



**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 #15– Z170801 - Planned Development Request - Lake Ridge Mixed Use (City Council District 6). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to amend Planned Development-297B (PD-297B) District and adjust the district boundaries to include a 1.24-acre tract of land currently zoned Planned Development-297A (PD-297A) District. The amended planned development district, total 17.81 acres, includes multi-family, commercial, and mixed-use. The subject property is addressed as 7500 Lake Ridge Parkway and within the Lakeridge Overlay District. The agent is Robert Baldwin, Baldwin Associates, the applicant is Ben Luedtke, Peninsula Investment Limited Partnership, and the owner is Pool Joe PS Fund Ltd.

Ms. Ware stated the Planned Development District contains 17.81 acres in the Lake Ridge Corridor and includes multi-family residential, commercial, and mixed use. The applicant has submitted a Site Plan request for the multi-family development. The applicant is proposing the following changes to the development standards for multi-family development in the Planned Development District:

- Increase the percentage of one-bedroom units from 50 to 60.
- Increase the minimum living area per unit from 650 square feet to 700 square feet.
- Allow balconies to encroach into the required setback by a maximum of five feet for articulation.
- Decrease the minimum landscape buffer from 30 feet to 10 feet.

Ms. Ware stated other development standards and the conceptual elevations approved with PD-297B will remain. The Development Review Committee (DRC) recommends approval subject to DRC comments.

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. Douglas Cooper, 200 E. Abrams Street, Arlington, TX and Anthony Natale, 5000 Quorum Drive, Dallas, TX where also present in support of this request.

There being no discussion on the case Commissioner Spare moved to close the public hearing and approve cases Z170801 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Connor

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

Nays: None

Approved: 9-0

Motion: **carried.**