



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MAY 7, 2018**

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

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, Colby Collins, Planner, Planner, Daon Stephens, Transportation Planner, Walter Shumac, Transportation Director, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

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

PUBLIC HEARING AGENDA Item #11– S180404 - Site Plan - Forum Drive Apartments (City Council District 2). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Site Plan for Forum at Robinson Apartments Phase 1 with 272 apartment units on 8.047 acres. Tract 1, Frederick Dohme Survey, Abstract 395 PG 110, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within Interstate 20 and Highway 161 Corridor Overlay District, generally located at the Northwest Corner of S. Forum Dr. and Robinson Rd. The applicant is Jeff Fulenchek, Carleton Development, Ltd. and the owner is Charles Anderson, TA Southgate Land Partners. (On April 2, 2018, the Planning and Zoning Commission tabled this case by a vote of 9-0).

Mr. Collins Stated the proposed Site Plan consists of three buildings with 272 units. The easternmost building fronting Robinson Rd is three stories while the building front Forum Drive is a four story building. All buildings display a prominent corner feature at the top of each building. Phase I is part of a larger planned development incorporating additional apartment units to the north, and retail and hotel uses to the west along 161. With Phase I, internal drives will be partially constructed and will be expanded as the rest of the development is built. Site Plan development of Phase I is reviewed against the approved Concept Plan. Development standards conform to the zoning as detailed in the approved PD standards. Per the approved PD, walk-up entrances shall be provided along multi-family building facades fronting a street. The applicant is providing walk-up entrances along all units fronting a street. The updated site plan is consistent with the approved Concept Plan. A minimum of 15% of the required parking shall be attached garages. The applicant

is proposing 16% garages. Direct access from an attached garage into the building's hall corridor may be provided in lieu of direct access to individual dwelling units. All other provisions relating to attached garages shall be provided in accordance with the UDC, as amended. Street trees and other landscape plantings shall be provided along Robinson Road to block noises and create a safe pedestrian environment. With the new Appendix W passed by City Council on March 20, 2018, it states that one bedroom units are allowed up to 60%. The applicant is currently proposing 64% one bedroom units. Due to the applicant providing a roundabout near Building "C" to help traffic flow, staff does not object to the applicant's variance request. Appendix W allows minimum unit size of 600 sf (proposing 574 sf)

Mr. Collins Stated the DRC recommends approval.

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

Jeff Fulenchek with Carleton Development, Ltd., 5405 Belt Line, Suite 300, Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve case S180404 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

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

Nays: None

**Approved: 9-0**

Motion: carried.