



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
OCTOBER 1, 2018**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Eduardo Carranza, Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley.

COMMISSIONERS ABSENT: Shawn Connor

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.

PUBLIC HEARING AGENDA Item #17– SU181002/S181002 - Specific Use Permit/Site Plan - 901 W. Oakdale Road (City Council District 1). 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 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. Lee stated the applicant, 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 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 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. It does slope generally to the southeast and relatively a small section of 100 year flood plain does exist in that area of the property. Municipal water services exist in the area and the applicant will connect to those services; however sanitary sewer is not available and the applicant proposes to connect to private lift station to accommodate sewer services and connect via off-site sewer main to the northeast of Oakdale Road. As proposed, the development meets or exceeds all minimum lot & dimensional standards. 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 portions 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. Lee noted 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 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 enclosure conforms to city standards. Engineering has been coordinating with the applicant in providing the necessary documents and other processes associated with the roadway infrastructure improvements.

Mr. Lee stated the Development Review Committee recommends partial approval of the request subject to the following conditions:

- 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.
- Prior to a building permit being issued, the applicant must submit an approved vapor intrusion study/model and mitigation plan and a letter from the TCEQ approving a "Request for authorization to disturb final cover over a closed municipal landfill."
- Provide off-site utility easement to accommodate sewer services via separate instrument and on-site (private) sewer lift station per Engineering standards and review by the Engineering Department.

Commissioner Coleman stated there are issues with Oakdale Road, there are no city utilities, and by obtaining more development in this area hopefully we can get them to bring in city services.

Chairperson Spare noted there were no more 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 representing the case and to answer questions from the commission. Mr. Cooper stated they are no longer requesting the outside storage component of this request. He stated the applicant would be working with staff regarding the sewer system.

Chairperson Spare stated it seems to him that there are still some issues that need to be addressed with this request.

Commissioner Coleman stated this area requires deep pockets and good engineering.

There being no further discussion on the case commissioner Fisher moved to close the public hearing and table case SU181002/S181002. The action and vote being recorded as follows:

Motion: Fisher

Second: Smith

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

Nays: Moser

**Approved: 7-1**

Motion: **carried.**