

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JUNE 2, 2014

PUBLIC HEARING CONSENT AGENDA Item #6-S140603 - Site Plan - Hills of Westchester Clubhouse (City Council District 3). Senior Planner Denice Thomas presented the case report and a Power Point presentation to approve a site plan to develop an amenity center with a 2,149-square-foot clubhouse. The 1.07-acre property, located at 5754 Appalossa Drive, is zoned Planned Development 136 (PD-136) for general retail, single family detached, and garden home uses. The agent is Kim Weir, Vision Communities Management and the owner is Robert De Los Santos, Hills of Westchester HOA.

Mrs. Thomas stated the 1.07-acre property is community open space. Two access points have been provided; one to Morgan Drive and one to Shire Way. The site will be developed with a 2,141-square-foot community clubhouse with associated parking. Article 10 indicates the parking requirement for "community center" is one space per 3 people based on maximum occupancy. The applicant is estimating maximum occupancy of 70 people and has provided 24 parking spaces including one handicap accessible space. The final occupancy will be set by the Chief Building Official and Fire Marshal at the time of building permit.

The Development Review Committee recommended approval of proposal as presented.

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

Kerri Kingsberg with the Hills of Westchester HOA, 6305 Creston Road, Plano, TX was present representing the case and to respond to questions from the Commission. Kim stated they are aware of some opposition to this request they have had several meetings with the City and the community on this project. The funding for this project, including the maintenance of the property, is already in place therefore there would be no additional cost to the homeowners. Ms. Kingsberg provided the Commission with a copy of the HOA Bylaws.

Commissioner Spare asked if the HOA is a controlled board.

Ms. Kingsberg replied yes.

Kyle Anderson, 1801 Gateway, Suite 101, Richardson, TX, Floyd Scnexnayder, 421 W. Harwood, Hurst, TX and Miguel Garza, 5112 Finnhorse Drive, stepped forward in support of this request.

Yvonne Odingbe, HOA Board member, 676 Morgan Drive, Grand Prairie, TX stepped forward in support of this request. Mrs. Odingbe stated this would be great way for the community to come together.

Commissioner Spare asked how many members are within the HOA, and how many voted on this project.

Mrs. Odingbe replied there are about 400 plus members and about 60% of the homeowners are in favor of this project. She noted there were several meetings held giving the homeowners the opportunity to address their concerns.

Chairman Garrett asked how many people within the 300 notification buffer voted on this project.

Mrs. Odingbe replied she is not sure about the buffer, but about 60% of the homeowners were in favor of this request.

Scott Liles, 5801 Kiger Drive, Grand Prairie, TX stated he is also an HOA board member in support of this request. He noted there are 490 homes in this community and hopes with this development it will bring them closer together as a community.

Eric Harper, 5767 Appalossa Drive, Grand Prairie, TX stated he lives across the street from the proposed clubhouse and is looking forward to utilizing the clubhouse.

Chairman Garrett noted one speaker card submitted in opposition to this request.

Clay Newsome, 655 E. Sandra Lane, Grand Prairie, TX stepped forward in opposition to this request. Mr. Newsome noted a letter was sent out from the Management Company asking for the community to vote on a clubhouse, and he voted no, most of the homeowners do not want this clubhouse in their community. The park lost about \$30,000 in vegetation and was never replaced. Mr. Newsome noted there is already a traffic problem along this street, and asked what the clubhouse look like in a couple of years. Mr. Newsome presented the Commission with some signatures in opposition to this request.

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and recommend approve case S140603 as presented by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Arredondo, Garrett, Gray, Moss, Moser, Motley and Spare

Nays: None

Approved: **7-0**

Motion: **carried.**