



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
JUNE 3, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Bill Moser, Shawn Connor, Eduardo Carranza.

COMMISSIONERS ABSENT: Clayton Fisher, Lynn Motley

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, Caryl DeVries, Traffic Engineer, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #9- S190601 - Site Plan - Kednus Office/Showroom-Warehouse (GSW Logistics Addition) (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan request for a two-story, 32,000 sq.ft. office/showroom-warehouse facility on 7.5 acres situated in the Joseph R. Parker Survey, Abstract No. 1227, City of Grand Prairie, Tarrant County, Texas. The property is zoned Light Industrial (LI) District, generally located southwest of East Avenue J and 107th Street, specifically addressed at 612 107th Street. The agent is Gina McLean, Nationwide Construction, the applicant is Marshall Seavers, and the owner is Anthony Hernandez.

Mr. Lee stated the proposed use is for the two-story, 36,020 sq. ft. office/warehouse & manufacturing facility. The facility plans to house two separate companies for associated-related uses. Both companies are controlled by the applicant. CDI will provide concrete coating and sealant products and services space and ADT shall be the installation contactor of the products provided space. Approximately 12,000 sq. ft. will be administrative office space with the remaining 24,000 sq. ft. for warehousing and manufacturing purposes. The western portion of the property abuts Johnson Creek, therefore a significant portion of the property lies in the floodway & floodplain. In addition to the floodplain, other constraints include Trinity River Authority easements running diagonal on the northeasterly portion of the property and Loan Star Gas Utility easements bisecting the property running north-south. Significant tree canopies exist along the floodway and mature hardwood trees are located along the perimeter of the property. The applicant intends to preserve most of the existing tree canopy. The vacant site has been

previously used for a public golf driving range. The 7.5-acre property is actually a portion of a larger multi-acre tract extending north of Johnson Creek and extending west 425 feet from State Highway 360. Primary access shall be from commercial drive approach along Avenue J East approximately 250 feet west of 107<sup>th</sup> street intersection. This drive is intended for both customer and employee parking. However, company trucks shall be allowed to exit due south of this drive in accordance with truck routing plan submitted and reviewed by the Transportation Department. The secondary point of ingress shall be provided by commercial drive approach along 107<sup>th</sup> Street, located 140 feet south of the Avenue J East intersection. In accordance with the truck routing plan, this approach is intended for truck ingress only to allow for direct access to truck docks located on the southern portion of the building. Parking requirements are based on the use of the facility. Customer and employee parking calculations are based on a retail/warehouse ratio. The ratio is 1 space per 375 sq. ft. for office uses and 1 per 1,000 sq. ft. A total of 56 are required. The applicant provides 65 spaces including 3 accessible spaces. In addition, 2 trailer spaces are being provided on the southern portion of the building and one overhead door each on the west and eastern portion of the building.

Mr. Lee stated the UDC's Appendix X, Industrial Development Standards; require the proposed building to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features and the primary façade facing the street shall be: At least two contrasting colors. Windows comprising at least 30% of the area for primary facade, secondary facade may select windows comprising at least 30% of the building's length. Select 3 of 8 architectural design menu items ranging from building articulation, color elements, wing walls and accent lighting features. The secondary façade shall include 100% masonry construction but may substitute up to 50% with architectural metal panels and shall select 2 of 4 menu items listed: Masonry accent material and color within an area 10% to 15% of the area. Windows comprising at least 30% of the area. 6" Cornice project the entire length of the elevation. Minimum two-15% articulation offsets both vertical and horizontal each. In addition to the façade, Appendix X requires minimum 10% landscaping be an integral part of the development. The standard requires: 1 tree per 250 feet of landscaped area. 1 shrub for each 50 feet of landscaped area. Street trees 20- 30 feet on-center. Truck dock screening with evergreen mature trees.

