



**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
NOVEMBER 6, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Clayton Fisher, Shawn Connor, Eduardo Carranza, and Max Coleman.

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, Colby Collins, Planner, Ted Helm, Planner, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, and Chris Hartmann, Executive Assistant

PUBLIC HEARING AGENDA Item #13– SU171101 - Specific Use Permit - 2911 S. Great Southwest Parkway (City Council District 2). Senior Planner Charles Lee presented the case report and gave a Power Point presentation request to approve a Specific Use Permit for Transfer and Storage Terminal use in conjunction with a proposed 270,400 square foot office/warehouse building. Tracts 1B02 and 1B04, Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, generally located east of S. Great Southwest Parkway and approximately 623 feet north of W. Warrior Trail. Zoned LI, Light Industrial district. The agent is Dan Gallagher, the applicant is Chris Jackson, Stream Realty Acquisition LLC, and the owner is Concetta Nolan.

Mr. Lee stated the applicant is requesting permission to operate a Transfer & Storage Terminal Facility located within 300' of a single family residential zoned district. The Unified Development Code defines a Transfer and Storage Facility as an establishment engaged in furnishing both trucking and storage services. Normally, Transfer and Storage Terminal uses are allowed within the Light Industrial zoning District by right. However, due to the nature of such facilities and their potential spillover impacts on adjacent properties, UDC requires City Council approval of a Specific Use Permit upon Planning & Zoning Commission's recommendation, when such uses are within 300' of a single family residential zoning district.

Mr. Lee stated as noted in the applicant's Operational Plan and reflected on the site exhibits, the proposal includes the development of a 270,000 square foot industrial warehouse, including flex office spaces, multiple dock doors and outdoor storage areas to accommodate trailer parking and storage. The two-story, fifty-foot building is oriented in an east-west manner with loading docks and proposed trailer parking/storage located north and south of the facility. Primary entry & exit will be provided via two commercial drives along S. Great Southwest Parkway. The installation

of these drives requires that the applicant provide a left-turn lane in the existing median. Customer and employee parking will be provided on the west side of the building including 6 accessible spaces. Water and sanitary sewer services are available but may have to be extended to accommodate the development. The applicant has submitted a plat, to establish lot boundaries, dedicate right-of-way and designate necessary easements to accommodate the development of the property. In addition to the natural floodway area to the north, the applicant proposes minimum six masonry wall along the northern property boundary serving a screen to abutting residential zoned properties to the north. A landscape exhibit was submitted reflecting 24 proposed street trees with an additional 30 shade trees on the property as well as over 500 shrubs. The proposed landscaping exceeds the required 4% minimum landscaping requirement for LI zoned properties. Approximately 17% of the site is proposed as irrigated landscaping. The applicant proposes to provide 100% concrete tilt-wall masonry with texture and color variations in accordance with requirements for Industrial buildings which face an arterial street. Although the facility is not located in an Overlay District requiring building articulation, the east and west elevations have been designed to provide articulated facades.

Mr. Lee stated the Development Review Committee recommends approval.

Commissioner Coleman said traffic is already a major concern along Great Southwest Parkway and asked if a traffic study had been conducted for this site.

Mr. Lee replied a Traffic Impact Analysis was not required for this site. Daon Stephens with Transportation, said Great Southwest Parkway would be improved into a six lane road way.

Chairman Motley said he is worried that large trucks would be coming onto the property at all hours of the night sitting there idling and asked how confident are we that is would not happen. He said noise happens with these types of developments and then later become a big problem, especially being adjacent to residential.

Mr. Lee stated the applicant has met with the Environmental Services Director on the noise level, and would be addressed in the ordinance. The applicant would adhere to the Environmental Services requirements.

Commissioner Smith noted staff sent out notices to the surrounding residences, but there were no concerns on their behalf.

Commissioner Spare asked if “no idling” could be put into the ordinances.

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

Dan Gallagher with Kimley Horn & Associates, 13455 Noel Road, Ste 700, Dallas, TX stepped forward representing the case and to answer questions from the Commission. He said they have met with Jim Cumming, Environmental Services Director, and where provide with the noise ordinance, he understands what is and not allowed on the property. Mr. Gallagher stated they could not support a 24 hour prohibited requirements.

Commissioner Spare asked if a multi-tenant facility of this type is the best use for this location, being adjacent to residential, he does not want Environmental Services receiving complaints in the future.

Steve Norwood stated the applicant could meet with staff to discuss their operational plan.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU171101 as recommended by staff, with the following additions:

1. That the applicant meets with the local HOA to the northeast to discuss the facility and what implications it will have.
2. That they discuss the possibility of limiting their 24 hour operations to the southern side.
3. Examine the possibility of a larger wall with sound reflecting capabilities.
4. Look at the possibility of berms and taller foliage to the north side to help with sound deadening.

The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare

Nays: None

Approved: 9-0

Motion: **carried.**