



**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 #10– S180402 - Site Plan Amendment - AAA Cooper Transportation (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation to approve a Site Plan for proposed 24K sq. ft. expansion of an existing 84K sq. ft. Warehouse/Transfer & Storage Terminal on a 32.14.22 acre lot. The proposed 60-door terminal expansion to the site consist additional employee and trailer parking primarily located on the western portion of the property. Lot 1, Block 3, Stellar Way Addition, City of Grand Prairie, Dallas County, Texas, 32.410 acres zoned Planned Development-221 (PD-221) District, located within the State Highway 161(SH-161) Corridor Overlay District and addressed 211 W. Trinity Boulevard. The agent is Jake Fears, Wier & Associates, Inc. and the owner is John Robertson, AAA Cooper.

Mr. Lee stated this item is to expand PD-241 by incorporating the abutting western 14 acres to accommodate 188,000 square foot building expansion. The site plan depicts the 44 acre industrial site, including the facility expansion and associated parking, landscaping improvements as well as infrastructure upgrades to accommodate the expansion. The existing Planned Development-261 allows for the construction of the western and norther facades and exception to the exterior masonry construction in lieu of insulated metal panels. Also, properties within the Great Southwest Industrial District have historically been granted consideration to this exception. The Unified Development Code, Article 8 requires Light Industrial uses to provide a minimum of 4% landscaping per site. The applicant is proving over 100 trees, including 24 street tress and several hundred shrubs to the site. In addition, the property provides specifically multiple red oaks and live oak strategically places along the frontage to provide additional screening of the new dock

doors from the street. No appeals are being requested by the applicant, the existing Planned Development-241 allowed for Wholesale Food Production uses and an allowance for metal insulated panel exterior construction on the western and northern facades. The building's expansion shall be compatible with and consistent with the original design.

Mr. Lee stated the DRC recommended approval of the proposed planned development amendment and site plan subject to the following conditions:

- Submission, review and acceptance of Traffic Impact Analysis (TIA) associated with the removal of an east-west collector along the northern boundary of the property.
- Additions and/or alterations to the engineering plans as required by the Engineering Department.

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

Jake Fears with Wier & Associates, Inc., 2201 E Lamar Blvd., #200, Arlington, TX stepped forward representing the case and to answer questions from the commission.

Chairman Motley stated Cooper Tires has been an excellent company to the City.

There being no discussion on the case Commissioner Coleman moved to close the public hearing and approve case S180402 as presented by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

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

Nays: None

Approved: 9-0

Motion: carried.