

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, OCTOBER 1, 2018**

PUBLIC HEARING AGENDA Item #12– SU181006/S181007 - Specific Use Permit/Site Plan - Grand Lakes Business Park Phase 3 (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Specific Use Permit and Site Plan for a two-story 182,000 square foot Transfer and Storage Terminal, on one lot on 10.02 acres. The property is zoned Light Industrial (LI) District and is located within the Interstate-30 (IH-30) Overlay Corridor District. Situated in the Dudley F. Pearson Survey, Abstract No. 1130 and James McLaughlin Survey, Abstract No. 846, Dallas County, Texas to be platted as Grand Lakes Business Park, Phase 3, Block 1, Lot 1. The agent is Eric Swartz, Pacheco Koch and the owner is Bob Rice, Ironwood Interests, LLC.

Item #5-P181004 - Final Plat - Grand Lakes Business Park, Phase 3 (City Council District 5). Final Plat for Lot 1, Block 1, Grand Lakes Business Park, Phase 3, to establish one industrial lot to accommodate industrial development. Situated in the Dudley F. Pearson Survey, Abstract No. 1130 and James McLaughlin Survey, Abstract No. 846, City of Grand Prairie, Dallas County, Texas. The 10.02 acre property is zoned Light Industrial (LI) District and is located within the Interstate-30 (IH-30) Corridor Overlay. The property is located south of eastbound I-30 and approximately 835 feet west of Grand Lakes Boulevard. The agent is Eric Swartz, Pacheco Koch and the owner is Bob Rice, Ironwood Interests, LLC.

The applicant, Ironwood Realty Partners, LLC, intends to develop the 10.15 lot (Grand Lakes Business Park, Phase 3, Block 1, Lot 1) located south of I-30 Eastbound Service Road and approximately eight hundred-forty (840') west of Grand Lakes Boulevard with a transfer and storage terminal as allowed within the Light Industrial (LI) District, subject City Council granting Specific Use Permit. According to the applicant, the proposed facility is speculative and will offer two, 2-story office components at the facility's northeastern & southeastern corners.

Mr. Lee stated the applicant seeks to construct and operate a 193,000 sq. ft. two-story Transfer and Storage Terminal. The proposal also includes the construction of a dumpster enclosure, concrete parking & drive aisles, and landscape improvements. The building is intended to accommodate speculative office/showroom warehouse businesses. The property is within the Interstate Highway 30 Corridor Overlay District (IH-30). As such, the development shall adhere to the additional architectural standards specified in Appendix F: Corridor Overlay District Standards of the UDC. The vacant site has been previously used for the sand and gravel mining purposes. The site generally slopes west towards the 100 year flood plain located west of the property. An existing billboard occupies a 6,000 sq. ft. parcel located on the northern section of the property. The billboard is to be relocated to the northeastern section of the property. Access to the subject property will be from four (4) proposed commercial driveways. Two commercial driveways are provided from the north via I-30 Eastbound Service Road, and two connecting to Grand Lakes Way to the south. Visitor and employee entrance will be served primarily via 24' drive/fire lane along the eastern section of the development. Truck storage and screened truck docks are orientated on the western portions of the building with access being either the northern and/or southern commercial approach and connecting to 24' drive way/ fire lane serving the truck/tractor-trailer and dock areas. Parking requirements are based on the use of the facility. Customer and employee parking calculations are based on an office/warehouse (use/sq. ft.) ratio. The ratio is 1 space per 325 sq. ft. for office uses (56) and 1 per 5,000 sq. ft. + 20 spaces per

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UDC (39). A total of 96 spaces are required. The applicant provides 133 spaces including 7 accessible spaces. In addition, 45 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 secondary materials consist of decorative masonry reveals and combination of exterior stone veneer. The building will feature an approximate one-hundred-eight-one (181') articulation on each northern and southern section of the building. The exterior design provides alternating concrete panels that transition into a two-story aluminum framed storefront, clad in 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 (4%) requirements for LI zoned property. 30' feet landscape buffers are proposed along I-30 Service Road and Grand Lakes way. A total of 61,274 sq. ft. of irrigated landscaping is being provided including 36 trees, perimeter shrubbery, and additional plantings throughout the development including 9 parking lot trees and 26 street trees along I-30 Service Road and Grand Lakes Way. The applicant is proposing to build a 12' X 12' (inside dimension) masonry dumpster enclosure that will be clad in the same masonry materials as the building. The proposed location for dumpster enclosure is located southwest of building. The enclosure shall conform to city standards.

Mr. Lee stated the applicant requests parking in excess of 115% of minimum parking requirements. A corresponding plat is on the current agenda for the Commission review which will provide & dedicate the necessary easements to accommodate the development as well as relocation of the billboard. Development Review Committee recommends approval of the request.

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

Developer Robert Rice with Ironwood Interests, LLC, 3030 LBJ Freeway, Dallas, TX stepped forward representing the case and to answer questions from the commission.

Eric Swartz with Pacheco Koch, 7557 Rambler Road, Ste 1400, Dallas, TX and Forrest Tippin, 4318 Enfield Drive, Dallas, TX were present in support of this request.

There being no further discussion on the case Commissioner Moser moved to close the public hearing and approve case SU181006/S181007 and case P181004 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

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

Nays: None

**Approved: 8-0**

Motion: **carried.**