



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
OCTOBER 26, 2020**

COMMISSIONERS PRESENT: Chairperson Shawn Connor, Vice-Chairperson Bill Moser, Secretary Cheryl Smith, and Commissioners, Josh Spare, Julia Perez, Max Coleman, Eric Hedin, Warren Landrum, John Fedorko.

COMMISSIONERS ABSENT: none

CITY STAFF PRESENT: Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Jonathan Tooley, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Shawn Connor called the meeting to order by Video Conference at 6:36 p.m. and Commissioner Moser gave the invocation, and Commissioner Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of October 12, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- P201001 - Final Plat - Hill Street Addition (City Council District 5). A Final Plat to establish Lot 1, Block 1, Hill Street Addition, out of a 13.1509 acre tract. Located at 1610 and 1614 Hill Street, legally described as 13.1509 acres out of the Hein Bilsmirer Survey, Tract 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned PD-392 District, and generally located north of Hill Street and East of State Highway 161.

ITEM #3 – P201101 - Final Plat - Natitex, Lot 1, Block 1 (City Council District 1). A Final Plat to establish Lot 1, Block 1, Natitex Addition, out of a .857 acre tract. Located at 923 S Highway 161, legally described as .857 acres out of the Elizabeth Gray Survey, Abstract No. 517, Page 215, Dallas County, City of Grand Prairie, Texas, Zoned PD12 District, and generally located north of Desco Lane and east of State Highway 161.

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ITEM #4- P201002 - Preliminary Plat - I-30/MacArthur Business Center Addition (City Council District 5). Preliminary Plat of Lots 1-2 Block 1, Lots 1-2 Block 2 and Lot 1, Block 3, I-30/MacArthur Business Center Addition, creating five industrial lots on 16.94 acres. I-30/MacArthur Business Center Addition, 16.94 acre tracts situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) Light Industrial District, within the I-30 Corridor Overlay District, generally located south of eastbound I-30 Service Road and north of Gifford Street; west of Bagdad Road extending east to Garden Way.

ITEM #5- P201003 - Final Plat - I-30/MacArthur Business Center (City Council District 5). Final Plat of Lots 1-2 Block 1, of I-30/MacArthur Business Center Addition, establishing two industrial lots on 4.929 acres. I-30/MacArthur Business Center Addition, 4.29 acre tracts situated in the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-41 (PD-41) Light Industrial District, within the IH-30 Corridor Overlay District, generally located south of eastbound I-30 Service Road and north of Gifford Street; west of Burbank Way extending east to Garden Way.

ITEM #6- P201004 - Final Plat - The Lakeside (City Council District 4). Final Plat of the Lakeside, creating 44 single family residential lots and four open space lots on 10 acres. Tract 2A1, 2A3, 2A3A1, 2A3B, 2A3C, 2A3D, and 2A03A2 of the Boalis Estes Survey, Abstract No. 438, City of Grand Prairie, Tarrant County, Texas, zoned PD-401, within the Lake Ridge Corridor Overlay District, and generally located on the north side of Hanger Lowe Rd, east of Coastal Blvd, and west of Nautical Dr.

ITEM #7- P200104 – Final Plat – Mira Lago (Previously Lakeridge Commons) (City Council District 4). Final Plat for Lakeridge Commons, creating 98 residential lots on 33.653 acres. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas, zoned PD-384, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy, south of Hanger Lowe Rd, and east of Coastal Blvd.

Vice-Chairperson Moser moved to approve the minutes, cases P201001, P201101, P201002, P201003, P201004 and P200104.

Motion: Moser

Second: Coleman

Ayes: Connor, Moser, Spare, Perez, Smith, Landrum, Coleman, Fedorko, Hedin

Nays: none

Approved: 9-0

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Motion: **carried.**

ITEM FOR INDIVIDUAL CONSIDERATION: Item # 8 - S201002 - Site Plan - ATS Drive-Thru (City Council District 1). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a site plan request for a 10,994 square foot building which will include retail and a drive through restaurant on 1.14 acres. Located at 2615 W Pioneer Parkway, legally described as Sam's Properties Addition, Lot 1R, City of Grand Prairie, Tarrant County, Texas, zoned Light Industrial District, and generally located south of Pioneer Parkway and west of South Great Southwest Parkway.

