



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
OCTOBER 1, 2018**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Eduardo Carranza, Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley.

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, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #13– SU181005/S181005 - Specific Use Permit/Site Plan - Grand Lakes Business Park Phase 4 (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit & Site Plan for a two-story 297,000 square foot Transfer and Storage Terminal, on one lot on 15.08 acres. The property is zoned Light Industrial (LI) District and is located within the Interstate-30 (IH-30) Overlay Corridor District. Situated in the James McLaughlin Survey, Abstract No. 846, Dallas County, Texas and platted as Grand Lakes Business Park, Phase 4, Block B, Lot 1. The agent is Dan Gallagher and the owner is Douglas Drees, Transform Real Estate.

Mr. Lee stated the applicant, Transform Real Estate, LLC, intends to develop the 15.08 lot located at the northeast corner of Grand Lakes Boulevard and Grand Lakes Way with an transfer and storage facility as allowed within the Light Industrial District. According to the applicant, the proposed facility is speculative and will offer two office components at the facility's corners. Access to the subject property will be from two proposed commercial driveways from Grand Lakes Way along the southern portion of the development and a mutual commercial drive form the northeastern portion of the development allowing for direct access to eastbound I-30 Service Road. Truck storage and screened truck docks are orientated on the eastern portions of the building with access being providing primarily via the commercial drive at Grand Lakes Way's cul-de-sac. Parking requirements are based on the use of the facility. Customer and employee parking calculations are based on an office/warehouse ratio. The ratio is 1 space per 1,000 sq. ft. for office uses (46) and 1 per 5,000 sq. ft. + 20 spaces per UDC. A total of 117 is required. The applicant provides 146 spaces including 5 accessible spaces. Overlay Corridor Standards require the proposed building to be clad in 100% masonry materials, excluding doors, windows, and complimentary architectural features. The applicant proposes using a concrete tilt-wall panel as

primary exterior materials. The secondary materials consist of dark grey masonry panels. Other secondary exterior materials consist of EIFS on metal framing which provides additional articulation zones. The building will feature an approximate one hundred and ninety-eight feet articulation on each corner of the north side facing I-30 Service Road and one hundred forty-eight fronting Grand Lakes Way. Each zone has approximately ninety-eight feet of alternating textured panels, composite metal canopy and metal sunshade. The building's materials and articulation complies with Corridor Overlay Standards as prescribed in Appendix F of the Unified Development Code .

Mr. Lee stated the proposed site exceeds the minimum landscaping requirements for LI zoned property. 30' feet landscape buffers are proposed along street frontages. A total of 45,349 sq. ft. of irrigated landscaping is being provided including 53 trees, perimeter shrubbery, and additional plantings throughout the development including 15 parking lot trees and 24 street trees along I-30 Service Road and Grand Lakes Way. The applicant is proposing to build two 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. One located at southeast of building. The enclosure conforms to city standards. Development Review Committee recommends approval of the request subject to review, approval, filing & recoding of associated Amended Plat connected to this site.

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

Cannon Green, 4025 E I-30, Grand Prairie, TX and Drew Fegan, 2001 Ross Avenue, Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU181005/S181005 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

Approved: 8-0

Motion: **carried.**