

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES JULY 7, 2014**

PUBLIC HEARING AGENDA Item #15- Z140401/CP140401 - Zoning Change/Concept Plan - Lakeside Lodge (City Council District 6). Senior Planner Denice Thomas presented the case report and a Power Point presentation to rezone property from Agriculture (A) district to Planned Development District for multi-family uses. The 17.64-acre property is generally located south of S.H. 360 and west of Mirabella Blvd. (S.L. Ferrell Survey, Abstract 516 Tracts 2C02, 2A05, and 2A04A ), is zoned Agricultural (A) District and is within the S.H. 360 Overlay District. The applicant is Brian Rumsy, Cross Architects and the owner is Johnny Campbell, Sunbelt Land Development LTD.

Mrs. Thomas stated the applicant is requesting approval to change the zoning on 17.64 acres from Agriculture District to a Planned Development District for Multi Family-Three District uses. The proposed Planned Development District is based on MF-3 District provisions adopted in the Unified Development Code with some modifications. The proposed PD also includes conceptual site plan, conceptual elevations, and conceptual landscape plan.

Mrs. Thomas stated the PD proposal would rezone the subject site from A District to a PD with MF-3 uses. The PD ordinance includes exhibits for conceptual site plan, and conceptual elevations. The conceptual plans meet most of the UDC provisions; however, the applicant is asking for modifications. If the City Council approves the request, the site plan for the development will have to be in substantial conformance with the conceptual exhibits. Conformance with the conceptual plan exhibits furthers the goals of the Comprehensive Plan, the District-wide Overlay, and the S.H. 360 Corridor Overlay.

Mrs. Thomas stated modifications have been requested as part of this proposal. 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.

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

Brain Rumsey with Cross Architect, 1255 W. 15<sup>th</sup> Street, Suite 125, Plano, TX was present representing the case and to respond to questions from the Commission. Mr. Rumsey presented the Commission with a presentation of the proposed project. Mr. Rumsey stated they believe this is the best and highest use for the property.

Commissioner Moss asked for the average rent of 1 bedroom apartments.

Spencer Byington, 5606 S. FM 148, Kaufman, TX stepped forward in support of this case. He noted the 1 bedroom apartments would range from \$120 to \$125 a square foot.

Commissioner Arredondo stated he would like to see masonry and asked why the 50/50 stimulated stone and stucco.

Mr. Rumsey stated they would prefer the 50/50 stimulated stone and stucco on the entire project to stay with their Mediterranean look, but would provide more stone along the S.H. 360.

Commissioner Moser asked how many more similar projects they own, who manages' those properties.

Mr. Byington replied they own 7 other projects exactly like the one being proposed, in Alliance, Roanoke, San Antonio, and Austin. All of the complexes are 100% occupied and our managed by a third party management company.

Chairman Garrett noted his concern with the stucco.

Commissioner Moser asked, as developers, what is their background experience.

Mr. Byington noted they have all been in the development business for the past 20 years.

Chairman Garrett noted several speaker card submitted in support of this request.

Max Coleman, 9 Heritage Court, Grand Prairie, TX  
Michael Mcekalski, 5640 Wharton Drive, Fort Worth, TX  
Johnny and Barrett Campbell, 3015 New York Ave., Grand Prairie, TX

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approve case Z140401/CP140401 as presented by staff in accordance with the draft ordinance. The action and vote being recorded as follows:

Motion: Moser

Second: Adams

Ayes: Adams, Arredondo, Garrett, Gray, Moss, and Moser

Nays: Spare

Approved: **6-1**

Motion: **carried.**