Mr. Tooley stated the applicant is proposing to develop the north portion of Lot 1R (Hong Kong Market) into retail/restaurant spaces. The eastern portion of the building will provide a drive-through option a café or restaurant. The proposed layout will be approximately 75 percent restaurant and 25 percent retail. The applicant only has one tenant lined up at this time, 7 Leaves Café, which will be for the drive-thru portion of the building. The property has access from W Pioneer Parkway and will have an access easement established to allow access from S Great Southwest Parkway. By having access from Great Southwest Parkway, this will allow for garbage trucks to access the dumpster location with ease. The owner has executed a written agreement with the property owner of Lot 5R (gas station located on the corner of W Pioneer and S GSW) to establish an access easement with the driveway situated on the east property line. Mr. Loh will be required to file this agreement as a separate instrument and provide staff with a copy and show the instrument on the replat.

The Development Review Committee (DRC) recommends approval of the proposal as requested along with the following conditions:

- An access easement established with the property owner on the corner of W Pioneer and S Great Southwest Parkway. The applicant will need to file the agreement with the County and provide a separate instrument number on the replat.
- A shared parking agreement executed before the issuance of building permits.
- The property is replatted before the issuance of building permits.

Applicant Matthew Loh, 2625 W Pioneer Parkway Grand Prairie TX. 75051, stepped forward representing the case, he stated he wanted to thank the commissioners for their time and working with the City of Grand Prairie has always been great. Additionally, he stated there are several hurdles they need to overcome which includes an access easement flow moved and was able to secure it with the owner of the gas station two days ago. Shared parking isn't a problem because Asia Time Square is here in Grand Prairie to become a tourist destination. There hasn't been a

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lease signed pending the outcome of today's commission decision but the owner of 7 Leaves is present and has agreed with the same vision for ATS.

Chairperson Connor stated he likes what they have done with the corner and it has really enhanced it. Mr. Coleman wanted to thank Mr. Loh and his family for all the money they have invested in Grand Prairie and they have always done a top notch quality product.

Commissioner Smith thanked Asia Time Square for doing a wonderful job and asked what type of cuisine will 7 Leaves Café offer.

7 Leaves Café Owner, Tony Nguyen, 2805 Greenbrook Ct. Grapevine TX. 76051, stepped forward representing the case, he stated this will be the first café drive thru in DFW and 7 Leaves Café specializes in serving coffee and tea. He went on to say the product will speak for itself and he wanted everyone to know that on every cup, employees' t-shirt and on store walls it will have the quote "Be the change you wish to see in the world" because they believe in bringing community together.

Commissioner Moser asked to get a bit more information about the franchise. Mr. Nguyen stated the brand started in Orange County by a family of immigrants 8 years ago. He signed up for 10 units in DFW with master rights. Houston and Austin also has another 30 units and the brand is in 6-7 other states now. Mr. Moser asked how many cafes are operating now. Mr. Nguyen stated 25-26 locations in California, 15-16 franchises opened at the moment. Mr. Moser asked will this café be the first one in DFW. Mr. Nguyen stated this will be the 3rd one with there being one in Carrollton and in Frisco.

Commissioner Moser stated Mr. Loh and his family have done so much for the community and likes how Mr. Nguyen echoes the family because he believes Grand Prairie is about family.

There being no further discussion on the case commissioner Spare moved to close the public hearing and approve case S201002 per staff recommendations.

The action and vote recorded as follows:

Motion: Spare

Second: Moser

Ayes: Connor, Moser, Spare, Perez, Smith, Landrum, Coleman, Fedorko, Hedin

Nays: none

Approved: 9-0

Motion: **carried.**

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PUBLIC HEARING AGENDA ITEM # 9- CPA201001 - Comprehensive Plan Amendment - 2601 Hines Avenue (City Council District 1). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a request to change the Future Land use Map from Mixed use to Commercial, Retail, and Office. Located at 2601 Hines Avenue, legally described as Cox and Hines Located at 2601 Hines Avenue, legally described as Cox and Hines Subdivision, Lots 1-3, 4A, 5 A, 6-8, Block D, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway.

