

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES OCTOBER 7, 2019

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Max Coleman, and Commissioners Bill Moser, Warren Landrum, Eric Hedin, Cheryl Smith, Clayton Fisher, Eduardo Carranza.

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, Nyliah Acosta, Planning, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, 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 Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

Chairperson Spare noted the following cases are related and would be presented together, but voted on separately.

PUBLIC HEARING AGENDA Item #10- CPA191001- Comprehensive Plan Amendment- The Gibson Apartments (City Council District 2). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for a Comprehensive Plan Amendment to change the Future Land Use Map from Commercial to High Density Residential on Lot 1, Block 1 out of the Allen Jenkins Survey Abstract No. 713. Located at 2422 S Carrier Parkway, Legally described as Lot 1, Block 1, being 4.418 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail.

PUBLIC HEARING AGENDA Item #11- Z191001/S191005- Zoning Change/Site Plan- The Gibson Apartments (City Council District 2). Planner Nyliah Acosta presented the case report and gave a Power Point presentation for a request to change the zoning from GR, General Retail to a PD, Planned Development District for Retail, Restaurant, and Apartment uses. Legally described as Lot 1 & 2, Block 1, being 5.928 acres out of the Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas. Located at 2422 S Carrier Parkway and 902 W Pioneer Parkway. The agent is Jeff Linder, Bannister Engineering, the agent/applicant is Chase Debaun, Aerofirma Corporation, and the owner is Isibelle Debaun, David Nicklas Organ Donor Awareness Foundation.

Ms. Acosta stated the applicant is requesting to construct a high density multi-family development. The request is for a change from Commercial/Retail/Office to High Density

Residential on the Future Land Use Map. This request is consistent with the current pattern of development in the area. The surrounding uses are commercial and multi-family, which would be mirrored in the proposed commercial/multi-family development. Staff believes that highdensity residential development would benefit and enhance the overall underutilized parcels. The proposal is also in alignment with several goals within the Comprehensive Plan to include: promoting and enhancing economic development, and providing a mix of housing options by allowing a mix of densities to create housing variety that strengthens the housing market to help ensure there is housing for different income levels, ages and lifestyles. The purpose of this request is to change the zoning on 5.928 acres from GR, General Retail to PD, Planned Development District for Retail, Restaurant, and Apartment uses. The development includes one apartment building, and a clubhouse accessible from W Pioneer Pkwy and S Carrier Pkwy. Amenities include a clubhouse, pool, and tuck under parking. Along the W Pioneer Pkwy frontage, the applicant is proposing retail and restaurant uses. The lot reasonably accommodates multi-family and commercial uses, and staff has found no indication of adverse impacts on neighboring lands in relation to the zone change, or adverse effects on the public health, safety, or welfare. Approving the change to a Planned Development will allow the owner to develop the underutilized parcels. In addition, high density residential uses are ideal along major arterials, and act as a buffer between less intense residential uses. The most recent apartment complexes were constructed in 2004 Oak Timbers and Mountain Creek, however both are senior living. The proposed apartments will be the first built in the area within the last 33 years. The development will aid in closing the gap of housing options being provided.

Ms. Acosta stated the site has frontage along W. Pioneer Pkwy and S. Carrier Pkwy; The Site Plan depicts two access points on W. Pioneer Pkwy to access the retail and restaurants fronting W. Pioneer Pkwy, and the multi-family development is directly behind the retail/restaurants, also accessible from Pioneer Pkwy or Carrier Pkwy. The exterior building materials include five earth tone stuccos, one accent stucco, and cultured stone. It should be noted, that the applicant is using 100% stucco on all facades for the multi-family component of the request, which is the preferred material, and is meeting the intention of Appendix W's building design. Because of this, the applicant is allowed to increase the number of single bedroom units by 10%. The applicant is requesting the following variances:

- 1. Minimum Living Area for Studio Units
- 2. Minimum 45+ Side Interior Setback for Building A
- 3. Minimum 30% Garage Parking
- 4. Maximum 60 ft. Height for MF-3
- 5. Maximum 25 ft. Height for GR
- 6. Minimum Parking requirement for MF-3
- 7. Minimum Parking Requirement for GR
- 8. Pole Sign Relocation

Ms. Acosta stated the Development Review Committee recommends approval of the proposed zone change from GR, General Retail to PD, Planned Development District.

Chairperson Spare asked if there are parking requirements for studio apartments, and where are the guess parking located. Ms. Acosta stated we do not have parking requirements for studio apartments, but could be considered one-bedroom apartments. Mr. Jones stated there is a requirement that they provide guess parking.

Commissioner Carranza asked if a TIA was required. Ms. Acosta replied no, this location does not require a Traffic Impact Analysis.

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

Chase Debaun, 2935 S. Belt Line Road, Grand Prairie, TX was present representing the case and to answer questions from the commission. He said this area has been an eye-sore for quiet sometime, because of the odd shaped lot and Hwy 161, no big box would come into this area therefore they are proposing a mix use development.

Chairperson Spare stated the proposal looks great, but he is concern with the parking. Mr. Debaun said if they do receive a proposal for a restaurant they would need to provide additional parking and reconfigure the building, but the multi family has been design to fit the site as best as they could.

There being no further discussion on case CPA191002, commissioner Coleman moved to close the public hearing and approve case CPA191001 as presented. The action and vote being recorded as follows:

Motion: Coleman Second: Smith

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0**Motion: **carried.**

There being no further discussion on case Z191001/S191005, commissioner Coleman moved to close the public hearing and approve case Z191001/S191005 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman Second: Landrum

Ayes: Carranza, Coleman, Fisher, Hedin, Landrum, Moser, Smith, Spare

Nays: None **Approved: 8-0**Motion: **carried.**