



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
OCTOBER 2, 2017**

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

COMMISSIONERS ABSENT: Shawn Connor

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, Megan Mahan, Assistant City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

PUBLIC HEARING AGENDA Item #6– S170903 - Site Plan - Grand Estates of Grand Prairie (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation request to approve a Site Plan for a 406-unit multi-family development that includes 11 multi-family residential buildings and one mixed use building with leasing, retail, and restaurant uses on the ground floor and residential units above. The subject property is addressed as 7500 Lake Ridge Parkway, zoned Planned Development-297A (PD-297A) District and Planned Development-297B (PD-297B) District, and within the Lakeridge Overlay District. The agent is Robert K. Manaois, RKM & Associates, Inc. and the owner is Matthew Hiles, WRIA.

Ms. Ware stated the applicant intends to construct a 406-unit multi-family development on 15.54 acres. The proposal includes 11 multi-family residential buildings and one mixed use building. The residential buildings range from two stories to four stories. The mixed use building is two stories with leasing, restaurant, and retail uses on the first floor and residential on the second floor. Development amenities include a fitness center, pool with lounge area, and walking trails. The site is accessible from Lake Ridge Parkway. The multi-family and mixed use development will share the main entrance with the adjacent commercial tract. The applicant is currently conducting a Traffic Impact Analysis and intends to submit it on October 13<sup>th</sup>. The applicant has configured the site to be able to accommodate any right-of-way dedication or improvements recommended by the TIA.

Ms. Ware stated the property is subject to density and dimensional requirements for PD-297C and Multi-Family Three District. The proposal meets the density and dimensional requirements. The required number of parking spaces is calculated based on use. Article 10 of the Unified Development Code contains specific parking provisions for multi-family development. The UDC requires that 30% of the total required spaces be provided by attached parking garages and 20% of the total required spaces be covered parking. Garage parking spaces must be directly accessible to a living unit for 20% of the required garage parking spaces. The proposal meets the parking requirements. The property is subject to landscape and screening requirements for PD-297C and MF-3. The proposal meets the landscape and screening requirements. The building elevations consist of stucco and stone. The applicant is proposing a Spanish-style concrete barrel tile for the roof. Tower features, balconies, and archways provide articulation and visual interest. The proposed stucco and masonry composition is inconsistent with PD-297C. The percentage of stone proposed exceeds what is required by PD-297C. Staff does not object to the building elevations as proposed. The applicant is requesting an appeal to the requirement for 10-ft wide garage doors to be able to construct the garages with 9-ft wide doors. Staff does not object based on use of 9-ft doors in similar developments.

Ms. Ware stated staff recommends approval with the condition that the applicant meet TIA recommendations.

Chairperson Motley asked how many multi-family units and single family homes have we approved in the last year.

Mr. Norwood replied right under 3,000 multi-family units and about 200 single family units.

Commissioner Smith asked if there would be only one entrance onto this property.

Ms. Ware stated there would be three entrances two would be used for emergency purposes only.

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

James Hiles with WRIA, 2505 N SH 360, Ste 800, Arlington, TX stepped forward representing the case and to answer questions from the Commission. He said the units would be high-end apartments with the average tenant making at least 94K a year. These units would have 8 foot tall doors with 10 foot tall ceiling each unit would have their own balcony or patio, with great amenities, a resort style pool with an outdoor kitchen and cabanas.

Chairperson Motley asked if approved when do they anticipate construction of this project.

Mr. Hiles said as soon as their engineering plan are approved WRIA would be the owner, operator, and builder for this development.

Commissioner Spare asked Mr. Hiles to elaborate on the traffic this development would bring. Mr. Hiles explained they have been working with staff on the ingress and egress onto to this property they are currently conducting a Traffic Impact Analysis.

Commissioner Smith asked to see what the higher-end units would look like. Mr. Norwood asked what the rate would be for these units.

Mr. Hiles replied the one bedroom's would be around 700 sq. ft. and the three bedroom units about 1,654 sq. ft. they would start at \$1100 a month. They have the same type of units in McKinney, Garland, and Rowlett they have been building these units for over 20 years, but only built in Texas.

There being no further discussion on the case Commissioner Lopez moved to close the public hearing and approve cases S170903 as presented and recommended by staff including the applicants appeal to the garage doors to be able to construct the garages with 9-ft wide doors. The action and vote being recorded as follows:

Motion: Lopez

Second: Coleman

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

Nays: None

Approved: 8-0

Motion: **carried.**