Mr. Tooley stated the applicant is proposing to construct a commercial business with later phasing in retail/restaurants along the Great Southwest Parkway frontage. The request is for a change from Mixed Use to Commercial/Retail/Office on the Future Land Use Map (FLUM). The 2018 update to the Comprehensive Plan defines these categories as follows:

Commercial/Retail/Office (pg. 58 of the Comprehensive Plan):

Commercial uses are more intense than retail establishments, yet also provide goods and services for the public. Examples of commercial establishments would include hotels, automotive services, and big box retailers.

Retail

This land use type is intended to provide for a variety of restaurants, shops, grocery stores, and personal service establishments. Retail uses require high visibility locations and should be located in high-traffic areas such as along arterial roadways.

Office

Office areas provide for low- to medium-rise suburban-scale developments. Generally, permitted uses include corporate, professional, medical and financial offices as well as offices for individuals and non-profit organizations. These areas can also serve as a lower intensity transitional use to adjacent residential areas.

Mixed Use (pg. 58 of the Comprehensive Plan):

Areas with this land use designation are intended for an appropriately planned mixture of non-residential and residential uses. They are referred to as mixed-use because it is envisioned that these areas would be integrated developments of retail, public, office, and entertainment, with a residential component appropriately blended into larger scale buildings that would otherwise be used to support those uses independently. Mixed-use areas are intended to provide flexibility for the City and the development community in order to encourage innovative, unique, and sustainable developments. Residential uses in mixed-use developments have begun to appeal to seniors or younger generations. Walkable connections to shopping and dining should be key

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components of the mixed-use areas. There are two types of mixed-use - vertical and horizontal. Vertical mixed-use (sometimes referred to as New Urbanism) incorporates multiple uses in one building on different floors. For example, a building could have shops and dining on the first floor and residential and office on the remaining floors. Horizontal mixed-use is defined generally as different land uses on different lots in one area, and is not intended to be included with this description.

Development Review Committee (DRC) recommends approval of the requested amendment to the FLUM.

PUBLIC HEARING AGENDA ITEM # 10- Z201003 - Zoning Change - C at 2601 Hines Avenue (City Council District 1).). Planner Jonathan Tooley presented the case report and gave a Power Point presentation for a request to change the base zoning from Commercial Office (CO) to Commercial (C) to allow for future development at this location. Located at 2601 Hines Avenue, legally described as Lots 1-3, 4A-5A, 6-8, Block D, L. Cox and C. Hines Resubdivision, City of Grand Prairie, Tarrant County, Texas, zoned Commercial Office District, and generally located south of Hines Avenue and west of South Great Southwest Parkway. Mr. Tooley stated the purpose of the request is to rezone the subject property from Commercial Office District (CO) to Commercial District (C). The owner will develop this property in two phases. The first phase will include a large commercial building that will house their business specializing in selling road striping supplies (Striping Service and Supply). In the second phase, the owner intends to build spec retail/restaurant suites along Great Southwest Parkway to attract economic development for the property. The owner is required to follow Article 6, 8, and 10 of the Unified Development Code for all future development. The owner stated that there will not be any outside storage, or any industrial type uses. Mr. Nelson is planning to replat the property into two lots to correspond with each phase of the project.

The Development Review Committee (DRC) recommends approval.

Walter Nelson 3012 Hobbie Ct. Grand Prairie TX., stepped forward representing the case, he said client is wishing to develop property as soon as possible. Phase 1 building will be in less than a year and hope to have a building permit by January, Phase 2 building permit possible April. Phase 1 to open Sept. 2021 and Phase 2 six months later.

