



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
OCTOBER 2, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Clayton Fisher, Eduardo Carranza, and Max Coleman.

COMMISSIONERS ABSENT: Shawn Connor

CITY STAFF PRESENT: 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, Megan Mahan, Assistant City Attorney, 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 #8– Z171003 - Planned Development Request - Fresh Express and Item #9– S171003 - Site Plan - Fresh Express (City Council District 2. Senior Planner Charles Lee presented the case reports and gave a Power Point presentation to amend & expand existing Planned Development District (PD-241) to accommodate additions to the existing food production facility site by expanding the building 187K sq. ft., adding parking and loading areas to the site. The properties are located north of W. Warrior Trail and approximately 645 feet east of S. Great Southwest Parkway (2370 W. Warrior Trail). The properties are currently zoned Planned Development 241 (PD-241) district and Light Industrial (LI) district and lies within the Great Southwest Industrial (GSW) district. The applicant is Eric Wigger, Fresh Express and the owner is Nancy Dugan, Fresh Express.

Mr. Lee state the item is a request to expand PD-241 by incorporating the abutting western 14 acres to accommodate an 188,000 square foot facility expansion. The proposal has three companion cases: A site plan on the current agenda for the 44 acre industrial site, including the facility expansion and associated parking, landscaping improvements as well as infrastructure upgrades to accommodate the expansion; an amendment to the Master Transportation Plan to remove a section of an unbuilt, unnamed connector road across the northern part of the property. If built, the collector would ultimately connect the southern portion of Fall Drive and Great Southwest Parkway; and a final plat which is currently under DRC review.

Mr. Lee stated the proposed exterior elevations are consistent with the original design elements of the facility, the existing Planned Development-261 allows for the use insulated metal panels.

With the proposed expansion of PD-261 to the adjoining 14 acre property, the applicant is proposing to retain this allowance for the western and northern facades of the building expansion. The Unified Development Code, Article 8 requires Light Industrial uses to provide a minimum of 4% landscaping per site, 32% landscaping is being provided. The applicant is providing over 100 trees, including 24 street trees and several hundred shrubs to the site. In addition, the plan shows Red Oaks, Live Oaks, and Nellie R. Stevens Hollies placed within a 30 foot landscape buffer along the Warrior Trl. frontage to provide additional screening of the new dock doors from the street. In lieu of a masonry wall along the northern edge of the property, the applicant has preserved the rear 12.9 acres of the property in an 1163' x 495' foot artificial lot. The shortest distance from the northern property boundary to the back of the building is 773.68 feet and the closest distance to a drive aisle is 495' feet. Additionally, the single-family zoned property to the north is designated as an HOA open space/drainage lot which provides an additional 225 feet of buffering from the residential uses to the north.

Mr. Lee noted the applicant is requesting to use natural landscaping and buffering in lieu of a masonry screen on the northern property line, adjacent to single-family residential property. The existing Planned Development-241 allowed for Wholesale Food Production uses and an allowance for metal insulated panel exterior construction on the western and northern facades. The building's expansion as proposed is compatible with and consistent with the original design. The DRC recommends approval of the proposed planned development amendment and site plan subject to the following conditions:

- Submission, review and acceptance of Traffic Impact Analysis associated with the removal of an east-west collector along the northern boundary of the property.
- Additions and/or alterations to the engineering plans as required by the Engineering Department.

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

Eric Wigger with Fresh Express, 10816 Millington Court, #110, Cincinnati, Ohio stepped forward representing the case and to answer questions from the Commission.

Commissioner Smith asked if this company gives back to the community.

Mr. Wigger replied they give back to the community by being involved with United Way, the Boy Scouts, and give to the disaster relief.

Commissioner Coleman said Grand Prairie is proud to have them in our City.

Chairperson Motley noted several speaker cards submitted in support of this request. Douglas Cooper, 200 E. Abrams Street, Arlington, TX and Kelly Parma, 3030 LBJ Freeway, Suite 1660, Dallas, TX, and Mario Seyarolli, 2370 Warrior Trail, Grand Prairie, TX.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case **Z171003** as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 8-0

Motion: **carried.**

Commissioner Spare moved to close the public hearing and approve case **S171003** as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 8-0

Motion: **carried.**