



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
OCTOBER 1, 2018**

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

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, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #9– Z180701/CP180701 - Zoning Change/Concept Plan - SWBC at Grand Prairie (City Council District 2). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Planned Development-294B (PD-294B) to a Planned Development (PD) to allow construction of a multi-family development on the adjacent lot on 21 acres. Frederick Dohme Abst 395 Pg 110, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294B (PD-294B), and located within the Highway 161 (Hwy 161) Corridor and Interstate 20 (I 20) Corridor Overlay. The applicant is Spencer Byington, SWBC Timberview Ranch Apartments and the owner is Rick O'Brien, Campbell-Mayfield Road LP.

Mr. Collin stated the Concept Plan illustrates eight apartment buildings with approximately 273 units along with a leasing office and clubhouse. Key features of the Phase I Concept Plan include the following: All access points are located along Forum Rd, but will not disturb existing turn lanes or transitions at SH 161, 3-story buildings with 60% one bedroom units and 40% two bedroom units, 128 garage spaces and 86 carport spaces, and Unit Amenities. The Clubhouse amenities shall include a fully equipped fitness center, a spin/yoga center, and community gathering spaces. Unit amenities shall include granite countertops, stainless steel appliances, and a private balcony/patio. All access points are located along Forum Rd, but will not disturb existing turn lanes or transitions at SH 161. The applicant is currently proposing a shared access curb cut with adjacent property to the west of the subject property.

Mr. Collins stated a motion to recommend approval failed by a vote of 1-7. An earlier motion was made to develop Phase 2 as Phase 1 and leave the east 10 acres of the property for commercial development, but the motion failed. Prior to the City Council meeting, the applicant amended the Concept Plan to show apartments on the western half of the property only, per the

failed P&Z motion. Council remanded the revised Concept Plan back to Planning Commission for a recommendation. Staff is not opposed to Multi-Family residential development along the 161 corridor in the appropriate location and context, but recommends that the applicant explore opportunities to provide retail/commercial uses on the property which could be integrated with the proposed residential and create a mixed-use development at the hard corner of Forum and 161. Staff believes the revised plan fulfills the intent of staff's original recommendation. DRC recommends approval of the revised proposal shown to City Council.

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

Terry Gwin, President and CEO of SWBC, 6114 Royalton Drive, Dallas, TX stepped forward representing the case and to answer questions from the commission. Mr. Gwin stated they are interested in developing the western portion of the lot with a multi-family development. The seller has agreed to sell off only the western half of the lot.

Commissioner Moser asked if the lot would need to be replatted. Mr. Gwin stated they would only be purchasing the 12 acres to the west therefore the lot would only need to be platted.

Commissioner Lopez asked when they anticipate construction of this project if approved. Mr. Gwin stated once approved it would take about 15 to 18 months for the completion of this development.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z180701/CP180701 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

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

Nays: None

**Approved: 8-0**

Motion: **carried.**