

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JULY 6, 2015

PUBLIC HEARING AGENDA Item #8- S150701 - Site Plan - Aldi's (City Council District 4). Senior Planner Doug Howard presented the case report and a Power Point presentation for approval of a site plan for the purpose of constructing an Aldi's Grocery Store on 2.23 acres. The property is zoned Planned Development 45 (PD-45) within the IH 20 Corridor Overlay District and is generally located at the southwest corner of Great Southwest Pkwy. and Bardin Rd.; currently addressed as 4100 S Great Southwest Pkwy. The agent is Bryan Burger, Burger Engineering, LLC, the applicant is Steve Bowman, Aldi, Inc., and the owner is Bill Milam, Racetrac Petroleum, Inc.

Mr. Howard stated Aldi will construct a 17,000sqft grocery store at the corner of Barden Rd and Great Southwest Pkwy. The site is located within PD-45 and is appropriate for retail sales. This site is also located within the I.H. 20 Corridor Overlay District and will be required to meet the standards of Appendix F of the Unified Development Code.

Mr. Howard stated this development meets the parking and access standards of the UDC. This site will have access from Bardin Rd, to the north, and from Great South Parkway, to the east. A 30ft wide access easement was provided with the plat along the western and southern property lines and will also function as a fire line. A retail use is required by the UDC to provide 1 space for every 275sqft of the building. This development will require 64 parking spaces; including 3 handicapped accessible spaces. The applicant is providing 82 spaces, including 4 handicapped accessible spaces.

Mr. Howard stated the applicant will be providing landscaping for 19% of the property. This development will be in conformance with landscaping requirements of the UDC. The submitted plans for the building elevations are in substantial compliance with the requirements of the Overlay District; Appendix F of the UDC. Staff reviewed the plans using the North and East Elevations as Primary Facades. The primary facades will contain about 50% glazing as required by the Overlay district. Each street-side façade will have awnings covering the cart storage areas and the stores primary entrance. The covered walkway are required to extend at least 50% of the façade's length; the applicant is only providing about 35%. The building comprises of about 92% brick and stone. Over 25%, as required, of the elevations will contain limestone, located at the base of each elevation. Loading Dock will be screened by vegetation on the north side of the property and meets the screening requirements of the UDC. Ground equipment on the east side of the building will be screened by vegetation as required by the UDC. All roof top equipment will be screened as required. Aldi will also have their cart storage next to the entrance on the north and east sides of the building. Aldi has proposed a half-wall that will screen the carts from view.

Mr. Howard stated the proposed dumpster enclosure will meet all the design requirements of the UDC concerning outdoor refuse screening; a minimum 12ft x 12ft area enclosed by a solid, non-transparent, masonry wall, 6ft in height, with a screening gate that is concealed from public view from all areas of the public street right-of-way.

Mr. Howard noted staff finds this proposal is in substantial compliance with the development requirements of the city. Staff recommends approval of this site plan.

Chairman Garrett asked if the entrance would be facing Bardin Road.

Mr. Howard stated the entrance would face Bardin Road and Great Southwest Parkway.

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

Bryan Burger, 17130 Preston Road, Suite 180N, Dallas, TX was present representing the case and to respond to questions from the Commission.

Commissioner Gray asked how many employees would be employ at this location.

Mr. Burger replied this location would have eight employees.

Commissioner Moser asked if this store would be similar to the store located along Pioneer Parkway.

Mr. Burger stated this store would be 1,000 square foot larger and would be a different prototype compared to the store on Pioneer Parkway.

Commissioner Spare asked if the store would have any lighting on the back side of the building that could affect the neighborhood.

Mr. Burger replied no, the store would be setback 300 ft. from the neighborhood.

Michael Wright, 4120 Cardigan Drive, Grand Prairie, TX stepped forward in support of this request. Mr. Wright asked if the remainder of the lot would remain vacant.

Canan Baldrige, 4106 Britton Court, Grand Prairie, TX stepped forward with some traffic concerns, and asked if the ingress and egress would be moved away from the intersections far enough from the intersections.

Transportation Planner Daon Stephens replied yes, there would be a new median opening on Great Southwest and the opening along Bardin Road would be moved far back from the intersection.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case S150702 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Gary

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

Nays: None
Approved: **9-0**
Motion: **carried.**