



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
APRIL 2, 2018**

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

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

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m.

PUBLIC HEARING AGENDA Item #12– S180405 - Site Plan - Wildlife Commerce Park, Phase 2 (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan for (5) five office/warehouse buildings on approximately 86 acres. The proposal consists of five buildings ranging from 100,000 sq. ft. to 520,000 sq. ft. Lot 4, Block 1, Wildlife Commerce Park Addition, City of Grand Prairie, Dallas County, Texas, 14.22 acres zoned Planned Development-217C (PD-217C) District, located within the Belt Line Corridor Overlay District, and addressed 2500 N. Belt Line Road. Portions of Tracts 7.1, 10, and 11, Benjamin Reed Survey, Abstract No. 1225, City of Grand Prairie, Dallas County, Texas, approximately 70.08 acres zoned Planned Development-217C (PD-217C) District, located within the Belt Line Corridor Overlay District, and addressed as 601 W Wildlife Parkway, 618 Palace Parkway, and 1225 N. Belt Line Road. The applicant is Richard Nordyke, O'Brien Architects and the owner is B. Cooper, CHI/WILDLIFE LAND, LP.

Mr. Lee stated the 14.22-acre property is the undeveloped; Phase II Wildlife Commerce Park is part of an overall Master Plan providing warehousing, logistics, economic development as well as a significant employment base for Grand Prairie. Primary access to the site shall be Wildlife Parkway, Commerce Parkway and Street C via N. Belt Line Road. In addition, Street 'C' shall extend northwesterly over the existing floodway channel as planned via construction of proposed bridge. Buildings 7 & 8, both 100,800 sq. ft., will front N. Belt Line Road and both facilities will provide for rear loading docks. Buildings 9, 10 and 11, located south of the drainage channel, shall be orientated in a more flexible manner; providing for cross-dock and front loading fashion. These building's primary access shall be from Street 'C' via N. Belt Line Road.

Wildlife Commerce Park, Phase II proposes five speculative warehouse/industrial building with associated parking. Article 10 requires minimum loading spaces with dimensions of 12 feet wide and 65 feet long be provided with this development. The proposal meets the minimum requirements of Article 10. 12-foot by 50 (55')-foot tractor trailer spaces have been provided. There is ample room for loading and unloading at the site. Staff does not object to this deviation.

Mr. Lee stated the UDC requires façades to be 85% masonry, excluding doors and windows. The proposed development consists of a tilt-wall concrete industrial building. However, this project is subject to a developer's agreement which established the look and materials of the buildings constructed within the Wildlife Commerce Park. The proposed elevations are consistent with the developers agreement and the six other buildings construction in the industrial park. The development agreement included landscape requirements. No appeals have been requested by the applicant. The Development Review Committee recommended approval.

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

Richard Nordyke with O'Brien Architects, 5310 Harvest Hill, Dallas, TX and Brad Cooper with CHI/Wildlife Land, LP, Crow Holdings, 3819 Maple Ave., Dallas, TX stepped forward representing the case and to answer questions from the commission.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve case S180405 as presented by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Connor

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

Nays: None

**Approved: 9-0**

Motion: **carried.**