

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES NOVEMBER 5, 2018

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

COMMISSIONERS ABSENT: Eduardo Carranza and Chairperson Josh Spare

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

PUBLIC HEARING AGENDA Item #14— SU181002/S181002 - Specific Use Permit/Site Plan - 901 W. Oakdale Road Industrial Building (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for a two-story 221,335 square foot Transfer and Storage Terminal and Warehouse with Outside Storage at 901. W Oakdale Road. Situated in the John C. Read Survey, Abstract No. 875, City of Grand Prairie, Dallas County, Texas. The 12.584 acre property is zoned Light Industrial (LI) District and is located at southeast corner of Hardrock and Oakdale, within the State Highway-161 (SH-161) Corridor Overlay and addressed as 901 W. Oakdale Road. The agent is Mark Potter, Pritchard Associates and the owner is Jeffrey Cornwell, Airgas USA.

Mr. Jones stated Crow Holdings seeks to construct and operate a 221,335 sq. ft. two-story transfer and storage terminal facility and outside storage. The proposal also includes the construction a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. The multiple tenants building is intended to accommodate speculative office/showroom warehouse businesses. The subject property is zoned Planned Development 39 District allowing for light industrial uses. The property is within the State Highway 161 Corridor Overlay District, as such, the development shall adhere to the additional architectural standards specified in Appendix F: Corridor Overlay District Standards of the UDC. Owned by Airgas, USA, the partially developed site has been used in the past for industrial uses, including those associated with industrial storage and transfer of combustible gaseous materials and products. Drainage runs generally to the southeast and a portion of the property lies within the 100 year flood plain. Municipal water services exist in the area and the applicant will connect to those services; however sanitary sewer is not available and requires connection to an off-site sewer main to the northeast of Oakdale Road. Access to the subject property will be from two proposed commercial driveways from W. Oakdale Road along the eastern and western portion of the development. A separate 30' ingress/egress drive is being provided along Hardrock Road on the southwestern portion of the development. Visitor and employee entrance will be served primarily

via 30' drive/fire lane along the northern section of the development. Truck storage and screened truck docks are orientated on the eastern site of the building with access being providing via a looped 30' drive way/ fire lane around the development. 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 325 sq. ft. for office uses and 1 per 5,000 sq. ft. + 20 spaces per UDC. A total of 97 are required. The applicant provides 116 spaces including 8 accessible spaces.

Mr. Jones stated the Overlay Corridor Standards require the proposed building to be clad in 100% masonry materials, excluding doors, windows, and the parapet cornice features. The applicant proposes using a concrete tilt-wall panel as primary exterior materials. The secondary materials consist of decorative masonry reveals and combination of exterior stone veneer. The building will feature an approximate seventy-nine feet articulation on each corner of the north side facing Oakdale Road and provide 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. The proposed site exceeds the minimum landscaping 5% requirements for GR zoned property. 30' feet landscape buffers are proposed along W. Oakdale Road. A total of 91,454 sq. ft. of irrigated landscaping is being provided including 50+ trees, perimeter shrubbery, and additional plantings throughout the development including 14 parking lot trees and 42 street trees along W. Oakdale Road. 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. The proposed enclosures conform to city standards. The applicant is proposing parking in excess of 115% of the minimum required parking spaces.

Mr. Jones stated the Development Review Committee presented this case in October with several concerns and recommended tabling the case until the following were addressed:

*Staff does not support the request for outside storage due to the speculative nature of outside storage activity along with the applicant's uncertainty of the scale, type and specific location for outside storage uses. **Outside storage was removed from the plan.**

*Due to the large amount of trash found on the adjacent site from the former municipal landfill, staff recommends the applicant or property owner submit an approved vapor intrusion study/model and mitigation plan and a letter from the TCEQ authorizing applicant to disturb final cover over a closed municipal landfill.- CHI will provide boring logs and environmental data from the site investigation to the City of Grand Prairie no later than 11/30/18; - Based on the site investigation, CHI will work with the City of Grand Prairie environmental department to determine if TCEQ needs to be involved with the project.

*Submit a plan to secure access to sewer services via easement through adjacent property or across Oakdale per Engineering standards and review by the Engineering Department. Staff has agreed with the applicant on a plan to secure sewer from the north by connecting to an existing manhole east of the 161 Frontage Road. Routing of the proposed sewer will require TXDoT approval.

Mr. Jones stated based on the applicant's response, staff recommends approval of the SUP and Site Plan.

Commissioner Fisher stated we recently approved a warehouse in this area and heard from people who feel there are already too many big box warehouses in the area, he understands why these warehouses are being built, but he is in favor of enforcing the moratorium that is being put in place by Council on spec warehouses.

Commissioner Coleman stated he is in support of the moratorium regarding industrial uses, but the property is zoned for this type of use.

Commissioner Moser stated this area is zoned for these types of uses, and asked why staff is asking for a moratorium on the next case.

Vice-Chairman Lopez 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 in support of this request 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 SU181002/S181002 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman Second: Moser

Ayes: Coleman, Connor, Lopez, Moser, Motley, Smith

Nays: Fisher **Approved: 6-1** Motion: **carried.**