



**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.

Vice-Chairman John Lopez called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Motley gave the invocation, commissioner Moser led the pledge of allegiance to the US Flag, and the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P181201 - Preliminary Plat - The Sutherland Addition, Lots 1 & 2, Block 1, P181202 - Final Plat - The Sutherland Addition, Lots 1 & 2, Block 1, P181203 - Preliminary Plat - V-Tran Addition, Lot 1, Block 1, P181204 - Amending Plat - Epic West Towne Crossing, Phase 1, Amending Plat, P181205 - Final Plat - Forum at Sara Jane Addition, Lots 1 & 2, Block A, and RP181201 - Replat - Eng at Polo Robinson Addition, Lot 1, Block 5.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of October 1, 2018.

PUBLIC HEARING CONSENT AGENDA: Item #3-P181101 - Preliminary Plat - Oakdale Addition, Preliminary Plat (City Council District 1). Preliminary Plat request for a proposed industrial warehouse use. John R. Baugh Survey, Abst. 137 and Henry P. Crocker Survey, Abst. 1703, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-39 (PD-39) within the Highway 161 Corridor Overlay (Hwy 161) and addressed 1000 & 1113 W. Oakdale Rd; 2651, 2701, 2703 & 2705 Hardrock Rd; 1317, 1400, 1401, 1405 and 1200 W. Oakdale Rd. The agent is Cody Hodge, Halff Associates.

Item #4-P181103 - Final Plat - Oakdale Addition, Final Plat (City Council District 1). Final Plat request for a proposed industrial warehouse use on a 54.16 acre tract. John R. Baugh Survey, Abst 137 and Henry P. Crocker Survey, Abst 1703, City of Grand Prairie, Dallas County, Texas,

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zoned Planned Development-39 (PD-39) within the Highway 161 Corridor Overlay (Hwy 161) and addressed 1000 & 1113 W. Oakdale Rd; 2651, 2701, 2703 & 2705 Hardrock Rd; 1317, 1400, 1401, 1405 and 1200 W. Oakdale Rd. The agent is Cody Hodge, Halff Associates.

Item #5-P181104 - Final Plat - Prairie Ridge, Phase 2A (City Council District -). Final Plat for 108 single-family residential lots on 42.279 acres. Approximately 42.279 acres out of the J. Stewart Survey, Abstract No. 961, City of Grand Prairie, Ellis County, Texas, and located at the intersection of State Highway 287 and Prairie Ridge Blvd. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.

Item #6-RP181102 - Replat - Dalworth Park Residential Replat, Lots 9R1 & 10R, Block 104 (City Council District 1). Replat request to subdivide one single family residential lot into two on 0.373 acre for the purpose to construct two single family residential detached homes. The applicant is Wayne Barton, Sempco Surveying and the owner is Eric Kane, Greylyn Properties.

Item #7-MTP180501 – Master Transportation Plan Amendment - Adoption of 2018 Master Transportation Plan and Thoroughfare Map, an update to the 2010 Master Transportation Plan.

Item #8-CPA180504 – Comprehensive Plan Amendment – Adoption of the 2018 Comprehensive Plan, an Update of the 2010 Comprehensive Plan.

Item #9-S181102 - Site Plan - Wolff Multifamily, Phase 1, Forum Drive & Sara Jane Parkway (City Council District 2). Site Plan for Wolff Multi-Family Phase 1, a 336-unit multi-family development on 14.228 acres. Tract 2, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-377, within the SH 161 Corridor Overlay and the I-20 Corridor Overlay, and generally located on the southwest corner of Forum Dr and Sara Jane Pkwy. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Jeffrey Moten, KIW Grand Prairie Venture.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P181202, P181203, P181204, P181205, and RP181201, approve the minutes of October 5, 2018, and approve public hearing consent agenda items P181101, P181103, P181104, RP181102, MTP180501, CPA180504, and S181102.

