



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
DECEMBER 3, 2018**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Commissioners Max Coleman, Clayton Fisher, Lynn Motley, Shawn Connor and Eduardo Carranza.

COMMISSIONERS ABSENT: Secretary Cheryl Smith and Bill Moser

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #8-S150605A - Site Plan Amendment - The Residences at 3000 Bardin Road (City Council District 4). Chief City Planner David Jones presented the case report and gave a Power Point presentation for an amendment to S150605, consisting of 250 multi-family units on 7.237 acres. Lot A1A, Block 3, Sheffield Village Addition, Phase 4, City of Grand Prairie, Tarrant County, Texas. Zoned PD-140, Planned Development for Multi-Family uses, within the IH-20 Corridor Overlay, being located at the northwest corner of W. Bardin Road and Endicott Road and addressed as 3000 W. Bardin Road, Grand Prairie, Texas.

Mr. Jones stated the property is currently vacant and undeveloped. The property is relatively flat and generally drains to the southeast. The property is platted as part of a 52.1841 acre subdivision plat known as Sheffield Village Phase IV. The proposed amendment to the Site Plan approved in 2015 eliminates a residential floor of the building, reducing the total number of units to 250 down from 302. A fifth floor will remain but will be used as common space. Access to the site includes a new curb cut along W. Bardin Road. While this access is intended to be the front entrance to the property, actual access is limited to right-in and right-out at this location due to the existing center median within this section of W. Bardin Road. However, a second access point along W. Bardin Road is provided via a shared access drive with the Crosspoint Church of Christ. This existing access provides for full turning movements for both east and west bound motorist. A third, exit-only, access is proposed on Endicott Drive. The applicant proposes to construct a wrapped style apartment with a four level parking structure located at the interior of the building. This parking structure will be accessed at the south side of the building. The parking structure contains 256 parking spaces, down from 270 and an additional 140 parking spaces in attached garages, down from 150. Finally, 109 surface parking spaces are provided.

Mr. Jones noted the subject property is a part of zoning district known as Planned Development 140. This PD was approved by the Grand Prairie City Council on September 13, 1983 as

documented in Ordinance No. 3507. As identified within PD-140, the subject property is a part of Tract No. 1, which was a 91.05 acre tract located north of Bardin Road, east of SH 360, south of I-20, and split by Endicott Drive. As further identified within PD-140, Tract No. 1 was approved with a “Commercial” land use designation. Permitted residential uses for the development of the Commercial tracts included Community Unit Development, Hotel or Motel, or Condo – High Rise. On June 10, 1994, the City provided a written interpretation that stated the only residential use clearly permitted by PD-140 within the tracts identified as “Commercial” is a minimum 75-foot tall, and maximum of 10 stories, Condo High-Rise. The applicant intends to develop an 80-foot tall residential condominium with 250 dwelling units on 7.237 acres. The gross residential density of the development equates to 34.54 dwelling units per acre. While the maximum density is not specifically established by the PD-140, staff has determined that the proposed 250 dwelling unit condominium is a permitted uses as established by PD-140. However, it should be noted that the prospered condominium development is not intended to be a “for rent” multi-family apartment complex and therefore each of the separate 250 dwelling units within the high rise are to be individual owned. The proposed unit size and unit mix meets or exceeds the minimum requirements of the UDC. The proposed condominium is required to be constructed of 100% masonry, with 30% accent material or color. The proposal conforms to the UDC’s masonry standards. As proposed, the site plan conforms to the standards of Article 8, Landscaping and Screening Standards by providing a wrought iron fence with masonry columns along Bardin and Endicott along with street trees and internal landscaping within an area equal to 15% of the overall site. While the amended site plan is still proposed as a condo project, the height has been reduced to 64 feet and does not meet the minimum 75 foot as stipulated in the City’s June 1994 interpretation. The Development Review Committee recommends approval of the request.

Commissioner Lopez asked if this amendment meets all of today’s standards. Mr. Jones replied yes, the project meets all of the standards and is consistent to what was approved back in 2015.

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

Hal Watson, Developer with SNK Capital Real Estate Inc., P.O. Box 195781, Dallas, TX and Anamt Patel, 307 Dover Heights Trail, Mansfield, TX were present in support of this request and to answer questions from the commission.

There being no further discussion on the case commissioner Lopez moved to close the public hearing and approve case Z181201/CP181201 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Lopez

Second: Carranza

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Motley, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**