



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
FEBRUARY 4, 2019**

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

COMMISSIONERS ABSENT: None

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, 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 Motley gave the invocation, chairperson Spare led the pledge of allegiance to the US Flag, and commissioner Moser led the pledge of allegiance to the Texas Flag.

PUBLIC HEARING AGENDA Item #16- TA180701B – Amendment to the Unified Development Code of the City of Grand Prairie. Chief City Planner David Jones presented the case report and gave a Power Point presentation for the purpose of creating additional standards and revising existing standards for new industrial development and amending the zoning use charts to establish new definitions and uses related to industrial warehouse development.

Mr. Jones stated in response to the adoption of a moratorium on industrial development in November 2018, Council was presented with an analysis of the SH 161 north corridor at its January 22, 2019 meeting. One of the analysis recommendations involved the strengthening of development standards for industrial development. These amended standards are presented in the form an appendix to the Unified Development Code to be known as Appendix. The amendment is created with the goal of providing the highest industrial and warehouse design standards in the Metroplex by regulating building design, materials, landscaping, screening, and common area amenities. As with Appendix W residential standards adopted in March 2018, developers of industrial will be given flexibility in providing architectural detailing and amenities as long as base standards are met. Under Appendix X, base standards for industrial design are similar to standards for office and commercial development, with the goal of having equitable requirements for all non-residential development throughout the City and avoiding the

monolithic look common to many large industrial developments with long stretches of featureless walls or truck docks. The standards were developed after reviewing requirements in our peer cities and determining how to improve upon the standards in those cities. Along with adoption of Appendix X, staff is recommending updates to Article 4 of the Unified Development Code to create new categories of industrial uses and Article 30 to create definitions for these new categories per the recommendation of the Corridor Study. Other changes to the Unified Development Code include updates of the use charts to remove industrial uses from the C, Commercial district and requiring SUPs for most industrial uses in the corridor overlay, along with updates to landscaping and screening standards and design requirements for industrial buildings under 20,000 square feet.

Commissioner Coleman stated the 300 foot notification rule might not be enough for these types of developments.

Steve Norwood stated we have received a number of concerns with the proposed changes noting staff did not reach-out to more of the industrial developers. The city hired a consulting firm, Freese and Nichols, who are conducting a study on industrial developments in our corridors they met with some of the industrial developers for their input. He stated the Moratorium for Industrial Warehouse expires today.

Chairperson Spare asked how these standards compare to other cities. Mr. Jones stated these standards exceed the other cities requirements, but our city is more desirable when it comes to industrial warehouse uses.

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

Tyler Riek with Crow Holdings, 3819 Maple Avenue, Dallas, TX stepped forward in opposition. He said they oppose the Specific Use Permit requirement, it supersedes the industrial requirements, and no other city has this type of requirement.

Chairperson Spare stated their buildings are speculative building with no tenants. Mr. Riek stated they do build them without tenants, but these standards would prevent developers to pursue the sites if they are not allowed to build their warehouses by right, and asked that this case be delayed in order for them to meet with staff to discuss the proposed changes.

Todd Marchesani, with Frontier Equity, 5950 Berkshire Lane, Suite 900, Dallas, TX stated he is the owner of three buildings in the Great Southwest Industrial District and his concern is the changes to the Use Charts, by making these changes his buildings would become non-conforming. Mr. Jones stated the building would become legal non-conforming they would need City Council approval if the building became vacant for more than six-months. Mr. Marhesani stated this would become a big issue if they would have to apply for an SUP, and asked that the Use Charts remain as is.

Ahmad Khammash, 2411 Garden Park Court, Arlington, TX stepped forward in opposition to this request. He is the owner at 2590 W. Warrior Trail he was not notified of the Text

Amendment the change affects all of the stakeholders, it is important for them to know what is happening. He stated they have had hardships with their property since the moratorium they had a contract on their property that was canceled due to the moratorium.

Mr. Jones stated staff was seeing a great number of buildings going up with no tenants Council got concern with these developments and asked staff to look at adding higher standards and to close some of the loop holes in our ordinance.

Commissioner Moser noted the moratorium was placed by the City Council and is about to expire.

Commissioner Motley stated we always find ourselves wanting to do better for our city, sometimes we have to make changes that are good and not so good, but this change should have been made a long time ago we have had a lot of warehouses where some other use could have been a better use, we need to look at what is best for our city and the people of Grand Prairie.

Commissioner Moser stated if Grand Prairie is desirable then there should be some limitations this is a step in the right direction.

Chairperson Spare said he agrees with Mr. Moser, by these changes we are doing what is best for our city and closing all of the loop holes in our ordinance.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case TA180701B as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

**Approved: 9-0**

Motion: **carried.**