



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 3, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza.

COMMISSIONERS ABSENT: Clayton Fisher, Lynn Motley

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Caryl DeVries, Traffic Engineer, 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 6:35 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

Planner Nyliah Acosta presented the case reports and gave a Power Point presentation on the following cases:

PUBLIC HEARING AGENDA Item #14- CPA190603 - Comprehensive Plan Amendment to change the Future Land Use Map. From Light Industrial and Commercial/Retail/Office to High-Density Residential. 31.33 acres out of the J.C. Read Survey Abstract No. 1183, J. Hardin Abstract Survey No. 540, and John R. Baugh Survey Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned SF-1 Single-Family One Residential District and PD-260 Planned Development 260 District, generally located southwest of the intersection of Highway 161 and West Rock Island Road. 3514-3560 Hardrock Road & 4701 Rock Island Road.

PUBLIC HEARING AGENDA Item #15- Z190603/CP190603 - Zoning Change/Concept Plan - 3514-3560 Hardrock Road & 4701 Rock Island Road (City Council District 1). A Planned Development request and Concept Plan for Multi-Family uses on 31.33 acres. The Concept Plan depicts 1,072 multi-family units on the east and west sides of Hardrock Road west of SH-161. 31.33 acres out of the J.C. Read Survey Abstract No. 1183, J. Hardin Abstract Survey No. 540, and John R. Baugh Survey Abstract No. 137, City of Grand Prairie, Dallas County, Texas, zoned SF-1 Single-Family One Residential District, generally located southwest of the intersection of Highway 161 and West Rock Island Road. The applicant is Hamilton Peck, Hamilton Commercial LLC and the owner is Craig Howard, HighPlains Children's Home and Family.

Ms. Acosta stated the applicant requests to construct a high density multi-family development in four phases. The request is for a change from Commercial/Retail/Office designation to High Density Residential on the Future Land Use Map. Ms. Acosta stated the development would introduce density into the area that is currently largely industrial, mixed with small clusters of residential uses. With the close proximity to SH 161, the development would provide the necessary component to attract retail amenities and restaurant uses to service the area and transition to a mixed use area. Staff believes that high-density residential development would benefit and enhance the overall area. 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 31.33 acres from “SF-1” and “PD-260” to “PD” to allow for a Multi-Family development. The 1,072 unit development is accessible from West Rock Island Road and North Highway 161 access road. The development also includes two partially underground parking garages accessible from Hwy 161, two clubhouses and a rooftop pool. The lot reasonably accommodates multi-family 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 commercial and residential uses. The proposed density is 34 units per acre. A Site Plan is required for any multi-family use on the property. The proposed base zoning for the 31.33 acres is “MF-3” Multi-Family Three Residential District. All zoning will defer to the Unified Development Code as amended. At the Site Plan phase, the minimum parking requirements of 1.25 spaces for 1 bedroom units and 2 spaces for 2 or more bedroom units must be met. The site has frontage along the SH 161 Frontage Road and West Rock Island Road. The Concept Plan depicts three access points on SH 161 Frontage Road, one access point from Rock Island, and six internal access points on Hardrock Road. Approval of this Concept Plan will be considered part of TXDOT’s process to approve the access from the SH 161 Frontage Road. Because W. Rock Island Road and Hardrock Road are currently built to rural standards, the applicant will also be responsible for improving them to fully developed standards with curb and gutter as the development is constructed.

Ms. Acosta stated the Multi-Family development is required to meet the standards contained in Appendix W of the UDC. These standards include building articulation, materials, architectural features, and other design elements and will be evaluated for at the Site Plan phase. Article 6 of the Unified Development Code currently allows density up to 26 units per acre in the MF-3 district, approval of the PD would allow the applicant to develop the property at 34 units per acre. In addition, the maximum height currently allows for a 60 foot tall building; building 4 has a proposed height of 96 feet tall. Staff has no objection to the density or height. Ms. Acosta stated the Development Review Committee recommends approval of the proposed zone change from SF-1” Single-Family One Residential District and “PD-260” Planned Development 260 District to Planned Development District.

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

Hamilton Peck with Hamilton Commercial LLC, 2507 Croft Creek Circle, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Peck gave a presentation of the proposed use. He stated there are some existing homes on some of the lots, but most homes are not habitable, the project would cost 160 million dollars once the entire project is completed, but would generate big revenue to the city along with retail developments.

Commissioner Moser asked what school district this development would fall in and would the complex be age restricted. Mr. Peck said the development is within GPISD and the complex would not be aged restricted he hopes to cater to the young professionals, he would like to bring people from downtown Dallas, to relocate to this area, this would be a good location for people traveling to Fort Worth and Dallas.

Commissioner Smith stated she really likes this development, and asked if a market study had been conducted for this location. Mr. Peck replied yes they did conduct a market study.

Commissioner Carranza asked how much it would cost to live in one of these units. Mr. Peck replied the cost would be about \$1.45 square foot around \$1700 a month.

Commissioner Connor said he likes the presentation, but he is concern what would happen if the units do not rent.

Commissioner Moser stated although he believes this to be a good project his concern is the adjacent light industrial zoning, does he already own the properties. Mr. Peck stated he is under contract to purchase the properties except for one parcel the owner does not want to sell.

Jennifer Nachtigall, 3554 Hard Rock Road, Grand Prairie, TX stepped forward in opposition to this case. She is the tenant of the one parcel that does not want to sell she has been living in the home for the past 10 years, although she believes this to be a great development she feels it should be located elsewhere. This area floods, the train is loud, the school is already to capacity, and there are a lot of vacant warehouses. She said she does all her shopping in Irving, because they do not have the retail needed for this area.

There being no further discussion on case CPA190603 commissioner Lopez moved to close the public hearing and approve case CPA190603 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Lopez

Second: Coleman

Ayes: Carranza, Coleman, Connor, Lopez, Moser, Smith, Spare

Nays: None

Approved: 7-0

Motion: **carried.**

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Second: Coleman

Ayes: Carranza, Coleman, Connor, Lopez, Moser, Smith, Spare

Nays: None

Approved: 7-0

Motion: **carried.**