

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF AUGUST 31, 2015

PUBLIC HEARING AGENDA Item #17 - Z150603 - Zoning Change - River Park 1100 (City Council District 1). Bill Crolley presented the case report and a Power Point presentation for a Zone Change to establish the Light Industrial (LI) District as the initial zone district classification to a 4.66- acre tract of land being added to the corporate limits of the City of Grand Prairie as a result of a boundary line adjustment between Grand Prairie and the City of Fort Worth. The subject property is generally located west of Roy Orr Blvd. and south of Trinity Blvd. The agent is Robert Gossett, Halff Associates Applicant: Steve Allen, Huntington Industrial and the owner is Oaksbranch LP.

Mr. Crolley stated the applicant, Huntington Industrial Partners-Texas, seeks to move forward with plans to build a 130,400 sq. ft. industrial warehouse on the subject property. However, the proposed building straddles the current city limit line between Grand Prairie and Fort Worth. Due to the fact that Grand Prairie is able to provide all services (street access, water, sewer, etc.) to the property, the property owners have requested to dis-annex a 6.17 acre portion of their property from Fort Worth and move the property into the corporate limits of Grand Prairie. Fort Worth is proceeding with the boundary line adjustment. The boundary line adjustment is scheduled to be heard by the Grand Prairie City Council on September 15, 2015. As a result, the 6.17 acre tract now requires a zoning designation in the City of Grand Prairie.

Mr. Crolley stated having heard no protest from neighboring properties; the Development Review Committee is recommending approval of the requested zoning change.

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

Robert Gossett, 1201 North Bowser Road, Richardson, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case Z150603 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Lopez

Ayes: Garrett, Johnson, Lopez, Dr. Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**