



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 06/21/2022
REQUESTER: Monica Espinoza, Administrative Supervisor
PRESENTER: Savannah Ware, AICP, Chief City Planner
TITLE: STP-22-04-0022 - Site Plan - Aura Southgate, Phase 2 Multi-family (City Council District 6). Site plan for multi-family development with 303 units in three buildings on 10.1 acres. Parcel located in the B. F. Howard Survey, Abstract No. 513, and Seth M. Blair Survey, Abstract No. 135, City of Grand Prairie, Ellis County, Texas, zoned PD-414, and generally located east of State Highway 360 and north of US Highway 287 (On May 23, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0)
APPLICANT: William Estes, Trinsic Residential Group
RECOMMENDED ACTION: Approve

SUMMARY:

Site Plan for a multi-family development with 303 units in three buildings. 10.1 acres out of the B. F. Howard Survey, Abstract No. 513, and Seth M. Blair Survey, Abstract No. 135, City of Grand Prairie, Ellis County, Texas, zoned PD-414, and generally located east of State Highway 360 and north of US Highway 287

PURPOSE OF REQUEST:

The applicant is seeking Site Plan approval for the second phase of this multi-family development. The Unified Development Code (UDC) requires City Council approval of a site plan for multi-family development to ensure that the development meets requirements in the UDC by providing adequate circulation as well as quality site planning techniques. The UDC identifies criteria for evaluating proposed developments such as density and dimensional standards, landscaping and screening requirements, and architectural design requirements.

ADJACENT LAND USES:

Table 1. Zoning and Land Use

Table with 3 columns: Direction, Zoning, Existing Use. Row 1: North, PD-414 for Commercial/Office, Undeveloped

South	PD-414 for Multi-Family	Undeveloped
West	PD-414 for Multi-Family	Undeveloped, Future Phase 1
East	Agriculture, PD-322A	Undeveloped

HISTORY:

- February 1, 2022: City Council approved a Site Plan for phase one of the Aura Hanover Southgate Multi-Family development (Case Number STP-21-11-0021).
- June 1, 2021: City Council approved a Planned Development District (PD-414) for Commercial, Office, Multi-Family, and Townhome uses and an associated Concept Plan (Case Number Z201101/CP201101).
- January 4, 2021: City Council approved an amendment to PD-414 to incorporate additional acreage (Case Number ZON-21-09-0007).

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The proposed multi-family development includes 303 units in three buildings on 10 acres. Amenities include a resort style pool, clubroom, standalone fitness building, and large business center. Units along Drive H and Old Davis Rd. have been designed as walk-up units, with direct access to internal sidewalks.

The applicant plans to begin construction in July 2023 and complete final units in April 2025. This is the second phase of the Hanover Southgate mixed-use development that includes commercial, office, multi-family, and townhome uses.

The site is proposing access from Old Davis Road.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2. Density and Dimensional Requirements

Standard	PD-414/MF-3	Provided	Compliance
Max. Density (Units Per Acre)	32	30	Yes
Min. Lot Area (Sq. Ft.)	12,000	439,928	Yes
Min. Lot Width (Ft.)	100	705	Yes
Min. Lot Depth (Ft.)	120	624	Yes
Min. Living Area (Sq. Ft.)	600	645	Yes
Max. Single-Bed Units (%)	70	60	Yes
Min. Front Setback (Ft.)	15	15	Yes
Setback Along Davis Road (Ft.)	20-50	22	Yes
Max. Height (Stories)	4	4	Yes

Parking

Parking is located throughout the site as noted on the table below.

Table 3. Parking Requirements

Standard	Required	Provided	Meets
Number of Parking Spaces	423	423	Yes
Covered Parking	85	85	Yes
Garage Parking	127	106	Yes*

*Since the proposed building elevations meet Appendix W design recommendations, the applicant can reduce the number of required garage parking spaces by 5%.

Landscape and Screening

The property meets the landscape and screening requirements from PD-414, Appendix W, and Article 8 of the UDC. Screening includes wrought iron fencing with masonry columns along all sides of the property.

Table 4. Landscape Requirements

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	65,476	>65,476	Yes
Street Trees (1 tree/500 Sq. Ft.)	131	131	Yes
Street Trees along Davis 1-4" Tree per 100 Ft.	17	17	Yes
Street Trees along Drive H 1 tree per 150 Ft. both sides	27	27	Yes
Parking Lot Trees 1 per 20 spaces	17	17	Yes
Total Trees	192	192	Yes
Davis Road Landscape Buffer Outside ROW	20 Ft. Open to the Public	20 Ft. Open to the Public	Yes
Davis Road Trail	Min. 6 Ft. Open to the Public	Min. 6 Ft. Open to the Public	Yes
6 Ft. Ornamental Iron Fence with Masonry columns	Between Buildings Outside Parking	Provided	Yes

Exterior Building Materials

The exterior building materials include stone, brick, and fiber cement siding panels. Design elements include change in colors and materials, horizontal and vertical articulation and metal awnings and canopies for first-floor units. The proposed building elevations meet Appendix W recommendations.

Project Amenities

Appendix W requires multi-family developments to provide amenities from three categories:

- Environmentally friendly features
- High-quality features or designs
- Technology

Since the applicant is meeting architectural recommendations, the proposal only needs to provide amenities from two categories. The table below summarize the amenities included in the project.

Table 5. Appendix W Amenities

Category	T i e r	Amenity
Environmentally Friendly Features	1	“Smart” technology controls for light or thermostats
Environmentally Friendly Features	1	Electric car charging station (2 minimum)
Environmentally Friendly Features	1	High efficiency windows
Environmentally Friendly Features	2	Integration of commercial/retail office
Environmentally Friendly Features	2	Roofing material with solar reflectance
Environmentally Friendly Features	2	Recycling Program for residents
Environmentally Friendly Features	2	Walking/jogging trails with linkages to future public trail
Environmentally Friendly Features	3	Additional insulation
Environmentally Friendly Features	3	LED or low-wattage lighting
Environmentally Friendly Features	3	Bicycle Parking
Environmentally Friendly Features	3	Outdoor recreation spaces with amenities
Environmentally Friendly Features	3	Big and small dog parks
Technology	-	Integrated USB ports within all units
Technology	-	App-enabled functionality for door locks, lighting, thermostat, appliances, or other electronics
Technology	-	App-enabled communication between residents and management for the reporting of problems related to mechanical failures, safety concerns, or noise issues
Technology	-	Wi-fi internet access provided to users of common amenities such as clubhouse, pool, walking trails, and fitness area

VARIANCES:

The applicant is not requesting any variances.

ANALYSIS:

Appendix W states that multi-family developments meeting the recommended design standards may request two of the following:

1. Reduce required garage parking by 5%.
2. Increase maximum density or FAR by 20%.
3. Reduce required landscaped area by 5%.
4. Increase percentage of one-bedroom units by 10%.

Since the proposed building elevations meet the recommended design and materials, the development qualifies for two items listed above. The applicant is selecting item number one to reduce the minimum required garage parking by five percent from 30 percent to 25 percent.

RECOMMENDATION:

- On May 23, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0.
- The Development Review Committee (DRC) recommends approval.