

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES SEPTEMBER 11, 2017

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners Charlie Womack, John Lopez, Shawn Connor, Janie Adhikari, Clayton Fisher, and Eduardo Carranza.

COMMISSIONERS ABSENT: Cheryl Smith

CITY STAFF PRESENT: Bill Crolley, Assistant City Manager, Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Colby Collins, Planner, Ted Helm, Planner, Steve Alcorn, Assistant City Attorney, Daon Stephens, Transportation Planner, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m.

PUBLIC HEARING AGENDA Item #20 - Z170901/CP170901 - Zoning Change/Concept Plan - Avilla Heritage (City Council District 2). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Zoning Change from SF-2, Single-Family Residential to PD, Planned Development and Concept Plan for the development of 134 single-story homes with a mixture of detached and attached units on a single 12.63 acre common lot. 12.63 acres located east-northeast of the intersection of Forum Drive and Waterwood Drive in the SH 161 Overlay District. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Jazon Flory, NexMetro Communities, and the owner is Leland Gjetley & Tommy Joe Winn.

Mr. Jones stated the proposed units are market-rate, lease-only 1, 2, and 3 bedroom homes. All 2 and 3 bedroom units are fully detached, while 1 bedroom units are attached duplex style. Of the approximately 140 units, 30% are 1 bedroom, 39% are 2 bedroom, and 31% are 3 bedroom. The development includes wood-fenced back yards for each unit with no shared yards, as well as common amenities such as a pool, spa, and walking trails. The development is designed as a transition from the existing single-family residences to the north to anticipate future mixed use multi-family and commercial development to the east along SH 161 and to the south and west along Sara Jane Pkwy. and S. Forum Dr. The applicant is proposing two building styles per unit type, for a total of six building styles. The homes as proposed appear to meet masonry requirements for single-family and single-family attached homes in the UDC, and will not exceed one story or 25 feet in height. The homes will sit on a common maintenance property with concrete walkways and courtyards situated between clusters of units for use as common space. A minimum of 6 foot separation is provided between detached units. The walkways leading from the individual units will connect to an internal network of pathways which ultimately lead to a central green space near the

leasing office and pool. A trail is also shown to run north-south outside the common fence to the east of the development and ultimately connect to the northeast corner of the property and to S. Forum Dr. The fence along the east side of the development is proposed as wrought iron to allow for more visibility and security to those using the trail. A 120 foot wide buffer will separate homes on the east side of the development from the commercial-zoned properties along SH-161. A wood fence is proposed along the north side of the property adjacent to the existing Cimarron Estates subdivision, and a screen wall with a combination of 4 foot masonry topped with 2 foot wrought iron is proposed along S. Forum Dr. and Waterwood Dr.

Mr. Jones stated the parking is proposed at a rate of 1.25 spaces per unit for 1 bedroom and 2 spaces per unit for 2 and 3 bedroom units. Garage parking is detached and provided for 52 of the 269 total spaces. Carports are provided for 134 spaces with the remainder of the spaces uncovered. Parking will be situated along an access and circulation drive which loops through the property, rather than in the front or rear of individual units. The spaces will be assigned to units and the covered parking is designed to architecturally complement the units with pitched roofs and masonry siding and columns. As described in the "characteristics" section, the applicant is proposing all detached garages situated along the main drive. Unlike an apartment or multi-family complex, most of the units within Avilla are detached making communal driveways impractical, and unlike a conventional single-family subdivision, the homes face a pathway or a neighboring unit rather than a driveway or street. Staff is in support of the proposal for detached garages, as it minimizes the number of driveways within the development and allows for an efficient layout of homes on the site. Mr. Jones stated staff recommends approval as presented.

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

Jonathan Vinson with Nexmetro Communities, 2323 Ross Avenue, Suite 600, Dallas, TX stepped forward representing the case and to answer questions from the Commission. Mr. Vinson stated they currently have the same development in Plano and McKinney these homes gives you the feeling of a single family residential development they are a high quality developments, well designed, and well maintained. This development would be a great buffer from the existing neighborhood and future retail development. The people who would afford to live in these homes would bring a higher retail development to the area.

Jason Flory, Development Manager with Nexmetro Communities, 6688 NCX, Suite 275, Dallas, TX stated they are excited to be here with this proposal these would be hybrid homes, unlike an apartment or multi-family complex, most of the units are detached making communal driveways impractical, and unlike a conventional single-family subdivision, the homes face a pathway or a neighboring unit rather than a driveway or street.

Commissioner Fisher asked what the term of the lease was for these homes.

Mr. Flory replied they are 12 month leases, but most of their tenants are long term residence.

Commissioner Connor asked what does making it their own mean when they are just leasing the property.

Mr. Flory stated they would allow the tenant to extend their outdoor living space.

Commissioner Spare asked what would happen if they sold the property and the new owners did not maintain the premises.

Mr. Flory stated they have not sold any of their properties they would always be managed by Nexmetro.

Josh Hartmann, President and CEO of Nexmetro Communities, 6688 NCX, Suite 275, Dallas, TX said they have never sold any of their properties they build on a big investment. They chose this area because of the population, income, retail, and highways they do a lot of research before they purchased a property.

There being no further discussion on the case Commissioner Womack moved to close the public hearing and approve cases Z170901/CP170901 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack Second: Lopez

Ayes: Adhikari, Carranza, Connor, Fisher, Lopez, Motley, Spare, and Womack

Nays: None Approved: **8-0** Motion: **carried.**