Mr. Lee said the Industrial Development Standards offer credits/waiver to certain design standards for builder/developer efforts in on-site tree preservation. Tree Preservation Incentives provides an opportunity for flexibility in overall design by recognizing and incorporating natural environments and the community's value in protection natural usable open space. Tree Preservation Incentives requires minimum 6" caliper trees or greater be preserved on the same property as the development via submission and review of Tree Survey and Tree Protection Plan. Once confirmed, the Builder/Developer has an opportunity to request Section 4.2 and/or Section 4.4 Building Design standards be relaxed. Partly due to the existing constraints of the abutting creek to the west and adjoining flood plain, the development's design and orientation of the facility is complimentary to the natural terrain. It offers two street frontages resulting in two primary façades. The orientation of the proposed loading docks and dumpster enclosure will be located on the southern portion of the facility. Two commercial drive approaches will serve the facility, with regular business vehicles utilizing the northern drive along Avenue J East. This drive will serve for occasional trucks exist only. The secondary commercial drive shall be centrally located on 107<sup>th</sup> Street and shall serve as primary truck entrance as it will have direct

access to the dock area. The applicant proposes using a concrete tilt-wall panel as primary exterior materials. The secondary materials on the primary (north) façade consist of combination prefinished architectural metal-panels, prefinished metal awning and required minimum 23% of required 30% window standard. The East elevation shall consist of two complimentary concrete tilt panels with 2" reveals, cultured stone materials. The East elevation provides 4% of the required 30% window requirement. In addition to minimum 30% window requirement along the primary exterior façade area, the applicant is seeking relief from the minimum building articulation requirement from 15% to 11% along the northern façade. A Tree Survey and Tree Protection Plan has been submitted and under review seeking relief and relaxation of the building design standards as applied to the Tree Preservation Incentives section of Appendix X.

Mr. Lee noted the proposed site exceeds the minimum landscaping (10%) requirements. Existing Live Oak and Cedar trees parallel along the street perimeter complies with the 30-50 on-center requirement. The development proposes 22 additional trees in compliance. As required, 250 shrubs are proposed along parking areas, near tree islands and ground cover near the building complimenting the undisturbed areas near the creek. The applicant is proposing to build a 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. The proposed location for dumpster enclosure is located at far southern section of the site. The enclosure shall conform to city standards. Mr. Lee noted the exceptions requested & incentives applied: Northern elevation allowance for 23% of required 30% window area requirement and 11% of required 15% building articulation requirement. Eastern elevation allowance for 4% of required 30% window area requirement. Waiver of sidewalk requirement along street frontage lieu of natural pedestrian path/trail along the southern portion of the property. The Tree Preservation/Mitigation Plan identifies and preserves 27 large caliper oak trees on the property and one multi-branched Crepe Myrtle. As outlined in Appendix X Section 2, preservation and protection techniques shall be applied when seeking such incentives. Therefore, the applicant seeks to waive those requirements in Sections 4.4 & 4.2 seeking relaxation of the minimum window area and building articulation requirement in lieu of tree preservation and lighting design enhancements.

Mr. Lee stated the applicant is seeking one item be waived in Section 4.4 for every 10 trees measures 6" caliper or greater. One item be waived in Section 4.2 for every 25 trees measuring 6" caliper or greater. The Development Review Committee recommends approval of the request subject to: Planning & Zoning Commission's granting a waiver and credit to certain design standards in lieu of the applicant's Tree Preservation & Incentive Plan. Planning & Zoning Commission granting a waiver to the sidewalk requirement along the street perimeter in lieu of natural pedestrian path/trail being provided along the southern portion of the property

Chairperson Spare stated there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Tony Hernandez, 805 Avenue H, Ste 504, Arlington, TX stepped forward representing the case and to answer questions from the commission. Mr. Hernandez, part owner of the company, said they would have about 40 employees in installation and 30 in coding.

Chairperson Spare stated he is glad to hear that he would be bringing his company to Grand Prairie and would be saving the trees.

Gina McLean with Nationwide Construction, 721 S. 5<sup>th</sup> Avenue, Mansfield, TX stated they have added cornices and accent light to the building they did their best to meet all of staff's requirements.

Commissioner Connor asked if the right of the building would be the production area. Mrs. McLean replied yes, it would be used as warehouse space.

Commissioner Smith said the architectural/façade of the building seems offset. Mrs. McLean stated that adding more windows to the warehouse area would be costly.

Commissioner Moser asked if spangled glazing windows would be an option. Mrs. McLean stated, because of the building material they would not work, but they are keeping the tree line in this area that blocks the buildings view.

Marshall Seavers, 805 Avenue H, Ste 508, Arlington, TX was present in support of this request.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case S190601 as presented and recommended by staff, accept the applicant's request for a variance to the sidewalk requirement subject to construction of a usable pedestrian trail leading to the abutting creek for employees and visitors to the site, and allow for variance to the minimum 30% widow and/or spandrel glass area requirement on the primary facades and reduction in the minimum 15% building articulation requirement for the primary and secondary facades. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Carranza, Coleman, Connor, Lopez, Moser, Smith, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**