



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JUNE 4, 2018**

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

COMMISSIONERS ABSENT: Clayton Fisher

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, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

Ms. Ware noted cases CPA180302, Z180302/CP180301, and P180303 are related cases and would be presented as one case.

PUBLIC HEARING AGENDA Item #16– CPA180302 – Comprehensive Plan Amendment – Forum at Sara Jane (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use and Open Space/Drainage to High Density Residential. 27.76 acres of land, situated in the C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, and generally located south of S Forum Dr and west of Sara Jane Pkwy.

Item #17-Z180302/CP180301 - Zoning Change/Concept Plan - Forum at Sara Jane Addition (City Council District 2). Zoning Change and Concept Plan for a multi-family development consisting of approximately 700 apartment units on 27.76 acres. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway. The agent is Michael Clark, Winkelmann & Assoc. and the applicant is Patrick Mango.

Item 18-P180303 - Preliminary Plat - Forum at Sara Jane Addition (City Council District 2). Preliminary Plat for Lots 1, 2, and 3, Block A, Forum at Sara Jane Addition, on approximately 55.597 acres for Residential Development. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway. The agent is Michael Clark, Winkelmann & Assoc. and the applicant is Patrick Mango.

Ms. Ware stated in 2003, a portion of the property was rezoned to add multi-family. City Council raised concern about losing general retail and adding multi-family when there was already a number of apartment complexes in the area. PD-288 retained the general retail to allow the site to be developed for multi-family, commercial, or mixed use. The purpose of the request is to create a Planned Development District for multi-family residential use to facilitate the development of 670 multi-family units in two phases on 27.76 acres. Ms. Ware stated the Concept Plan depicts two phases of multi-family development, each phase with about 335 units. The two phases are designed to function independently to accommodate different ownership, management, and construction schedules. Each phase will have a gated entrance off of Forum Drive, a separate leasing office, clubhouse, and pool.

Ms. Ware noted the Planning and Zoning Commission tabled the request on March 5th. Since then, the applicant has: Increased the number of garages from 19% to 25%; Adjusted the location of detention ponds to create an open space amenity; Shifted buildings closer to the right-of-way to create an urban street edge; Added ground floor private yards for 50 units in each phase; and Selected trees to preserve along the property boundary. The proposed development standards will establish Multi-Family Three as the base zoning district; anything not explicitly stated in the planned development ordinance will meet the revised residential standards in Appendix W. Most of the proposed standards are consistent with or more restrictive than Appendix W. There are four items that do not meet Appendix W: The applicant is proposing a 20 ft. setback. Appendix W requires a minimum of 45 ft. staff does not object to this as long as the green space along the property line is consistent with the Concept Plan. The applicant is proposing roofs that “incorporate an appropriate mix of flat, low slope, and pitched elements.” The proposed standards allow flat roofs with articulation and corner treatments as depicted in the conceptual imagery. Appendix W does allow flat roof design with horizontal and vertical offsets of 2 ft. or greater from the primary cornice elevation over a minimum of 30% of the linear footage of each building side. Appendix W also contains specific standards about corner treatments. Staff does not object to the proposed roof pitch, articulation, and corner treatments as depicted in the conceptual imagery and described in the proposed standards. However, Staff is unable to determine how the proposal compares to Appendix W. Staff recommends that imagery is used for illustrative purposes only; final design shall comply with Appendix W. The applicant is proposing garages for 25% of required parking spaces and covered parking for 25% of required parking spaces. Appendix W requires garages for 30% of required parking spaces and covered parking for 20% of required parking spaces. Since the buildings provide yards and face open space, Staff does not object to reducing the number of garages to 25% of the required parking spaces. The applicant is proposing carports with flat roofs and steel columns with veneer elements incorporated. Appendix W requires that the roof structure for covered parking be constructed of similar roofing material and design used for the main residential building, staff does not recommend a variance to Appendix W.

