



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 8, 2018**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Clayton Fisher, Eduardo Carranza, and Max Coleman.

COMMISSIONERS ABSENT: Shawn Connor

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, Mark Dempsey, Deputy City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

PUBLIC HEARING AGENDA Item #12– S180106 – Site Plan – Mira Lagos Townhomes South (City Council 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Site Plan for a townhome development with 87 units on 9.26 acres. Tracts 2.8 and 2.9 of BBB & C RR Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lakeridge Overlay District, and generally located at the southwest corner of S. Grand Peninsula Drive and Lake Ridge Parkway. The owner/applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd.

Ms. Ware stated the townhome development consists of 87 residential lots and 3 HOA lots. The development is accessible from S. Grand Peninsula Drive; each lot is accessible from a public street or alley. The minimum lot size is 1,680 square feet, the minimum lot width is 21 feet, and the minimum lot depth is 75 feet. An open space lot with a clubhouse, pool, and centralized mail boxes, is located at the center of the development. Open spaces, sidewalks, and guest parking are provided throughout the development. Pedestrian gates are provided along Lake Ridge Pkwy. The townhomes are grouped in clusters of three, four, five, and six units. Each unit contains a two-car garage in the back of the unit. The driveways of some units provide two additional parking spaces. Residents will be required to park their vehicles in their garage or, if available, driveway. The HOA

will enforce the parking regulations. Each townhome unit has a gated patio in front. Where possible, townhome units face open spaces with a street or alley in back. Units along S Grand Peninsula Drive front S Grand Peninsula Drive; units along Lake Ridge Parkway front Lake Ridge Parkway. Ms. Ware stated the Transportation Department has raised the following concerns with several aspects of the proposed development, some of which require that a variance be granted to UDC requirements: 1) the proposed development has a single point of entry. The Transportation Department has requested that the applicant submit a Traffic Impact Analysis or traffic study to prove that one point of entry is sufficient; 2) the UDC requires a 50 ft. ROW with a street pavement width of 31ft. The ROW for Costa Drive is 40 ft. The pavement width of Costa Drive is 24 ft.; 3) driveways along Costa Drive do not meet the minimum spacing requirement; 4) several driveways do not meet the required spacing from intersections; and 5) the UDC prohibits permanent dead-end alleys.

Ms. Ware stated the proposal meets the density and dimensional requirements. The developer has proposed the following screening for the perimeter of the development:

- A 15 ft. landscape buffer and 4 ft. wrought iron fence with masonry columns is proposed along S Grand Peninsula Dr;
- A 5 ft. landscape buffer and wood fence along the west property line;
- A 15 ft. landscape buffer and wrought iron fence with masonry columns along the property line adjacent to the property owned by the U.S. Army Corps of Engineers; and
- A 15 ft. landscape buffer and masonry screening wall along Lake Ridge Pkwy.

Ms. Ware stated the proposed building elevations consist of brick, stone, cedar, and siding accents. PD-365 requires that 80% of each façade be constructed of cementitious siding, brick or stone. Proposed building elevations show four color schemes. The developer is requesting the following exceptions: 1) Street and ROW width for Costa Drive; 2) Driveway Spacing; 3) Driveway to intersection spacing; 4) Dead-end alleys; and 5) No sidewalks along Costa Drive. Ms. Ware said while noting the concerns of the Transportation Department, staff believes the requested design and variances are justified based on the following: 1) The development is accessible by S Grand Peninsula Dr and Lake Ridge Pkwy. Both streets are limited-access, major arterials. The City will not grant additional median breaks. There is one feasible location for an additional point of access off of Lake Ridge Pkwy. If added, an access onto Lake Ridge Parkway would not significantly expand the ingress/egress options or mobility for residents. Conversely, the second access point may encourage a dangerous travel pattern. 2). Since townhomes along Costa Drive face green space rather than the street, Costa Drive is intended to function similar to an alley. Sufficient width for fire access is provided, each of the homes will be fire sprinklered, and supplementary parking spaces are provided for guest visitor parking. The Fire Department is not opposed to the street width or design. 3) The dead-end alleys segments will serve ten of the 87 homes, with no segment exceeding 80 ft in length. The alley segments do

not meet Fire Department requirements to provide a turnaround or cul-de-sac and each of the homes will be fire sprinklered.

Ms. Ware stated staff recommends approval of the Site Plan with the requested variances, with the condition that the developer add pedestrian easements to the Final Plat where sidewalks cross individual lots and that the applicant work with staff to finalize street names.

Commissioner Spare asked why the city is not allowing any more median breaks along Grand Peninsula Drive.

Daon Stephens said adding a new median break would not meet the minimum 600 foot spacing requirement, and the existing left turn lane onto the adjacent property would interfere with a median break at that location.

Commissioner Lopez asked if the Traffic Impact Analysis study was to indicate an additional entry access is required, would the case need to come back before the Planning Commission.

Commissioner Smith said what concerns her in her opinion there are just way too many units clustered into this development.

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

Ben Luedtke with Mira Lagos East Investors Group, 3001 Knox Street, Dallas, TX stepped forward representing the case. He said this development would not be age restricted nor would it be a gated community, there is a market for these types of homes.

Chairperson Motley stated there is a concern in case of an emergency with having one way in and one way out.

Mr. Luedtke said all of the homes would have a fire suppression system. A TIA was not required for this development yes this property has challenges therefore he is willing to provide a gate for emergency access only.

Commissioner Spare said he is agreeable with a gate for emergency access.

Daon Stephens said even with the emergency access, Transportation is requiring a traffic study.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases S1810106 as presented by staff, granting the applicants appeals,

including an emergency access be provided along with a traffic study, action and vote being recorded as follows:

Motion: Spare

Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: **8-0**

Motion: **carried.**