

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF AUGUST 31, 2015**

PUBLIC HEARING AGENDA Item #14 - Z150702/CP150701 - Zoning Change/Concept Plan - Lake Ridge Mixed-Use Development (City Council District 6). Senior Planner Denice Thomas presented the case report and gave a Power Point presentation for a request to amend the Planned Development-297A (PD-297A) District concept plan. The 16.57-acre property, located at 7500 Lake Ridge Parkway, is zoned PD-297A and is within the Lake Ridge Corridor Overlay District. The agent is Rob Baldwin, Baldwin Associates and the applicant is Richard LeBlanc, Mozley Acquisition & Development.

Mrs. Thomas stated the applicant is requesting approval to amend the zoning on 16.57 acres of PD-297A to allow a revised concept plan that includes multi-family and retail uses. The proposal also includes requests to deviate from the adopted Multi-Family-3 District requirements. The base zoning for the PD will be MF-3 with the exception of the following:

- The minimum living area, as proposed, will be 650 square feet. The UDC requires a minimum living area of 690 square feet.
- The building materials used will be a combination of masonry (brick/stone) and stucco. The UDC requires 100% masonry. Staff is supportive of the deviation provided the elevations approved with the site plan are in substantial conformance with the illustrative elevations contained in the Site Plan Exhibit.
- Roof pitch throughout the development is 4:12. The UDC requires minimum roof pitch mixture of 6:12 and 10:12 slope.
- The proposed development would have a net density of 30 dwelling units per acre (du/ac). The UDC limits net density to 24 du/ac.
- The front yard setback, as proposed, will be 30 feet. The UDC requires a 40-foot setback for single-story buildings, 60 feet for two-story buildings, and 100 feet for three-story buildings. The proposed buildings will be four stories. The UDC requires a 100-foot setback for the multi-family component of the development.
- The maximum building height, as proposed, will be 65 feet. The UDC limits the maximum height to 35 feet in the MF-3 District.
- The interior side yard setback, as proposed, will be 15 feet. The exterior side yard setback, as proposed will be 30 feet. The side yard setback for buildings that side onto an arterial are required to have 40-foot wide side yard setbacks for single story buildings, 60-foot wide side yard setbacks for two-story buildings, and 100-foot wide side yard setbacks per the UDC. The buildings proposed are four stories; a 100-foot wide side yard setback is required.
- The rear yard setback, as proposed, will be 15 feet. The UDC rear yard setbacks are based on the height of the building. Single story apartment buildings are required to have 25 feet or two times the roof height, whichever is greater; two story apartment buildings

are required to have 50 feet or two times the roof height, whichever is greater; three story apartment buildings are required to have 75 feet or two times the roof height, whichever is greater. The buildings proposed are four stories with height ranging between 48 feet and 56 feet. The UDC requires rear yard setback between 96 feet and 112 feet.

Mrs. Thomas stated staff recommendation is to approve the design that includes a mixture of stucco, brick, and stone building materials and barrel tile roof material; this design meets the intent of the Lakeridge Overlay District. While the proposed amendment defers to existing UDC regulations, the applicant is requesting deviations to the regulation as part of this proposal. Therefore, Staff cannot recommend full support; however, if it is the desire of the P & Z Commission to recommend approval of this proposal the Development Review Committee recommends the following:

1. Development will occur in substantial conformance with the UDC provisions, except where specifically mentioned in the PD ordinance.
2. That, unless explicitly indicated in the PD ordinance, all development will be subject to the UDC requirements.
3. That, unless explicitly indicated in the PD ordinance, in the event that conflicts occur between the PD and the UDC, the more restrictive shall apply.
4. That, the definition of masonry remain as defined by the UDC as amended.
5. That front yard setbacks shall comply with the UDC as amended.
6. That parking requirements for the subject site comply with the UDC as amended.
7. That roof materials for the amended PD area shall consist of barrel tiles.

Commissioner Spare asked if this development would be part of the Grand Peninsula PID.

Mrs. Thomas replied yes.

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

Rob Baldwin, 3804 Elm, #B, Dallas, TX was present representing the case and to respond to questions from the Commission.

Dick LaBlanc, Hanover Property President, 3001 Knox Street, Dallas, TX asked that they be given the flexibility to have an all stucco building if they have a tile roof. He said they would be maintaining a high standard for the Grand Peninsula area.

Chairperson Garrett noted Max Coleman, 9 Heritage Court, Grand Prairie, TX and Jerry Lowrey, 7139 Shook Avenue, Dallas, TX in support of this request.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case Z150702/CP150701 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Johnson, Lopez, Dr. Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**