



## CITY OF GRAND PRAIRIE COMMUNICATION

---

**MEETING DATE:** 01/11/2021

**REQUESTER:** Monica Espinoza, Executive Assistant

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** S210101 - Site Plan - Lake Ridge Townhomes (City Council District 4). Site Plan for a single family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

**RECOMMENDED ACTION:** Approve

---

### SUMMARY:

Site Plan for a single-family townhome development with 92 units on 13.5 acres. Tracts 1 and 1A, William Linn Survey, Abstract No. 926, City of Grand Prairie, Dallas County and Tarrant County, Texas, zoned PD-384A, within the Lake Ridge Corridor Overlay District, and generally located west of Lake Ridge Pkwy and south of Hanger Lowe Rd.

### PURPOSE OF REQUEST:

The applicant intends to construct a single-family townhouse development of 92 units on 13.5 acres. Any townhome development or development in a planned development district or overlay district requires City Council approval of a Site Plan. Development at this location requires site plan approval by City Council because the property is for townhome use, zoned PD-384A, and within the Lake Ridge Corridor Overlay District.

### ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

**Table 1. Zoning and Land Use**

Direction	Zoning	Existing Use
North	PD-384A	Undeveloped; Gas Well
South	PD-384A	Undeveloped; Gas Well
West	PD-384A	Undeveloped (single-family proposed)
East	PD-384A	Multi-Family Residential (multi-family and retail proposed)

**HISTORY:**

- November 20, 2018: City Council approved a zoning change/concept plan to allow for single family detached, single family townhouse, multi-family, and commercial uses on 92 acres (Case Number Z181101/CP181101).
- January 7, 2020: City Council approved a zoning change/concept plan amendment to PD-384 for single family detached, single family townhouse, multi-family, and commercial uses on 92 acres (Case Number Z181101A/CP181101A).
- October 13, 2020: City Council approved a site plan for Lake Ridge Commons Multi-Family/ Mixed use development, which consists of 255 multi-family units, 14 live/work units, and 3,000 sq. ft. of retail on 10.12 acres (Case Number S200906).

**PROPOSED USE CHARACTERISTICS AND FUNCTION:**

The 92-unit single family townhome development, north and south, will be accessible from the proposed extension of Grandway Drive, which is currently under construction. The Site Plan depicts a combination of three, four, five and six-plex style townhomes, along with internal green spaces, walking trails, and centrally located mailboxes.

The northern portion has two connections to Grandway Drive, while the southern portion will have one entrance with a dead-end hammerhead. All garages are rear entry and have access to 15 ft. alleyways. Parking will not be allowed on the street, but each unit will have tandem parking along with parking spaces on common lots.

**ZONING REQUIREMENTS:***Density and Dimensional Requirements*

The subject property is zoned PD-384A for single family townhouse uses; development is subject to the standards in PD-384A and Appendix W. The applicant is required to plat the property to show all easements that will be on site. The following table evaluates the density and dimensional standards of the proposed development. The applicant is not meeting the requirement of at least 3,300 square feet for 70 percent of the lots.

**Table 2. Density and Dimensional Requirements**

Standard	PD-384A	Appendix W / UDC	Provided	Meets?
Max. Density (Units Per Acre)	-----	13.2	6.81	Yes
Min. Living Area (SF)	-----	1,150 to 1,299 = 30% 1,300 = 70%	1,300+	Yes
Min. Area (SF)	-----	1,680 to 3,299 = 30% 3,300 = 70%	2,244 to 3,060 = 74% 3,570 = 26%	No
Min. Width (Ft.)	-----	21 to 29 = 30% 30 = 70%	22 to 27 = 29% 30 to 35 = 71%	Yes
Min. Depth (Ft.)	-----	80 to 99 = 30% 100 = 70%	100	Yes
Front Setback (Ft.)	-----	17	17	Yes
Rear Alley Setback (Ft.)	-----	20	20	Yes
Interior Side Setback (Ft.)	-----	5 (not attached) 0 (attached)	5 (not attached) 0 (attached)	Yes
Garage Door Setback (Ft.)	-----	20	20	Yes
Max. Height (Ft.)	-----	35	33	Yes

### *Parking*

The table below evaluates the parking requirements. The proposal meets the required total parking spaces, covered parking spaces, and garage parking spaces.

**Table 3. Parking Requirements**

Standard	Required	Provided	Meets
2 Garage Parking Spaces/Two + Bedroom	184	184	Yes
Total Parking Spaces	-----	387	-----
Guest (1 per 5 units)	19	19	Yes
Tandem (% of Total)	184	-----	-----

### *Landscape and Screening*

The property is subject to landscape requirements in PD-384A, Appendix W, and Article 8 of the UDC. The proposal meets City requirements. The property provides walkable open space, ample tree coverage, and a natural buffer with the mixed-use development to the east. The table below summarizes these requirements.

**Table 4. Landscape Requirements**

Standard	Required	Provided	Meets
Trees	407	407	Yes
Shrubs	Min. 30 gallons per lot	30+	Yes
Sodded Lots	Yes	Yes	Yes

### *Exterior Building Materials*

The exterior building materials include stone, brick, and fiber cement panels. The applicant has created a coloring scheme to be used by building type, not units. The building elevations generally meet the recommendations of Appendix W with one exception. Appendix W asks for developers to avoid using repeated color of brick, stone, siding or other materials with four consecutive residential units. The four, five and six plex models are not meeting this recommendation.

## **VARIANCES:**

The applicant is requesting the following variance:

1. Variance to the requirement of at least 70 percent of the lots comprising of a minimum area of 3,300 square feet: The base zoning of Single-Family Townhouse requires that 70 percent of the lots be at least 3,300 square feet in area. The applicant is providing approximately 26 percent, which is in substantial conformance to the concept plan approved during the zoning stage.

## **ANALYSIS:**

Staff does not object to the requested variance. The overall design of the project – specifically elements like private streets, rear-entry garages, and building design – result in a proposal that meets the intent of Appendix W.

## **RECOMMENDATION:**

The Planning and Zoning Commission recommends approval by a vote of 8-0.

The Development Review Committee (DRC) recommends approval.