



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
JANUARY 7, 2019**

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

COMMISSIONERS ABSENT: Eduardo Carranza and Shawn Connor

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

PUBLIC HEARING AGENDA Item #12- SU181201/S181201 - Specific Use Permit/Site Plan - GSW Logistics Addition, 612 E. Avenue J (City Council District 1). Chief City Planner David Jones presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for Oscar Orduno, Inc. consisting of 9,485 square feet of office space with Heavy Equipment Storage and Repair on 6.364 net acres. Lot 4, Block B, GSW Logistics Addition, City of Grand Prairie, Tarrant County, Texas. 9.981 acres zoned LI, Light Industrial within the SH-360 Corridor Overlay, located approximately 950 feet east of SH-360 and addressed as 612 E. Ave. J, Grand Prairie, Texas. The agent is Aaron Wolf, ViewTech, Inc. and the owner is Oscar Orduno.

Mr. Jones stated the applicant intends to establish a corporate office and storage yard in the Light Industrial district. The office component will consist of an 8,297 square foot single-story modern style building with a combination of concrete tilt-wall and glass curtain construction. The building has been designed to blend with the existing topography and tree canopy, along with an outdoor patio and amphitheater. The storage yard will consist of concrete paving and fire circulation areas in which no vehicle or materials storage will be allowed. A combination of 7 foot masonry screening wall and existing mature trees is designed to shield views of the storage area from Avenue J. The final configuration of the storage yard may change based on the reconfiguration of the existing floodplain. The third component is a 12,710 private maintenance facility intended for equipment owned by the operator. The applicant intends that the appearance of the building complement the design of the office with use of tilt wall and metal accents behind the existing native trees. The proposal meets or exceeds the density and dimensional requirements. The applicant has designed the project to take advantage of existing trees for aesthetic and screening purposes. As part of the site design process, a tree survey was conducted cataloguing the caliper inch size of trees existing on site. Per Section 8.7.3 and Section 4.B of

Appendix F, Unified Development Code, the applicant proposes to use existing trees as credit for 5 required trees and 12 parking spaces.

Mr. Jones stated the applicant is requesting exceptions from the Appendix F design guidelines related to stone accents and building articulation, as well an exception to the parking setback requirement in the corridor overlay. These exceptions are further outlined in Exhibit F. Staff has worked with the applicant to create a coherent look for both buildings that both compliments and blends with the existing trees and terrain of the site. The landscaping buffer exception is due to a handicapped accessible space encroaching into the required 30 foot buffer by approximately 14 square feet. Given the shape and existing limitations of the property as well as the number of existing trees that are being preserved for screening purposes, staff does not object to this minor encroachment. Staff recommends the Specific Use Permit be subject to the following conditions if approved:

1. The applicant complete a flood study prior to construction and obtain all necessary permits through the Engineering Department and FEMA, where applicable.
2. Adjust location of screening wall to avoid existing tree roots.
3. Either the office and shop buildings and the storage yard will be constructed at once, or the office will be constructed first. In any event, no certificate of occupancy, whether temporary or final, will be granted for the shop and storage area until a final certificate of occupancy is granted for the office building.
4. All existing trees identified on the Site Plan will be preserved during construction in accordance with Article 8 of the Unified Development Code.
5. Storage and parking of trucks, trailers, heavy equipment, and machinery described in Exhibit B, "Operational Plan" will be limited to the rear portion of the lot as indicated in Exhibit C, "Site Plan."
6. Outside materials storage will not exceed a height of one (1) foot below the top of the masonry screening wall to be erected adjacent to Avenue J.
7. The SUP for the Outside Storage and Heavy Equipment Storage will be reviewed 12 months after issuance of a Certificate of Occupancy.

Commissioner Coleman state his concern with this type of development is the noise, even though the neighborhood is more than 300 feet away they should be notify of the use, noise travels more than the 300 foot notification radius, and beyond. He recommends tabling this case until the neighborhood is notified.

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

Oscar Orduno with Specialty Contracting, 4600 Fuller Drive, Irving, TX and Josh Nimmo were present in support of this request and to answer questions from the commission. Mr. Nimmo gave a presentation and introduced the commission with three different types of building materials and asked that they all be approved; a plaster finish, a stone veneer with metal, and masonry with custom metal veneer. They are proposing masonry for the office building and metal for the shop area.

Commissioner Fisher stated he likes the concept, but he also lives in this area and asked the property be kept up in the future, and what the amphitheater would be used for.

Mr. Orduno stated his current office is located in Irving and the shop is located in Keller, he would like to move his operation to the City of Grand Prairie. He has been in business for four years and his business has grown therefore he is in need of a new location. The amphitheater would be used for corporate use only, special events, annual holiday events, and training purposes.

Commissioner Coleman asked if he already purchased the property. Mr. Orduno replied yes.

Commissioner Smith stated she is also concern with the noise has a noise study been conducted and have they had any complaints at their current location, she would also like to see the case postponed. Mr. Orduno replied no they have never had any complaints.

Commissioner Lopez asked if there would be any maintenance conducted on their trucks and equipment. Mr. Orduno replied they have three trucks onsite and would only be conducting minor repairs and maintenance any major repairs would be conducted elsewhere.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU181201/S181201 as presented and recommended by staff, with the SUP for the Outside Storage and Heavy Equipment Storage be reviewed 12 months after issuance of a Certificate of Occupancy and approve the requested metal materials for the buildings. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: Coleman

Approved: 6-1

Motion: **carried.**