Commissioner Moser asked what does the other business on the aerial map do. Mr. Nelson stated the Sargent family owns another company called Striping Service and Supply and it's a retail operation. Mr. Moser asked will that company take up all of the building in Phase 1. Mr. Nelson

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stated yes they are taking 20,000 sq. ft. Ms. Moser asked will Phase 2 be all rentals. Mr. Nelson stated yes.

Commissioner Coleman wanted to thank the Sargent family for investing their money in Grand Prairie.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case CPA201001 and Z201003 per staff recommendations.

The action and vote recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Connor, Moser, Spare, Perez, Smith, Landrum, Coleman, Fedorko, Hedin

Nays: none

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 11- SU201001 - Specific Use Permit - Marshal Renee Construction (City Council District 1). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit for a Contractor's Shop with Outside Storage. Lot 1, Block 1, Zac's Ridge Conference Center, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH-161 Corridor Overlay District, and addressed as 1771 Robinson Rd.

Ms. Ware stated the applicant is operating a Contractor's Shop with Outside Storage at 1771 Robinson Rd. A Contractor's Shop with Outside Storage requires a Specific Use Permit when located within a Corridor Overlay District or within 300 ft. of residential zoning. A Specific Use Permit is required at this location because the subject property is within the SH-161 Corridor Overlay District and adjacent to properties zoned Multi-Family One. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to eliminate such probable negative impacts.

The Development Review Committee (DRC) recommends approval with the following conditions:

1. The applicant shall submit final record drawings to the Engineering Division for processing and final acceptance before a Certificate of Occupancy will be released.

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2. The applicant shall schedule and pass any remaining inspections with the Building Inspections Division before a Certificate of Occupancy will be released.
3. The applicant shall obtain a Certificate of Occupancy within 30 days of City Council approval of this request.
4. The applicant shall obtain City Council approval of a Site Plan for any additional construction or future expansion.
5. The applicant shall provide and install landscaping that meets current Appendix F standards within six months of City Council approval of the SUP.
6. The applicant shall make any driveway and roadway improvements needed to handle expanded business operations. Transportation Department and Public Works Department will assess future expansion and determine requirements upon the formal submittal of the Site Plan development request.
7. The applicant shall post on-site signage to prevent heavy trucks from turning right to exit the site and travel northbound on Robinson Rd to connect to SH-161.
8. Heavy trucks shall use W Marshall Rd to connect to SH-161.
9. Any storage of materials under powerlines is prohibited.
10. Permanent screening of outside storage shall meet requirements in the Unified Development Code.
11. The area used for outside storage shall not exceed what is allowed by the UDC.

Commissioner Fedorko stated only thing that is concerning is he comes from a district where they approved warehouses and even with the no trucking signs, the truck drivers ignore them which is concerning for people who live around there. Ms. Ware stated the conditions will be in the Specific Use Permit like the signage and have to go south onto Marshall to get onto 161 hwy. As part of the SUP process all cases are brought back in one year for evaluation to make sure they are meeting all of the conditions staff recommended. So if city staff observes trucks going north and get complaints those will be violations of SUP and while evaluating if there is considerable amount of traffic not meeting those conditions it could be grounds of relocation of the SUP. Mr. Fedorko asked has anyone ever been revoked of their SUP in the city. Ms. Ware stated there has been some SUP's revoked for violating the conditions placed by the planning staff.

Owner, Adam Spears from Marshall Renee Contraction, 502 Bottom St. Grand Prairie Tx., stepped forward representing the case, he stated all of his truck drivers are hourly employees and they will all be under his control.

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Commissioner Moser wanted to make sure he understood if his employees break the rules they will get fired. Mr. Spear stated yes sir.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU201001 per staff recommendations.

