



**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 #8- S190802 - Site Plan - Wildlife Commerce Park, Buildings 12a, 12b, 13, & 14 (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site plan request to authorize construction for three office/warehouse buildings on 73.06 acres, with an option to consider a one-million sq. ft. office/warehouse facility on the same property. The proposed development is situated in the Benjamin S. Reed Survey, Abstract No. 1225 and the David Bradshaw Survey, Abstract No. 121, Grand Prairie, Dallas County, Texas, generally located south of W. Wildlife Blvd. approximately 1,444 feet west of N. Belt Line Rd more specifically addressed at 401 W. Wildlife Boulevard. The property is zoned Planned Development 217C District. The agent is Richard Nordyke, O'Brien Architecture.

Mr. Lee stated the 73.06-acre property is the undeveloped. Primary access to the site is by Wildlife Parkway. The orientation of proposed buildings 12, 13 and 14 are laid out in a north-south configuration with the truck docks facing east-west, with extended wing-walls obstructing the view of proposed loading areas. Alternative Building 12 is a two-story, million square feet, cross-dock facility, fronting Wildlife Parkway. Three commercial drives serves the facility via Wildlife Parkway with median openings at each approach. Appendix X provides three specific regulations regarding warehouse/industrial proposals, these include but not limited to: Site Design, Building Design & Materials, and Landscaping & Screening.

Mr. Lee said Appendix X, Section 6, recognizes the benefits of integrating all three elements mentioned above when large, multi-phased industrial campus/site are being planned. The

applicant's overall design theme of building materials, architectural style, truck docks and integrated commercial drive locations adheres to more viable and sustainable environment. In addition, significant tree canopies are being preserved on properties adjacent to this site conserving the areas natural resources, ground water, plant life and other desirable environmental surroundings. The primary building facade for buildings 12, 13 & 14 consist of two contrasting colors of textured painted concrete tilt-wall, conforming to the masonry requirement. The buildings comply with the articulation standard by providing glass/window storefront systems located on each corner of the buildings, each system incorporates a 10' metal canopy supported by metal columns extending along the façade to meet compliance length in order to satisfy the articulation requirement. This design conforms to the look and materials of the buildings constructed within the Wildlife Commerce Park, consistent with the overall architectural design and construction in the industrial park. The design as proposed does not satisfy the 30% or more window requirement of the overall vertical surface area for each façade as indicated in each table. However, the applicant is seeking a variance to that requirement in return for Tree Preservation Credits. A Tree Survey and Tree Protection Plan has been submitted by the applicant seeking relief and relaxation of the building design standards as applied to the Tree Preservation Incentives section of Appendix X. 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. The proposed site exceeds the minimum landscaping requirements for Section 5, Appendix X Industrial Developments. The site provides 26% of landscaping. The proposed landscape plan requires 1250 trees. The development provides a total of 577 trees, including 115 parking lot trees.

Mr. Lee stated the site proposes a five-foot wide decomposed granite pedestrian trail/path constructed along the western and northwestern portion of the site, providing benches and seating areas leading to the open space shaded lawn area with sculpture, benches with tree canopy and garden area. The overall 5.1-acre open space shall feature 3,590 l.f. of walking paths, 58 bench limestone seating areas and 28,000 s.f. of garden area. 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. The applicant has identified 886 trees located on abutting properties east and west of the site to be preserved seeking 1802 Tree Credits in the area abutting to the east and 1023 Tree Credits from properties adjacent to the west. 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. Each building shall be provided with a dumpster enclosure, which is located on the southeastern area of each building. The enclosure shall conform to city standards. The proposal for a three warehouse/distribution facility generally conforms to the recently adopted requirements. Option/Alternative Building 12 does not conform to the overall concept plan for Wildlife Commerce Park. Adequate and safe access and parking is being provided. The site generally conforms to Appendix X's building design in offering alternating materials and design including horizontal & vertical articulations.

Mr. Lee stated the site does not comply with the 30% window requirement of the overall vertical surface area for each façade. A Tree Survey/Tree Preservation Plan has been submitted to allow for relaxation of this requirement. Preservation areas abutting the site to remain in its natural state by preserving dozens of large caliper trees in addition to providing a decomposed granite walking trail leading to open space and tree canopies with planned benches and seating areas provides a desirable balance in the development of this phase to the Wildlife Commerce Industrial Park. The applicant is requesting relaxation to the building design be waived based on tree preservation incentives and tree credits offered. The applicant is seeking: Reduction of the 30% window requirement of the overall vertical surface area for each façade to allow 12-14% glass on building sides facing Wildlife Pkwy., The applicant requests the orientation of the dock doors for Option 2 allow for the docks to face Wildlife Parkway.

Mr. Lee stated the Development Review Committee recommends approval of Option 1 (buildings 12-14) but not Option 2 (Alternate building 12) due to dock door alignment along Wildlife Pkwy.

Commissioner Connor asked if there are other warehouses of this size within the city. Mr. Lee stated there could be one located at the Grand Lakes off I-30.

Commissioner Smith said her concern is the square footage and having so much industrial space, has a Traffic Impact Analysis been conducted for this site. Transportation Planner Brett Huntsman replied a TIA was not required for this development. Ms. Smith asked if part of the property was located within the floodplain. Mr. Lee replied yes, the developer would need to do some mitigation prior to construction.

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

Brad Cooper, 3819 Maple Avenue, Dallas, TX was present representing the case and to answer questions from the commission. Mr. Cooper stated it is unusual to present two different options they have been working with staff and Economic Development on a user for this site.

Commissioner Moser asked in the future do they have room to expand to the west and how many warehouses of this size do they have in the metroplex. Mr. Cooper replied they do not have the room to expand and this would be the first development of this size.

Commissioner Coleman asked if they would be tying into the city's sewer and do they own any land to the north of Hunter Ferrell. Mr. Cooper replied yes they would be tying into the city sewer, but would be very expensive to do so. They do own property to the north, but it would be utilized as mitigation pond.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case S190802 as presented, including both Options 1 and 2. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

Approved: 7-0

Motion: **carried.**