

**PLANNING AND ZONING  
MARCH 5, 2013  
MINUTES**

The regular meeting of the Planning and Zoning Commission was called to order by Vice Chairman Troy Mennis at 6:34 p.m. for consideration of scheduled items in the Council Chambers in City Hall of the Municipal Complex. Vice Chairman Troy Mennis stated there was a quorum of members of the Planning and Zoning Commission present.

**MEMBERS AND STAFF PRESENT:**

Vice Chairman Troy Mennis  
Commissioner George Zahn  
Commissioner Monty Huffman  
Commissioner LuAnn Portugal  
Commissioner Jeremy Tompkins  
Commissioner David Brown  
Mike Collins, Director of Planning and Economic Development  
Ron Young, Director of Public Works  
Paul Smith, Division Chief/Fire Marshal  
Stephen Cook, Senior Planner  
Alicia Davenport, Administrative Secretary

**MEMBERS ABSENT:**

Chairman Richard McNeese

**VISITORS:**

Christian Nilsson  
Bernie Hietbrink  
Tim Coltart  
Loretta Doty  
Steve Doty

**THE INVOCATION AND THE PLEDGE OF ALLEGIANCE:** The Invocation was given by Commissioner Brown and the Pledge of Allegiance was given by Commissioner Zahn.

**ITEM 1      CONSIDER APPROVAL OF PLANNING AND ZONING MINUTES**  
Regular Meeting of February 19, 2013.

Commissioner Tompkins made a motion to approve the minutes for called meeting of February 19, 2013. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Vice Chairman Mennis, Commissioners Zahn, Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

**ITEM 2      CASE NO. 12-15-CC – CONSIDER A REQUEST FOR A REGULATING PLAN**

Recommend approval of a Regulating Plan for the Riverwalk Development located in the Bradford Adams Survey Abstract No. 152 and Barnard H Survey Abstract 107 as part of the Riverwalk Planned Development. The project is located northwest of the intersection of SH 360 and SH 183.

Stephen Cook, Senior Planner, gave a brief description of the case. The Riverwalk Planned Development zoning district was approved in March 2011. Conceived as a master planned community, the Riverwalk planned development contains sub-area zones which allow for a variety of land uses including single family detached, single family attached, multi family, commercial and commercial mixed-use.

The sub-zone areas are reflected within the regulating plan included in the ordinance. The regulating plan shows the general location of the land uses within the greater master planned community.

Detailed site planning and engineering had not yet been completed when the original Regulating Plan was approved. The changes recommended to the Regulating Plan and Concept Plan is a product of that work having now been done within a portion of the overall development south of Midway Road and east of Bear Creek Parkway as well as an area along Harwood Road.

The T5a sub-zone, which permits multi-family uses, has been shifted south with the gas pipeline easement becoming the southern border of the multi-family development. The orientation of the multi-family will complement the street and pedestrian connectivity between the Dominion at Riverwalk single family development (west side of Bear Creek Parkway) and the future commercial development.

The T4b sub-zone, which permits single family attached and single family detached dwellings, has been increased southeast of the intersection of Midway Road and Bear Creek Parkway to accommodate the shift of the multi-family.

The commercial areas, including the T5b and T5c have been modified to envision a new alignment for Minter's Chapel Road and a potential alignment of the Riverwalk amenity. These areas comply with the standards set forth in the PD Ordinance. Additionally, along Harwood Road, additional T5c commercial development is proposed to replace the single-family attached housing approved in the original Regulating Plan.

Submittals of formalized preliminary plats and site plans will provide the technical and infrastructure details required to begin construction activities.

The Development Services Group (DSG) has reviewed the revised regulating plan and has determined that it meets the standards as set in the Planned Development ordinance. Staff recommends approval.

Mr. Tim Coltart, Realty Capital, 909 Lake Carolyn Boulevard, Suite 150, Irving, TX 75039, gave a brief overview of the current status of the project.

There were no questions or comments presented by the Commission.

Commissioner Portugal made a motion to recommend approval of case #12-15-CC/Regulating Plan. Commissioner Brown seconded the motion. The vote was as follows:

Ayes: Vice Chairman Mennis, Commissioners Zahn, Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

**ITEM 3      CASE NO. 12-15-CC – CONSIDER A REQUEST FOR A CONCEPT PLAN**

Recommend approval of a Concept Plan for 103.4 acres located in the Bradford Adams Survey Abstract No. 152 and Barnard H Survey Abstract 107 as part of the Riverwalk Planned Development. The development is proposed to be used for multi-family and commercial development. The project is located northwest of the intersection of SH 360 and SH 183.

Stephen Cook, Senior Planner, gave a brief description of the case. The Riverwalk Planned Development zoning district was approved in March 2011. Conceived as a master planned community, the Riverwalk planned development contains sub-area zones which allow for a variety of land uses including single family detached, single family attached, multi family, commercial and commercial mixed-use.

The sub-zone areas are reflected within the regulating plan included in the ordinance. The regulating plan shows the general location of the land uses within the greater master planned community. The process for refining the locations of sub-area zones and the associated land uses was established in Section 3, paragraph D – Concept Plan.

The concept plan must include the contiguous holdings and presents the arrangement of land uses within that area. It addresses the need and benefit of establishing connections through the street network, pedestrian trails and sidewalks, shows the

amount of open space relative to the developed areas, and indicates the parking demand created by the development and the amount of parking provided.

The location of the multi-family proposed by the developer is slightly different than the location approved in the original Regulating Plan. Therefore, a new Regulating Plan must be considered. If approved, then the Concept Plan can be considered for approval based on it being consistent with the Regulating Plan and the technical criteria related to streets, trails, open space, and parking.

Detailed site planning and engineering had not yet been completed when the original Regulating Plan was approved. The changes recommended to the Regulating Plan and Concept Plan is a product of that work having now been done within a portion of the overall development south of Midway Road and east of Bear Creek Parkway. The T5a sub-zone, which permits multi-family uses, has been shifted south with the gas pipeline easement becoming the southern border of the multi-family development. The orientation of the multi-family will complement the street and pedestrian connectivity between the Dominion at Riverwalk single family development and the future commercial development.

The multi-family T5a sub-area zone is limited to a maximum of twenty (20) acres as per the Riverwalk Planned Development Ordinance. Including right-of-way and trail network, the proposed area for T5a sub-zone will be approximately 19.1 total acres. Five percent (5%) of the sub-zone will be used as open space.

The parking demand of the multi-family development requires a minimum of one parking space per unit. The concept plan indicates that if the multi-family is built out to its maximum allowed 500 dwelling units, the parking will exceed the minimum spaces required.

The concept plan contains the commercial and mixed-use sub-zones, the associated Riverwalk water amenity and the required five acre park. These components are consistent with the minimum and maximum areas allowed within the Riverwalk Planned Development Ordinance.

Submittals of formalized preliminary plats and site plans will provide the technical and infrastructure details required to begin construction activities.

The Development Services Group (DSG) has reviewed the revised regulating plan and the submitted concept plan and has determined that it meets the standards as set in the Planned Development ordinance. Staff recommends approval.

Commissioner Tompkins made a motion to approve the minutes for called meeting of February 19, 2013. Commissioner Brown seconded the motion. The vote was as follows:

There were no questions or comments presented by the Commission.

Commissioner Brown made a motion to recommend approval of case #12-15-CC/Concept Plan. Commissioner Tompkins seconded the motion. The vote was as follows:

Ayes: Vice Chairman Mennis, Commissioners Zahn, Huffman, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)

There being no further business the meeting was adjourned at 6:52 p.m.

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Chairman McNeese

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Date