The action and vote recorded as follows:

Motion: Coleman

Second: Landrum

Ayes: Connor, Moser, Spare, Perez, Smith, Landrum, Coleman, Fedorko, Hedin

Nays: none

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 12- Z201002 - Zoning Change - LI at 1303 W Hunter Ferrell Rd (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Requested Zoning Change from PD-10 (Mobile Home Park) to Light Industrial (LI) district for an industrial development with a 610,000 sq. ft. warehouse/distribution facility. A 10.667-acre tract of land in the I. Jennings Survey, Abstract No. 679, City of Grand Prairie, Dallas County, Texas, zoned PD-10 (Mobile Home Park), generally located southwest of Hunter Ferrell Road and MacArthur Blvd, and addressed as 1303 Hunter Ferrell Road.

Mr. Lee stated the purpose for the request is to rezone 10.667 acres from Planned Development-10 (PD-10) allowing for a Mobile Home Park to Light Industrial (LI) zoning district to construct a 610,000 SF warehouse facility. The 10.6-acre site is located less than 300 feet from the Trinity (West Fork) Riverbank. The site is sparsely vegetated with a slight depression towards the center and gradually sloping to the southeast towards the Trinity River. A gravel roadway/access drive is located along the southern portion of the tract serving an array of commercial communication towers (Broadcast Works Addition) located approximately 700 feet to the southwest. The site is located entirely within the floodplain and the applicant has been working with the City of Grand Prairie's Floodplain Administrator as well as US Army Corp of Engineers in obtaining permits to develop the property. Those include the granting of a CDC permit and in the process of (CLOMR) Conditional Letter of Map Revision approval regarding the floodplain area of request.

The Development Review Committee (DRC) recommends approval subject to:

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- Engineering final approval of associated floodplain and CLOMR permits.
- City of Grand Prairie's and City of Irving's Transportation Engineering associated permits related to improvements along MacArthur Boulevard.

Commissioner Smith asked if FEMA giving this project any incentive or grants. Mr. Lee stated he is not aware of any.

Applicant Robert Baldwin, 3904 Elm St. Suite B Dallas Tx., stepped forward representing the case, he stated this is a great location for this project and asks for the commissioners' support.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case Z201002 per staff recommendations.

The action and vote recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Connor, Moser, Spare, Perez, Smith, Landrum, Coleman, Fedorko, Hedin

Nays: none

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 13- TA201001 - Text Amendment - Appendix O - Hospital District. Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Text Amendment to Appendix O: Hospital District of the Unified Development Code to add Funeral Home to the list of permissible uses.

Ms. Ware stated the purpose of this request is to add "Funeral Home" to the list of permissible uses in Appendix O: Hospital District. The Hospital District is located immediately east of the common corporate boundary line for the City of Grand Prairie and the City of Arlington, south of Sherman St. The purpose of the Hospital District is to create a single area in which the physical and mental health needs of the citizenry can be accommodated in a comprehensive fashion with support facilities that complement the health care land uses. This request will add "Funeral Home" to Section 7.3.3: Permitted Principal Uses.

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There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case TA201001.

The action and vote recorded as follows:

Motion: Moser

Second: Spare

Ayes: Connor, Moser, Spare, Perez, Smith, Landrum, Coleman, Fedorko, Hedin

Nays: none

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 14- TA201002 - Accessory Structure Text Amendment – Amendment to Article 6 Density and Dimensional Requirements of the Unified Development Code; Planning Director Rashad Jackson presented the case report and gave a Power Point presentation for an ordinance amending Article 6 Section 6 Accessory Structures, and all related sections, to amend development regulations for accessory structure size, height and allowed exterior materials.

Mr. Jackson stated Grand Prairie has seen an increase in the number of variance requests for accessory structures and detached garages. The requests have been focused primarily on size, height and exterior material exceptions. Over the last two years, approximately 34% of Zoning Board of Adjustment request stemmed from accessory structure variances ([see Attachment 1 table](#)). From a planning and development standpoint, significant and routine variance requests for regulations usually means the regulation should be amended. Staff has proposed an amendment to address the significant number of requests in order to reduce resident and staff time for such matters. The proposed amendments will streamline staff review of accessory structure requests and allow for more administrative approvals. The amendments will also put the Unified Development Code (UDC) in line with House Bill 2439 which prohibits the ability to require specific exterior materials on principle or accessory structures.