Motion: Smith

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

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PUBLIC HEARING AGENDA Item #10– P181001 - Final Plat - Saldivar Addition Revised (City Council District 3). Planner Ted Helm presented the case report and gave a Power Point presentation to approve a Final Plat for Lots 1-R1 & 1-R2, Block 1, Saldivar Addition, for a Replat to split the property into two pieces. Lot 1, Block 1, Saldivar Addition, City of Grand Prairie, Dallas County, Texas. Zoned General Retail District and addressed as 2510 SE 14th St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juan SaLinaz.

Mr. Helm stated the proposed lots are being created out of 1 lot, addressed as 2510 SE 14th St. The proposed property will have access to 14th Street and be strictly a residential development. The lots meet the dimensional requirements of the Single Family-Six Residential District. The owner is requesting an exception to the residential development standards regarding interior side yard setbacks. Article 6 of The Unified Development Code prohibits the primary building from being within 5 feet of a property line. The applicant intends to build a new house on Lot 1-R2 and will immediately demolish the primary structure lot 1-R1 once the new primary residence is built. The applicant is therefore requesting a variance to allow the plat to be filed with the existing house sitting 3 feet from the property line. If the plat is not filed prior to construction, the applicant must agree in writing to demolish the primary structure of the northern most lot once a new building is completed on the south lot. If the variance is approved, DRC recommends approval as presented.

Vice-Chairman Lopez noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

There being no discussion on the case commissioner Moser moved to close the public hearing and approve case P181001 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #11– Z181101/CP181101 - Zoning Change/Concept Plan - Lake Ridge Commons, 7200 Lake Ridge Parkway (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation to approve a Zoning Change and Concept Plan for Lake Ridge Commons, a mixed use development on 91.113 acres, including single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1725, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned A, within the

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Lakeridge Overlay District, generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd. The applicant is Jonathan Jobe, Alluvium Development and the owner is Bobby Waddle, Waddle Partners, LTD.

Ms. Ware stated the proposed planned development includes single family detached, single family townhouse, multi-family, and commercial uses. The accompanying concept plan includes the following elements: Internal streets with those in the townhome development designated as private; the extension of Grandway Drive east to intersect Lake Ridge Pkwy; and reconfiguration of access to gas well pad sites with a new access drive off of Grandway Drive. The single family detached, extension of Grandway Drive, and reconfiguration of access to the second gas well pad site will be built with the first phase. The single family townhouse will be developed in the second phase and the mixed use will be developed in the final phase. Residential phases will require Final Plat. Commercial phases will require Site Plan and Final Plat. Tracts 1A and 1B are designated for single family detached use. The concept plan depicts 98 individual lots on 31.64 acres for a density of 3.10 units per acre. Single family detached development will meet the Appendix W development standards for single family detached developments. The developer is proposing a walking trail connection between Lots 12 and 14, Block 3. This trail connection will provide residents with access to the walking trails on the townhouse and open space tracts. The developer has decreased the width of Lot 10, Block 3 from 80 ft. to 70 ft. in order to create this connection. Appendix W requires a minimum width of 80 ft. for lots situated at a "T" intersection. Open spaces, screening, and mail kiosks will be maintained by a mandatory homeowners association, which will be created at the time of final platting. The property is within the Peninsula Public Improvement District. The HOA and/or PID shall maintain perimeter screening walls and landscaping.

Ms. Ware stated tracts 2A and 2B are designated for single family townhouse use. The concept plan depicts 100 townhouse lots on 15.94 acres, for a density of 6.27 units per acre. Single family townhouse development will meet the Appendix W development standards for single family townhouse developments. Walking trails are located throughout the townhouse development with connections to walking trails located on the open space tracts. The developer is proposing pedestrian connections between the townhouse development and the mixed use development to allow people that live in the townhouses to walk to the retail development. The internal streets will be private and are to be maintained by a mandatory HOA. The HOA will be created at the time of final platting and will also be responsible for maintaining open spaces, guest parking, and mail kiosks. The property is within the Peninsula PID. The HOA and/or PID shall maintain perimeter masonry screening walls and landscaping. Appendix W requires two points of access for neighborhoods with more than 30 units. The townhomes on Tract 2B have a single point of access off of Grandway Drive. The developer is proposing an emergency only access point off of Lake Ridge through the mixed use development to satisfy the Appendix W requirement.

