



**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 #17– Z170804/CP170802 - Planned Development Request/Concept Plan - Great Southwest Crossing Mixed Use (City Council District 4). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Concept Plan for retail/restaurant buildings, apartments, and townhomes. Also, please consider a request to amend the requirements for Planned Development-45 (PD-45) District for a mixed use development. The subject property, addressed as 4100 S. Great Southwest Parkway, is located approximately 300 ft west of the intersection of S. Great Southwest Pkwy and W. Bardin Rd., zoned Planned Development-45 (PD-45) District, and within the Interstate 20 Overlay District. The applicant is Hamilton Peck, Hamilton Commercial LLC and the owner is Donald Silverman, GSW Bardin LLC

Mr. Collins stated the Concept Plan shows three commercial-mixed use buildings, two apartment buildings with structured parking, an amenity building, and 39 townhomes. Two four-story commercial mixed-use buildings line the southern frontage of Bardin Road. These buildings consist of approximately 13,000 square feet of commercial-retail space on the bottom floor of each building, with approximately 39 apartment units on the upper three floors of each building. Between the two mixed use buildings is an approximately 4,200 square foot free-standing restaurant. Directly behind (south of) the mixed use buildings, two four-story apartment buildings are proposed consisting of approximately 115 units each with integrated structured parking. Between the buildings is proposed an approximately 3,000 square foot amenity center with a clubhouse and fitness room, and an outdoor pool and plaza. The total number of apartments proposed in the four buildings is 305 units. Along the western and southern boundaries of the site are proposed 39 townhomes adjacent to existing single-family residential development. The townhomes are proposed as three story buildings with front-entry garages for two cars. There are a total of 347 dwelling units proposed for a residential density of 30 units per acre.

Mr. Collins stated two full access points are proposed onto Bardin Road, with an additional three access points to Great Southwest Parkway proposed through a mutual access easement to the adjoining properties to the east. Any separate lots platted within the zoning area must comply with an approved preliminary plat and be accessible through a public right of way or mutual access easement.

Mr. Collins stated the applicant is requesting the use of the existing wood fence on the south and west sides of the project rather than a fence of masonry construction, as would typically be required on a Multi-Family or Commercial site which abuts Single-Family residential development. The applicant is requesting a residential density which exceeds the 24 units per acre allowed in the MF-3 zoning district. Although the overall density of the development exceeds the densest Multi-Family designation in the city, staff is supportive of the two exceptions. Townhomes have been proposed along the property boundaries adjacent to existing Single-Family development. Under the Article 8 of the Unified Development Code, townhomes are not considered Multi-Family and are allowed to screen using a wood fence. Because the townhomes will separate the proposed high-density residential from the existing Single-Family neighborhoods, staff believes the use of a wood screening fence on the west and south sides of the development is appropriate.

Mr. Collins stated staff is also supportive of the overall density request in the context of a mixed-use development, which is a new urban concept for Grand Prairie. The project incorporates mixed-use retail and residential along with elements of good urban design such as integrated structured parking and usable common open space which staff believes are sufficient to justify the increase in density. The Development Review Committee (DRC) recommends approval.

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

Hamilton Peek with Hamilton Commercial LLC, 2507 Croft Creek Circle, Grand Prairie, TX stepped forward representing the case and to answer questions from the Commission. He said this would be a 40 million dollar project, he sees this type of development in other cities and why not bring it here, this would attract the young professionals that would like to live in an urban feel, but do not want to live in a big city. All of the retail development would front onto Bardin Road.

Mr. Spare asked if there would be any front entry garages, if so could the two car garages be separated by stone.

Mr. Hamilton replied yes, he would be willing to add stone to separate the two entry garages, but would also have some garages located underneath the units.

Commissioner Connor asked what he considers high-end apartments, why not consider condominiums.

Mr. Hamilton stated keeping them townhomes would give them more of an urban feel with retail at the front of the property.

Commissioner Spare asked if the townhomes were for purchase.

Mr. Hamilton replied yes they would have ownership and an HOA.

William Horton, 2650 Winslow, Grand Prairie, TX stepped forward in opposition to this case. He has lived in the adjacent neighborhood for 29 years his concern is the privacy of the homeowners, he is favor of the townhomes and HOA, but has a problem with apartments and the crime that come with apartments. He asked there be a masonry wall between this development and the neighborhood. Mr. Horton said he also has a concern with the traffic, has a traffic study had been conducted.

Transportation Planner Doan Stephens said a Traffic Impact Analysis is not required for this area staff does not see a need for any traffic concerns, Great Southwest would be widen to the north of I-20 to Mayfield Road.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases Z170804/CP170802 as presented and recommended by staff with the addition that a masonry wall be constructed between the adjacent residential development and the townhomes. The action and vote being recorded as follows:

Motion: Womack

Second: Lopez

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

Nays: None

Approved: 9-0

Motion: **carried.**