



**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 #16– Z181001/CP181001 - Zoning Change/Concept Plan - Robinson and Forum Apartments (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Zoning Change and Concept Plan for 329 multi-family units and 26,355 of retail on 17.4 acres. Tract 2, Frederick Dohme Survey, Abstract No. 395 and Tract 2, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-294 and PD-294B, within the SH 161 Overlay District and the I-20 Overlay District, and generally located south of Forum Dr between SH 161 and Robinson Rd. The agent is Jeff Linder, Bannister Engineering, the applicant is Chase Debaun, AeroFirma Corp and the owner is Rick O'Brien, Campbell-Belt Line LP.

Ms. Ware stated the applicant is proposing a bank and retail uses on Tract 1. Tract 1 is accessible from SH 161 frontage road and Forum Drive. Tract 2 consists of 329 multi-family units in six buildings, an office building, pool, central open space with trails, and dog-park. The multi-family development is gated and accessible from Forum Drive with an emergency access and exit only drive on Robinson Rd. The Concept Plan depicts two pedestrian access points to allow residents to walk to the retail development on Tract 1. The applicant is proposing the standards below for Tract 1. These standards are consistent with the existing general retail standards in place.

- Uses permitted in the General Retail (GR) zoning district with the following additional use allowed: Financial Services (no payday loans or title loans shall be allowed as Financial Services);
- Minimum Lot Size: 20,000 sq. ft.;
- Minimum Lot Width/Depth: 100 ft. x150 ft.;
- Maximum Height: 50 ft.; and
- Minimum Landscaping: 10% of the lot.

Ms. Ware stated the applicant is proposing a base zoning district of Multi-Family Three for Tract 2. Development on Tract 2 will meet Appendix W. The proposed amenities exceed what is required by Appendix W. Exhibit F – Multi-Family Amenities Checklist contains a complete list of the amenities provided. These amenities include:

- Walking/jogging trails within the development;
- Smart technology which automatically controls functions such as lights and thermostat to reduce energy loads during the day or at times of peak energy usage;
- Granite countertops in kitchens and bathrooms;
- Upgraded lighting fixtures;
- Full-size stainless steel major appliances; and
- Integrated USB ports within all units.

Ms. Ware stated the Development Review Committee recommends approval.

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

Debbie Reese, 821 Woodhaven Lane, Grand Prairie, TX stepped forward in opposition to this request. She said her backyard backs up to this development and she is concern with the crime this development could bring. Her fence has been torn down several times in the past couple of years and is concern this development would increase traffic.

Commissioner Lopez asked what type of fence is required by this development along Robinson Road. Ms. Ware stated the applicant is proposing a wrought iron fence with brick columns.

Chairperson Spare asked if there was a traffic safety issue at this location, has a study been conducted. Doan Stephens replied no there is no traffic safety issue at this location.

Rodney Debaun with AeroFirma Corp, 2935 S. Belt Line Road, Grand Prairie, TX stepped forward representing the case and to answer questions from the commission. Mr. Debaun stated the entrance along Robinson Road is an emergency exit only, the remainder 3 acres would be left to allow for a bank, hotels, and restaurants. They would have security cameras all around the complex for security reasons and would be working with the Police Department to ensure safety on their property.

Chairperson Spare asked what the pricing of this complex would be. Mr. Debaun replied about \$1.70 a square foot.

Commissioner Motley stated the Debaun family has accomplished some great developments in this city.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z181001/CP181001 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.**