Ms. Ware noted the applicant intends to develop a vertical mixed use development with commercial uses on the bottom floor and multi-family units above. Land use and development standards shall conform to the requirements prescribed for Neighborhood Services, General Retail One, Office,

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and/or Multi-Family Three districts. Areas designated for non-residential uses are reserved for those uses allowed under Article 4 of the UDC in the NS, GR-1, and O districts. Up to 100% of Tracts 3A and 3B may be developed with non-residential uses. A minimum of 50% of the first floor space shall be designated as non-residential uses when residential use is included. The applicant is proposing covered parking only for multi-family use. Appendix W requires garage parking spaces for 30% of the required spaces in addition to covered parking spaces. Tracts 4A and 4B are designated as Open Space and will be used for floodplain management and passive recreation. A gas well pad site exists on each open space tract. The access drive for the gas well on Tract 4A will remain as is. The access drive for the gas well on Tract 4B will be reconfigured so that the site is accessible from the extended Grandway Drive. Masonry walls will buffer residents from concrete drives.

Ms. Ware stated the Development Review Committee recommends approval.

Commissioner Motley asked who would be responsible for maintaining the streets. Ms. Ware replied the Homeowners Association would be responsible for maintain the streets and would need to meet the Appendix W requirements.

Vice-Chairman Lopez noted there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Jonathan Jobe, Vice-President with Alluvium Development, 4017 Carol Lane, Arlington TX and Felix Wong, 2604 Aberdeen Drive, Arlington, TX stepped forward representing the case and to answer questions from the commission. Mr. Wong gave a presentation on the proposed development. He stated the development would consist of condominiums not apartments and would be individually owned.

Commissioner Smith stated she is concern with the homes being so close to a gas-well and the safety of the neighborhood. Mr. Wong stated there is a buffer zone on how close you can build to a gas-well.

Commissioner Connor noted the plans indicate 40% of the property would remain undeveloped, would these areas be developed sometime in the future. Mr. Wong replied no those areas are designated as open space and include the gas-well, they would remain undeveloped.

Commissioner Fisher asked what would be the cost of the homes. Mr. Wong replied the single family homes would be in the \$400,00s, the townhomes/condos anywhere from \$275K to \$325K.

Terrance Jobe, 2201 Riverwell Court, Fort Worth, TX and Phillip Fisher, 3519 Miles Street, Fort Worth were present in support of this request.

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There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z181101/CP181101 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12– S181104 - Site Plan - Penny Paws Animal Clinic, 2325 W. Warrior Trail (City Council District 2). Planner Ted Helm presented the case report and gave a Power Point presentation to approve a Site Plan for a proposed animal clinic. Lot 2, Block 1, Cornelius Addition, City of Grand Prairie, Tarrant County, Texas, and zoned Planned Development-58 (PD-58) and located at the address 2325 W. Warrior Trail. The applicant is Rick Davis and the owner is Rob Franklin.

Mr. Helm stated the applicant intends to construct an animal clinic off of Warrior Trail. Any development with a planned development district or overlay district requires City Council approval of a Site Plan. The 4,955 sq. ft. animal clinic will serve the residents of Grand Prairie and neighboring areas and function as a hospital for pets. The clinic provides treatments for diseases and general preventative care. The subject property is zoned PD-58 with a base zoning of Commercial District; development is subject to the standards for C District in the Unified Development Code. The following table evaluates the density and dimensional standards of the proposed development. The proposal meets or exceeds the density and dimensional requirements. The proposal meets the landscape and screening requirements. The exterior finish materials include stone and brick on 100 % of the façades. The Development Review Committee recommends approval as submitted.

Vice-Chairman Lopez noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Kenny Tillman, 3020 Bosswood Court, Grand Prairie, TX stepped forward in support of this request. Mr. Tillman lives adjacent to this development he is in support of the masonry wall, but was under the impression that the wall would run along the entire property not just the one lot. The vacant lots have been used for people to cut through and end-up walking through his property. Mr. Tillman asked if the animals would be kept inside the building. Mr. Jones replied yes all of the animals would be kept inside.

