – Interior side yard setbacks are 80 feet and exterior setbacks are 100 feet.
 - Rear Yard – Rear yard setbacks are 28 feet.
- Roof Pitch – The roof pitch within the development is a mix of 5:12 roof pitches
- Maximum Height – The maximum height within the development is 40 feet and the maximum number of stories is three.
- Façade Materials – All Fish Creek Drive and Dechman Drive façades are 100% masonry and the rest of the façades are required to have a minimum of 80% brick or stone and 20% other materials primarily stone veneer.

- Dwelling Unit Size – One bedroom units (123 being proposed) are a minimum of 794-914 square feet, two bedroom units (117 being proposed) are a minimum of 1047-1178 square feet, and three bedrooms units (24 being proposed) are a minimum of 1442 square feet.
- Garage Standards – The garages are located along the perimeter and across the drive isles (fire lane). The garages are not attached as required by the Article 10, UDC

Mr. Lee stated the subject site is part of the Interstate Highway 20 Corridor Overlay District. The Overlay District establishes development standards and design criteria along the Corridor that are compatible with a high density, highly traveled urban retail area. The purpose of this overlay district is to maximize the corridor's potential as a city asset with sustainable development, and address the concerns of property owners that future non-residential development be compatible with existing residential uses. This district is intended to increase the quality of development by applying design and development requirements developed by staff and property owners. These requirements are contained in Appendix F of this Code. Multi-Family development in this area is consistent with the I-20 Overlay District purpose and intent. The proposal does not meet the requirements of Article 10 requiring 30% of parking be provided with attached garages and 20% have direct access to the living area of an apartment unit. The project is required to provide 20% covered parking spaces; 166 covered parking spaces are being provided.

Mr. Lee stated all of the building types proposed has a façade that is 100% masonry and all other façades are a minimum of 80%. All of the roof pitches are to be constructed with minimum 6:12 roof pitch. The elevations are inconsistent with the provisions of GR District & MF Standards. The applicant's proposal for multifamily development is inconsistent with the FLUM, In addition; staff has outlined several items for discussion including the applicant's request for exceptions:

- The future intersection of Fish Creek Drive at Dechman Drive has been in discussion and the alignment has yet to be determined and potentially impact adjoining development proposals. The approval of this site plan will reduce the options available for the City to make adjustment to the intersection of Fish Creek Drive and Dechman Drive that will meet city standards.
- Multifamily standards in the UDC (Article 6, 11 & 10) require all buildings including parking garages and carports be constructed with minimum 6:12 roof pitches. The garages should be attached and providing direct access to the units.
- The Fire Department does not support the design and layout of proposed access points, due to how close the access points are to each other. The applicant plans to work with Police Department's CPTED (Crime Prevention Through Environmental Design) program and adopt & implement PDs recommendation for crime prevention.
- Multifamily is an allowed use within this planned development.

Mr. Lee stated the proposal is inconsistent with the Unified Development Code and MF Standards per Article 6 & 11 of UDC. Staff cannot recommend full support, but staff's recommend if approved the case be subject to the conditions and provision regarding garages & covered parking in accordance with Article 10, UDC.

Commissioner Lopez asked if the curved along Dechman to Fish Creek would remain.

Transportation Planner Daon Stephens stated there is currently a consultant conducting a study on the curve.

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

Rod Debaun with AeroFirma Corp., 516 Estate Drive, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission. Mr. Debaun has been a residence in Grand Prairie for 60 years and is proud of his developments within the city. Grand Prairie is growing and will continue to grow this development would be his family asset. The units would run from \$1,200 to \$1,800 a month, they plan on breaking ground with this construction at the beginning of January, 2018. He said when the I-20 service roads are in place the traffic patterns will change.

Commissioner Connor asked if this development would have sidewalks, he is not familiar with his other development therefore he does not have a problem with multi-family uses, but what would happen if he cannot fill the complex how would he keep up the upscale look of the apartments.

Mr. Debaun said it is a city requirement that sidewalks be put in place, with the amount of money being spent on this development they would consider themselves more of a community and would make sure this property would always remain an upscale community.

Commissioner Smith asked if the market study showed there was a need for apartments at this location.

Mr. Debaun said when he presented staff with his plan he was directed to locate a property that was already zoned for multi-family the market study did show there is a need for roof tops at this location.

Commissioner Moser asked would they have any access off Interstate 20 frontage roads.

Mr. Debaun replied no, only off of Dechman.

Susan Baldwin, 1038 Kaylie, Grand Prairie, TX stepped forward in opposition to this request, it seems to her that the citizens of Grand Prairie have no saying on what happens in their community. Traffic is going to become a bigger problem in their community.

Commissioner Moser said she does have a say on what happens in her community and would have another chance to appear before the City Council, this property is zoned for multi-family and city will continue to grow.

Edna Gilchrist, 1033 Kaylie Street, Grand Prairie, TX stated her concern is their property values and taxes would increase.

Rusty Womack, 609 Fish Creek Road, Grand Prairie, TX stepped forward representing his father-in-law Brady Young who has concerns with the dog-park and fencing, but his main concern is the fencing along the eastern property line abutting his property he would like for them to put up an 8 ft. tall solid fence.

Mr. Crolley stated a solid screening fence is required when adjacent to a residential zoning, Mr. Young's property does have a residential home on it, but the property is zoned commercial and a solid screening fence is not required.

Mr. Debaun stated they would be constructing five garages on the eastern side, 40 ft. away from the property line and behind the garages there would be trees that would screen the adjacent property from this development.

Brandon & Melissa Weber, 3949 Sword Dancer Way, Grand Prairie, TX stated their concern is Dechman Road, there is no room for expansion of this road and asked what is the City's plan, they are not opposed to the development, but would like for the infrastructure to be put in place before the development occurs.

Mr. Crolley stated Dechman is also being studied along with Fish Creek Road at this time.

Randy & Kathy Rayford, 1008 Kaylie Street, Grand Prairie TX stepped forward in opposition to this development. He stated there are no plans in place according to the case report that Fish Creek or Dechman would be expanded nor has he seen drainage plans for this area, this is very concerning, because their property is downstream therefore their property could be flood by this development.

Mr. Crolley stated this is the beginning of the development process, the drainage plan will come next and he is welcome to come to the city to look at those drainage plans once they have been submitted.

Commissioner Smith said she would like to see some reach-out between the builders and the community.

Mr. Alcorn stated Planning is always difficult, but the city will work to do what's best for the neighborhood.

Chairperson Motley noted several speaker cards submitted in opposition.

Vicki Germer, 1040 Kaylie, Grand Prairie, TX
Ana Smith, 1054 Kaylie, Grand Prairie, TX
Brice Rodrigues, 1046 Kaylie, Grand Prairie, TX
Erica Upham, 1045 Kaylie Street, Grand Prairie, TX

There being no further discussion on the case Commissioner Lopez moved to close the public hearing and approve case S170606 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Lopez

Second: Connor

Ayes: Connor, Lopez, Moser, Smith, Spare, and Womack

Nays: None

Recuse: Motley

Approved: 6-0

Motion: **carried.**