

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 1, 2016**

PUBLIC HEARING AGENDA Item #13 – S160804 - Site Plan - Aura South Gate (City Council District 4). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for approval of a site plan to construct and operate a multi-family residential development. The 13.11-acre property, zoned Planned Development-352 (PD-352) District for mixed use development, is generally located south of Ragland Road between State Highway 360 (SH 360) and Day Miar Road, is within the State Highway 360 (SH 360) Corridor Overlay District. The applicant is Adam Brown, Trinsic Acquisition Company LLC and the owner is Charlie Anderson, TA Land Fund LP.

Mrs. Thomas stated the proposal is consistent with the dimensional requirements of PD-352 and the MF-3 Districts. The subject site is part of the State Highway-360 Corridor Overlay District. The Overlay District establishes development standards and design criteria along the Corridor that are compatible with the residential, commercial, and light industrial districts located along the western boundary of the City of Grand Prairie. The purpose of this overlay district is to provide support for the development of a unified area within the SH-360 Corridor as a retail and commercial destination and to foster opportunities for the establishment of mixed-use residential, retail, and office uses that are planned and designed in a unified manner. This district is intended to increase the quality of development by applying design and development requirements developed by staff and property owners. These requirements are contained in Appendix F of this Code. Multi-Family development in this area is consistent with the SH-360 Overlay District purpose and intent.

Mrs. Thomas stated a concept plan was approved as part of the PD approval. The site plan is in substantial conformance with the concept plan. Covered parking amount 110 is derived as follows: the 26 excess garages plus 84 covered parking spaces. The proposal meets all of the requirements of Article 10. All of the building types proposed have a façade that is 100% masonry and all other façades are a minimum of 80%. All of the proposed apartment buildings meet the minimum requirements of PD-352. However, the clubhouse building does not. The clubhouse has primary masonry content ranging between 13% and 31%.

Mrs. Thomas stated the applicant is requesting an exception to allow construction of the clubhouse building with 13% - 31% primary masonry instead of 80% primary masonry. Staff does not support the exception. The applicant is requesting an exception to allow 60% of the development to be one-bedroom units. The UDC limits the number of one-bedrooms to 50%. Staff is currently in the process of reviewing the unit composition requirements for multi-family development. Staff does not object to approval of this exception. The applicant is requesting an exception to the roof pitch requirements contained in Article 6 of allow construction of the multi-family buildings as depicted in the elevations.

Mrs. Thomas stated the proposal is consistent with the Unified Development Code and PD-352. Staff cannot recommend full support because of the requested exception to construct the clubhouse with 13% - 31% primary masonry. Staff recommends approval subject to the following conditions:

1. All building shall contain a minimum of 80% primary masonry as defined in Appendix F of the Unified Development Code.
2. All covered parking structures shall comply with the requirements contained in the UDC.
3. The landscape plan shall be revised and submitted to the Planning and Zoning Division prior to the City Council meeting to reflect correct require landscape materials.

Commissioner Motley asked if the clubhouse would be visible from SH 360 and Rangland Road.

Mrs. Thomas replied no the clubhouse building would not be visible from these roads.

Vice-Chairperson Moser noted there were no more questions for staff, opened the public hearing, and asked for speakers.

Jason Houck and Adam Brown with Trinsic Acquisition Company LLC, 3100 Monticello Ave., Suite 900, Dallas, TX were present representing the case and to respond to questions from the Commission. Mr. Houck stated they are requesting an exception to allow 60% of the development to be one-bedroom units to meet the markets demands, and would like to keep the urban look, a contemporary farm look on the clubhouse.

Commissioner Spare asked what type of demographics they are looking for.

Mr. Houck replied the young professionals, young married couples with no children, and the baby-boomers wanting to down size.

Commissioner Motley asked what, is the façade on the back of the clubhouse.

Mr. Houck replied the back of the clubhouse would be glass overlooks the pool and patio.

Commissioner Johnson asked who provided them with their market study, and would there be a management company in charge of this complex to make sure the landscaping and light meet the standards and requirements at all times.

Mr. Houck stated they based the study on some of their previous developments, they would hire a management company oversee the development at all times.

Commissioner Connor asked if this was a gated community, and what assurance can be given to insure that the property would remain a gated community.

Mr. Houck stated this would be a gated community and would have an access key pad to enter the complex.

Commissioner Motley asked if they have built this design elsewhere.

Mr. Houck replied no.

Vice-Chairperson Moser asked if they have other complexes in Grand Prairie.

Mr. Houck replied no, but they have developments in Dallas, Plano, Castle Hills, Houston, and in Austin.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case S160804 as presented and recommended by staff, granting the applicants appeals to the 60% of the development to be one-bedroom units and the exception to the roof pitch. The action and vote being recorded as follows:

Motion: Womack

Second: Connor

Ayes: Conner, Johnson, Moser, Motley, Dr. Perez, Smith, and Womack

Nays: Spare

Approved: 7-1

Motion: **carried.**