



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
AUGUST 5, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Commissioners Bill Moser, Shawn Connor, Eduardo Carranza, Clayton Fisher, Warren Landrum, Eric Hedin.

COMMISSIONERS ABSENT: Cheryl Smith, Max Coleman

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, Raul Orozco, Planning Intern, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:35 p.m. Commissioner Moser gave the invocation, Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

PUBLIC HEARING AGENDA Item #16- S190104 - Site Plan - - DMO Property Holdings Dallas, LLC (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Site Plan for DMO Property Holdings Dallas, LLC, an approximately 180,800 square foot Warehouse and Distribution Facility. Tract 7.12, James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas, approximately 10.7 acres zoned LI, Light Industrial District within IH-30 Corridor Overlay, generally located southwest of eastbound Interstate 30 Service Road and Grand Lakes Blvd, addressed as 4000 E. IH 30, Grand Prairie, Texas. The agent is Sarah Beth White, Kimley-Horn and Associates, Inc. and the owner is Don Ostler, DMO Properties DAL, LLC.

Mr. Lee stated the original 530+ acre Grand Lakes area consisted of wetlands & mining allowing for industrial uses towards the western section bordering the 100 yr. floodplain. This particular site was approved for sand and gravel mining uses which was extended in April 2007. The applicant is seeking City Council approval for a site plan to construct and operate a 180,000 sq. ft. warehouse/office and retail component facility on 10.70-acre property. As proposed, the development meets or exceeds all minimum lot & dimensional standards. The applicant intends to develop the 10.7-acre lot located at the southwest corner of eastbound Interstate 30 Service Road and Grand Lakes Boulevard. Mr. Lee stated a single-tenant office showroom/warehouse user is an allowed by right within the Light Industrial zoning district. The single tenant intends for the facility to provide regional logistical and storage support associated with retail auto parts and auto-truck accessory business. The vacant site has been previously used for sand and gravel mining purposes. The site is part of a 15.4-acre tract and shall require platting to accommodate two independent lots. Preliminary Plat, Grand Lakes Phase V, Block A, Lots 1 & 2 on the

current agenda for consideration. Access to the subject property will be from one proposed commercial driveway. Visitor and employee entrance will be served primarily via 24' drive/fire lane along the northern section of the development via IH-30 Eastbound Service Road. Truck storage and screened truck docks are orientated on the southern portions of the building with access being from the aforementioned commercial drive via Grand Lakes Blvd. Truck/tractor-trailer movement shall be restricted from traveling southbound onto Grand Lakes Blvd. and shall be required to enter and exist site from the north Eastbound Service Road. Parking requirements are based on the use of the facility. Customer and employee parking calculations are based on a retail/warehouse ratio. The ratio is 1 space per 375 sq. ft. for retail uses and 1 per 5,000 sq. ft. + 20 spaces per UDC. A total of 67 are required. The applicant provides 70 spaces including 3 accessible spaces. In addition, 48 trailer spaces are being provided.

Mr. Lee 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 Store-Front, secondary materials consist of combination brick & stone. The building will feature an approximate one-hundred-forty-six feet articulation on each northern and eighty-four feet along the eastern section of the building. The western section complies with articulation standards and materials. The southern elevation will be the loading dock area, providing twenty-five feet articulation area on each end along with minimum twenty-nine feet extending wing walls. The exterior design provides alternating concrete panels that transition into a two-story clad in brick & stone for compliance with the minimum 15% articulation zone. 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 requirements for LI zoned property at the time this item was submitted. 30' feet landscape buffers are proposed along I-30 Service Road and Grand Lakes Blvd. A total of 113,240 sq. ft. of irrigated landscaping is being provided including 38 trees, perimeter shrubbery, and additional plantings throughout the development including 6 parking lot trees and 28 street trees along I-30 Service Road and Grand Lakes Blvd. The applicant is proposing to build a 12' X 12' masonry dumpster enclosure that will be clad in the same masonry materials as the building. The proposed location for dumpster enclosure is located at far southwestern section of the site. The enclosure shall conform to city standards.

Mr. Lee stated the Development Review Committee recommends approval of the request.

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

Donnell Ostler, 3170 S. 900 West, Salt Lake City UT, stepped forward representing the case and to answer questions from the commission.

There being no further discussion on the case commissioner Carranza moved to close the public hearing and approve case S190104 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Carranza

Second: Moser

Ayes: Carranza, Connor, Fisher, Hedin, Landrum, Moser, Spare

Nays: None

**Approved: 7-0**

Motion: **carried.**