There being no further discussion on the case commissioner Hedin moved to close the public hearing and approve case TA201002.

The action and vote recorded as follows:

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Motion: Hedin

Second: Moser

Ayes: Connor, Moser, Spare, Perez, Smith, Landrum, Coleman, Fedorko, Hedin

Nays: none

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA ITEM # 15- TA201003 - Hybrid Housing Text Amendment – Amend Residential Development Standards of the Unified Development Code to establish development and design standards for hybrid housing or build to rent residential development; An ordinance amending Appendix W Residential Development Standards; Article 4 Permissible Uses; Article 10 Parking and Loading Standards and Article 30 Definitions of the Unified Development Code. Planning Director Rashad Jackson presented the case report and gave a Power Point presentation for Hybrid housing, also known as build-to-rent homes, combines elements of traditional single family and multi-family development. It typically includes a mix of attached and detached single-story units available for rent on a single lot. Maintenance of individual units, common areas and landscaping is the responsibility of a single entity. Over the last few months, the city has seen an increase in interest from developers wanted to construct hybrid housing. The Unified Development Code does not contain development standards specific to this style development. Previous hybrid housing developments have been allowed to develop under multifamily development requirements. The resulting developments have caused design concerns from staff and Council members.

Mr. Jackson stated as noted, staff recommends using the Townhouse design criteria as a basis for all hybrid housing development. Hybrid housing will be included in the Appendix W Townhouse Amenity, Design & Parking standards. The use, SF- Hybrid Housing (Build To Rent), will be added to Article 4 Permissible Uses. The use will be allowed under the SF - Townhouse zoning district. Hybrid housing planned developments will be required to use townhouse zoning as its base zoning district as well.

Most developers only implement the single-family unit as the “hybrid” aspect of the development with multifamily zoning used as the base zoning district. The increased density and typical site layout allowed for multifamily development can create design and function issues (access, parking, orientation) when trying to incorporate single family units. The goal would be to require additional single-family design and function elements to truly make a “hybrid” design that accommodates single family development.

Using the townhouse zoning designation for this use will also set a reasonable density baseline for proposed development as opposed to using the multifamily zoning designation. Staff also feels the townhouse amenity and design standard requirements will create developments more in line with other single-family developments.

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The proposed amendment will allow for:

- More Townhouse Derived product
- Use of the existing Townhouse Amenity, Design & Parking standards set forth in Appendix W of the UDC. Simple way to regulate using existing design standards.
- Opportunity for Individual / Independent Access for each unit.
- Better building orientation. The Townhouse access and design standards address building orientation issues.
- Open space standards in line with Appendix W requirements.
- Proper ROW Screening / Landscape Buffers in accordance with existing Appendix W standards

Chairperson Connor asked is townhouse concept free standing structure with garage. Mr. Jackson stated townhouses requires garage direct access and developers may request variations.

There being no further discussion on the case commissioner Spare moved to close the public hearing and approve case TA201003 per staff recommendations.

The action and vote recorded as follows:

Motion: Spare

Second: Coleman

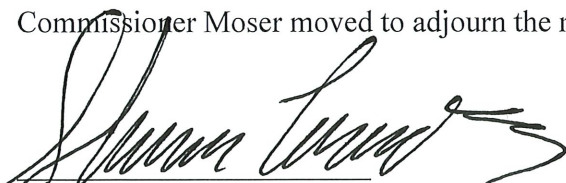
Ayes: Connor, Moser, Spare, Perez, Smith, Landrum, Coleman, Fedorko, Hedin

Nays: none

Approved: 9-0

Motion: **carried.**

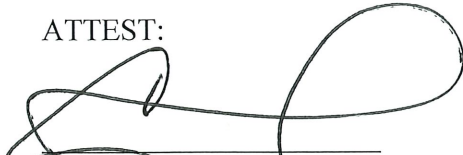
Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 8:00 p.m.



Shawn Connor, Chairperson

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ATTEST:


Cheryl Smith, Secretary

An audio recording of this meeting is available on request at 972-237-8255.