



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 7, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Commissioners Charlie Womack, John Lopez, Cheryl Smith, Joshua Spare, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #16– Z170802/CP170801 - Planned Development Request/Concept Plan - Lake Ridge Townhouse Mixed Use (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to rezone 29.7 acres to a Planned Development District for residential and commercial uses. The proposed planned development includes 8.97 acres of townhomes, 16.18 acres of townhomes for active adults, and 4.55 acres for commercial uses. The subject property is generally located west of Lake Ridge Parkway on the north and south side of S. Grand Peninsula Drive, zoned Planned Development-298A (PD-298A) District, and within the Lakeridge Overlay District. The agent is Robert Baldwin, Baldwin Associates and the owner is Ben Luedtke, Peninsula Investment Limited Partnership.

Ms. Ware stated the purpose of the request is to create a Planned Development District for market townhomes, townhomes for active adults (55+), and commercial uses on 29.7 acres. The subject property is currently zoned PD-298A District for General Retail uses. The proposed Planned Development District contains 4.55 acres for General Retail, 16.18 acres of townhomes for active adults (55+), and 8.97 acres of market townhomes. Both townhome developments include amenities, walking trails, and outdoor spaces. A rear-entry, two-car garage will be provided for each townhome. The townhome development for active adults is a gated townhome community with a private street. It serves as a transition from the single-family residences on the west to future commercial development on the east. Townhomes along South Grand Peninsula and England Parkway face the street to create an urban-style housing design. An ornamental wrought iron fence and landscape buffer will be provided along South Grand Peninsula, England Parkway, and Lake Ridge Parkway so that units relate to the streetscape rather than facing a solid masonry wall.

Ms. Ware stated the The 2010 Comprehensive Plan's Future Land Use Map designates the area proposed for age-restricted townhomes and commercial as Commercial/Retail. Commercial/Retail

development includes office, service, and retail. Commercial is consistent with the FLUM; townhomes are not. The FLUM designates the area for townhomes as Low Density Residential. Low Density Residential includes residential development with a density of 0-6 dwelling units per net acre. The proposed density for the townhomes is 9.7 dwelling units per acre. The FLUM equates this density with Medium Density Residential. The proposal is not consistent with the FLUM.

Ms. Ware stated staff cannot recommend full support of the request because it is inconsistent with the FLUM. Staff has concerns that a portion of land designated for commercial use is being developed for residential use. However, a later phase of this development would include some commercial development. Staff recommends that the front yard setback of the townhomes be 5 feet to accommodate landscaping of the individual lots along Grand Peninsula and England Pkwy.

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

Robert Baldwin with Baldwin Associates, 3604 Elm Street, #13, Dallas, TX stepped forward representing the case and to answer questions from the Commission.

Commissioner Smith asked what would be the cost of the townhomes.

Erin Duncan with Mesa, 2001 North Lamar Street, Suite 100, Dallas, TX presented the Commission with a presentation and locations of the commercial, residential active adult units, and residential townhomes.

Homebuilder Anthony Natale, 5000 Quorum Drive, Dallas, TX stated their main focus is building townhomes for the elderly and young single adults that want to live in a nice area without having to do all the maintenance, these home would range from the 275K to 375K.

Commissioner Womack asked if there would be a pool and if it could be enclosed for the elderly to utilize during the cold winter months.

Mr. Natale replied enclosing the pool would be costly, but they could look into a heated pool.

Commissioner Smith asked how this community would interact with the other communities.

Mr. Natale stated they would have community gatherings, a community garden, and meet with other HOA in the area.

Commissioner Fisher asked when the commercial portion of this development is expected to occur.

Dick LaBlanc with Hanover Properties stated the commercial would be marketed during the same time of this development, once the housing is in the retail users would come.

Commissioner Spare stated he worked with the HOA and the developer to set up the meeting between them and everyone is in support of this development.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases Z170802/CP170801 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: 9-0

Motion: **carried.**