Ms. Ware stated the subject property is part of about 120 contiguous, undeveloped acres within the SH 161 Corridor and the I-20 Corridor. This area is significant given the amount of undeveloped land and its location. This request will likely impact how the remaining acres are developed, ideally, these 120 acres would be developed as an integrated community where individual projects are phases of the larger development. An area plan would be the most effective way to achieve some of the goals listed in the City’s Comprehensive Plan. Staff recognizes the difficulty of coordinating multiple property owners and developers. Similarly, Staff recognizes that the issues

discussed in this section are bigger than an individual site and beyond the scope of this particular request. Likewise, the responsibility of resolving these issues does not rest solely with this developer. However, Staff is concerned that the absence of strong coordination oversight will impede the City's future development goals. For the most part, the proposal is consistent with revised residential standards in Appendix W. Staff does not object to multi-family at this location, nor does Staff necessarily object to the proposal. However, Staff does not recommend rezoning this property to just multi-family without a larger plan in place.

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

Isaac Karpay with The Wolff Company, 115 Sandra Muraida Way, Austin, TX stepped forward representing the case and to answer questions from the commission.

Chairperson Motley asked where the Wolff Company has built these types of developments. What brought them to Grand Prairie and do they build them and then they sell them. Mr. Karpay said they mainly build in the west coast, but would like to bring this new development to north Texas he grew up in Arlington therefore he believes this would be a great location for this development. They own the development for about the first ten years.

Chairperson Motley asked what is the value of this development, and what would it cost to live at these apartments. Mr. Karpay replied the cost would be about 40 million dollars per phase the complex would be constructed in two phases. 59% of the units would be 1-bedrooms ranging from \$1100 to \$1300 a month.

Commissioner Connor asked what their tenant's longevity at their other complexes is. Mr. Karpay replied 18 months to 2 years.

Commissioner Spare said the property is zoned single family, planned development for multi-family, and a planned development for retail uses. Ms. Ware replied yes, the properties have several zoning designations.

Chairperson Motley read a letter into the record submitted from Sally Smith Mashburn with the Bob Smith Management Company stating they are not in favor of the proposed Comprehensive Plan Amendment and proposed zoning change/concept plan.

Michael Clark with Winkelmann & Associates, 6750 Hillcrest Plaza, #325, Dallas, TX stated the adjacent land owners would like to construct the same type of development.

Lila Thorne stepped forward in support of this request, she noted there are several landowners on this project, the applicant and the owners have been working on this project since March and know they city is asking them for a master plan for the entire area.

Commissioner Spare said the Commission discussed multi-family developments during the briefing session, he believes there is already enough of these type of development in the area therefore he cannot support this request.

Commissioner Connor said he is not against multi-family, but asked if this the best used for this site, we cannot speak to the future, but do we need another apartment complex in the area.

Commissioner Smith stated we need to know when there is an overload, too many apartments in the area, we want Grand Prairie to grow and bring in more development, but we need to say no sometimes.

Commissioner Coleman said the nature of Grand Prairie is changing, because of the location, do we want more apartments, and if so where do we want them.

Commissioner Spare said we already have new apartments to the south, east, and west, there are too many already in the area he is looking at the long term effect these complexes could have in the future.

Commissioner Carranza said this reminds him of Houston, who is loaded with multi-family developments and traffic issues.

Property owner Tommy Winn, 3806 E. Jefferson Street, Grand Prairie, TX stated the 35 acres were once zoned for multi-family and should still be zoned multi-family.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case CPA180302, Z180302/CP180301, and P180303. MOTION FAILED, due to a second.

Commissioner Spare moved to close the public hearing and deny case CPA180302. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

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

Nays: Coleman

Denied: 7-1

Motion: **carried**

Commissioner Spare moved to close the public hearing and deny case Z180302/CP180301. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

Ayes: Adhikari, Carranza, Connor, Motley, Smith, Spare

Nays: Coleman, Lopez

Denied: 6-2

Motion: **carried**

Commissioner Spare moved to close the public hearing and deny case P180303. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

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

Nays: Coleman

Denied: 7-1

Motion: **carried**