James Spurlock, 3003 Bosswood Court, Grand Prairie, TX stated he too has problems with people using these lots as a cut through their neighborhood, but understands the business to the west would be expanding therefore they would also be required to put up a masonry wall.

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Matt Williamson stated he has seen the plans of the building expansion to the west and it does include a masonry wall.

There being no further discussion on the case commissioner Smith moved to close the public hearing and approve case S181104 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Smith

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13– SU181102/S181103 – Specific Use Permit/Site Plan - McDonald's Redevelopment, 3902 S. Great Southwest Parkway (City Council District 4). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan request to update and rebuild an existing McDonald's. Lot 1A, Block A, Southwest 20 Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-32 (PD-32) within Interstate 20 Corridor Overlay (I 20) and addressed 3902 S. Great Southwest Pkwy. The applicant is Clay Cristy, Clay Moore Engineering.

Mr. Lee stated the original restaurant was constructed in 1999 on 1.287 acre lot with subsequent renovations. The restaurant provides for indoor dining and a children's play area as well as drive-through services. The applicant/owner (McDonald's) proposes to demolish the existing restaurant and construct a new 6,200 square foot restaurant with drive through facilities. The proposed facility shall provide for indoor dining and children's play areas as well. The site provides adequate parking for patrons and employees, 50 Spaces, including two accessible spaces. The site provides an existing commercial driveway for access from S. Great Southwest Parkway and ingress/egress via Outlet Parkway. The first vehicle stops provides for two order-menu boards at the drive-through facility located on the north side of the facility allowing for vehicles to transverse in a counter-clockwise flow and provides for 6 vehicle stacking spaces. Two pickup windows are located on the south side of the building and the site allows for an existing two-way mutual access drive to the south connecting both neighboring commercial properties. The existing landscaping for the 1.287 acre site consists of 5-10 foot landscape buffers from the street frontage and adjacent properties including a variety of plantings for headlight screening. The new landscape features are generally similar to the existing elements however it provides additional shrubbery along the perimeter of the property. Overall, the site exceeds the minimum requirements. An exception to the required 30' landscape buffer is requested.

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Mr. Lee stated 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 dumpster enclosure is being relocated from the northwest portion of the property to the southwest section of the site. The enclosure conforms to city standards. 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 brick as primary exterior materials and wood grain aluminum battens. The secondary materials consist of decorative masonry combination of exterior stone veneer. The building front 'PlaySpace' entry shall consist of two-foot masonry wainscot, glass storefront with metal canopy, with aluminum batten brown exteriors finishes. The building's materials and articulation generally complies with Corridor Overlay Standards as prescribed in Appendix F of the Unified Development Code with a few exceptions requested. There are two existing pole signs associated with the McDonalds restaurant. One is an off-site pole sign located 200+ feet southwest of the McDonald's property fronting the I-20 Service Road; A second pole sign is located on-site. In October, City Council amended Article 9, Sign Ordinance of the UDC specifically prohibiting pole signage of any type. Existing signs may remain in place so long as the building or site is not vacated. The demolition of the existing restaurant will void the grandfathered status for the existing pole signs. The applicant has requested an exception for the two pole signs to remain as-is. The applicant has requested the following exceptions to those standards.

- Covered walkway features along 50% of each facade. The west and south sides do not conform to this requirement. The applicant is proposing 100% coverings on the east facade facing Great Southwest Pkwy.
- 30' Landscape buffer along street frontages. Applicant proposes to retain the existing buffer.
- Requirement of 25% minimum stone along each building face. Only the south elevation conforms to this requirement. On the other facades, the applicant is proposing 25% accent material through a combination of stone, glass/glazing, and architectural metal panels.

Mr. Lee said staff does not object to the applicant's request to the above mentioned exceptions. Development Review Committee recommends approval of the request subject to the following:

- Staff recommends the existing on-site pole sign be removed following the demolition of the building in order to conform with the sign code. A monument sign is permissible in place of the on-site pole sign.

