



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
AUGUST 6, 2018**

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

COMMISSIONERS ABSENT: None

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, Rudy Paras, Planning Intern, Daon Stephens, Transportation Planner, Mark Dempsey, Deputy City Attorney, Chris Hartmann, Executive Assistant.

PUBLIC HEARING AGENDA Item #14– SU180805/S180803 - Specific Use Permit/Site Plan – Oakdale and Hwy 161 (City Council District 1). Planner Colby Collins presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for a 625,346 square foot industrial warehouse with proposed storage use 53.4 acres. John R Baugh Abst 137 Pg 65, City of Grand Prairie, Dallas County, Texas, Planned Development-39 (PD-39), within the Highway 161 Overlay District, addressed as 1113 W. Oakdale Road. The owner is Travis Baxter, Pritchard Associates.

Mr. Collins stated the property is zoned Planned Development-39 district. The subject property is located within the State Highway 161 Overlay Corridor District. Operations of this development include daily deliveries of bulk product on 18-wheelers along with proposed trailer parking and outside storage. The warehouse anticipates offices located at each building corner. The development will comply with the City's environmental standards and noise ordinance. Outdoor storage areas will be screened with 4 ft. shrubs and berm. Height of the screening (berm and evergreen plants) at the time of installation will be 8 ft. The property will be accessible from Highway 161 Service Road and W. Oakdale Rd. The property has sufficient employee and customer/visitor parking. Total parking required: 236, total parking provided: 265. The UDC standards require the proposed building to be 100% masonry materials. Per the submitted site plan, the applicant is providing 100% masonry material for the site. Outdoor storage areas will be screened with 4 ft. shrubs and berm. Height of the screening at the time of installation will be 8 ft.

Mr. Collins stated this is the first facility of its type and size on Oakdale and one of the first directly on 161 frontage. The character of Oakdale is largely small businesses with some residential. Recent development along 161 north consists of smaller scale boutique operations such as Trinity Hearth and Home and TPW Metal Finishing, or smaller industrial flex space such

as the 266,000 square foot spec building approved in 2015 at Trinity and 161. Approval of a 625,000 square foot building has the potential to create a substantial change to the character of the area and dramatically increase truck traffic along the portion of Oakdale west of SH 161. While staff does not object to the use or design of the building, the factors listed above cause concern due to the scale and speculative nature of the building. Staff is not comfortable supporting a building of this scale and recommends approval on the condition that the applicant considers reducing the size of the building or constructing the development in phases to lessen the immediate impact on the area.

Commission Coleman said because of the location he would like to see something else located at this corner other than a large warehouse.

Commissioner Fisher said he too would like to see something else at this location.

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

Brad Cooper with Crow Holdings, 3819 Maple Avenue, Dallas, TX stepped forward representing the case and to answer questions from the commission.

Chairperson Motley asked why this case should be approved. Mr. Cooper said this development would materially affect the city in revenues and the other reason is that the property sits over a landfill, and he does not see any other developer willing to work the land. He said they can consider phasing the development.

Commissioner Moser asked for their total square footage once it is complete. Mr. Cooper replied about 3.4 million in square footage.

Commissioner Coleman asked if they have purchased the property. Mr. Cooper said they are in the process of purchasing the property.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU180805/S180803 as presented by staff and the applicant meet with staff on phasing the development. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

Ayes: Carranza, Connor, Lopez, Mosier, Motley, Smith, Spare

Nays: Coleman, Fisher

**Approved: 7-2**

Motion: **carried.**