



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 9, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Commissioners Bill Moser, Shawn Connor, Warren Landrum, Eric Hedin, Cheryl Smith, Max Coleman.

COMMISSIONERS ABSENT: Clayton Fisher and Eduardo Carranza

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Nyliah Acosta, Planning, Mark Dempsey, Deputy City Attorney, 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 6:30 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 #16- TA180701C – Amendment to Appendix X, "Industrial Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas. Chief City Planner David Jones presented the case report and gave a Power Point presentation for an amendment to Appendix X, "Industrial Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods.

Mr. Jones stated in response to HB 2437, which prohibits cities from passing an ordinance prohibiting or requiring developers use certain materials, staff proposes the following changes to Appendix X - Industrial Development Standards:

Square Footage Threshold: Since the ordinance has passed, staff has found that the existing 20,000 square foot threshold has an adverse impact on smaller, local businesses looking to construct purpose-built industrial buildings, and that spec buildings which are constructed without a tenant and often sit vacant for long periods of time tend to be larger than 50,000 square feet. In response, staff proposes that the threshold for a development falling under Appendix X be increased from 20,000 square feet or greater to 50,000 square feet or greater.

Tree Preservation: Change tree preservation approach from incentive for tree preservation to requirement for tree preservation. Under the current ordinance, an industrial developer can receive credit towards architectural and building materials requirements by preserving existing trees on the site. This has proven popular with developers, particularly on sites that are adjacent

to waterways with thick tree canopies. With the city's ability to require materials and architectural methods restricted, the incentive for tree preservation is also lost. One of the primary intents of the industrial standards is the mitigation of harmful airborne pollutants and noise often created by large warehouses and trucking operations. Staff proposes that a requirement to preserve 30 percent of existing caliper inches be put in place of the existing incentive-based approach to ensure developers continue to preserve valuable existing trees, which tend to have a higher rate of survival than most new plantings and are more effective at screening and carbon sequestration.

Building Materials Menu: Move building materials and windows requirements to menu items and grant relief from current landscaping or open space features requirements if preferred architectural methods or building materials are used. This would move the base requirement for masonry construction and windows on 30% of primary facade to the list of optional menu items. As an incentive to developers to use preferred materials and architectural methods, the base landscaping requirement of 1 tree per 250 square feet would be progressively reduced to 1 per 500 or 1 per 1,000, or outdoor/open space amenities requirements can be reduced, depending on how many of the preferred methods are adopted.

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

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case TA180701C as recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Landrum

Ayes: Coleman, Connor, Hedin, Landrum, Moser, Smith, Spare

Nays: None

Approved: 7-0

Motion: **carried.**