Vice-Chairman Lopez noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Matt Moore with Clay Moore Engineering, 1903 Central Drive, Ste 406, Bedford, TX stepped forward representing the case and to answer questions from the commission. He stated this

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would be a 3 million dollar reinvestment, and asked for the Commission to move them forward with the exceptions or to table the case to see what other options they might have regarding the pole sign along Great Southwest Parkway. He stated removing the pole sign would put them in disadvantage with the other restaurants in the area, he feels they are being penalized by trying to make improvements.

Commissioner Coleman stated this McDonald's is well known, therefore he would like to see them put in a monument sign along Great Southwest Parkway this would really improve the area and the city's image. Mr. Moore stated his has owners, clients, and/or operators that want to keep the signage in place, it is important to them.

Commissioner Connor asked how long it would take to build the new restaurant. Mr. Moore replied about four months.

Commissioner Moser said with the new improvements to Great Southwest Parkway he would also like to see a monument sign along Great Southwest Parkway.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case SU181102/S181103 as presented and recommended by staff with a monument sign to be located along Great Southwest Parkway. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

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

Nays: None

Approved: 7-0

Motion: **carried.**

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

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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:

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1. 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.**
2. 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.**
3. 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

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Second: Moser

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

Nays: Fisher

Approved: 6-1

Motion: **carried.**

Steve Norwood stated the following case was a city initiated case by the City Council, Councilman Cole Humphrey and Councilwoman Jorja Clemmons have indicated their districts have become inundated with big box warehouses. We have hired two consulting firms to conduct a study on two different corridors of the city and Economic Development is also conducting a study. We are not oppose to warehouses, but would like to make sure they are the best use for our city.

ITEM FOR INDIVIDUAL CONSIDERATION Item #15– Chief City Planner David Jones presented an Ordinance enacting a 90-day moratorium on the acceptance and processing of applications and permits for development and use of commercial property within the corporate limits of the City for industrial tilt-wall buildings designed to accommodate industrial uses, including the storage and movement of goods or freight by the utilization of heavy load vehicles.

Mr. Jones stated this topic was presented to the City Council at the October 16, 2018 City Council meeting as a briefing item. This is the first reading of the ordinance and first public hearing. Since 2013, over 100 million square feet of industrial space has been constructed in the Dallas-Ft. Worth metroplex. Of this construction, 8.67 million square feet, or almost 10%, has occurred in Grand Prairie. Another 2.5 million square feet is approved or in process, accounting for about 10% of all industrial development in the Metroplex. With less than 3% of the area's population, Grand Prairie has seen an disproportionate impact from the construction of industrial warehouses, shipping and freight facilities, fulfillment centers, and freight forwarders, otherwise known as transfer and storage terminals. Whereas residential or retail development is built for a specific tenant or end-user, 70% of industrial space currently under construction in the Metroplex is unleased or "speculative", making the impacts of these buildings hard to quantify until long after construction. With industrial vacancy rates low across the area, these trends can be expected to continue for the foreseeable future. Grand Prairie's appeal as a center for production and logistics is largely due to its central location within the Metroplex, available land, freeway network, and proximity to DFW Airport. The attached maps show that industrial development and construction has not been isolated to one or two pockets of the City, but rather has occurred in all areas and in all Council districts. Approval of this moratorium will allow staff to assess whether the City's current industrial zoning is disproportionately allocated, and whether development codes are inadequate and require revision to properly regulate construction of industrial buildings. City Council heard this item at a special called meeting on Tuesday, October 30th. A second reading is scheduled for Tuesday, November 6th at 6:30pm.

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Vice-Chairman Lopez noted there were no questions for staff, there being no further discussion on the case commissioner Motley moved to close the public hearing and approve the 90-day moratorium as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Motley

Second: Moser

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

Nays: None

Approved: 7-0

Motion: **carried.**

Commissioners Comments:

Commissioner Smith moved to adjourn the meeting of November 5, 2018. The meeting adjourned at 8:15 p.m.

Joshua Spare, Chairperson

ATTEST:

Cheryl Smith, Secretary

An audio recording of this meeting is available on request at 972-237-8255.