

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, APRIL 6, 2015**

PUBLIC HEARING AGENDA Item #18- Z150201/CP150201 - Zoning Change/Concept Plan - Walmart Store (City Council District 2). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for approval of a Zone Change and Concept Plan from Commercial (C) District to a Planned Development District for Commercial (C) District uses, including a large box retailer w/gasoline sales. The subject 32.39 acres are located at the northeast corner of SH 161 and Arkansas Lane and within the SH 161 Corridor Overlay District. The applicant is Michael Allan, Wal-Mart Real Estate Business Trust and the agent is Richard Underwood, Kimley-Horn and Associates, Inc.

Mr. Hinderaker stated the conceptual plan illustrates the applicant's intent to develop the subject 32.39-acre property with a 189,543 square foot Walmart retail store including: grocery sales, pharmacy w/drive through, tire sales and installation, tire repair, quick lube and tune, landscaping material sales, and an associated fuel sales outlot including a 8 fuel island pumps, covered canopy and 1,440 sf kiosk. The conceptual site plan further includes nine commercial outlots ranging in size from 0.70 acres to 3.80 acres that are primary located along frontage of Arkansas Lane and the S.H. 161 frontage road. The conceptual plan includes multiple access points to the subject property along all four abutting roadway, private internal street w/mutual access easements. Generally, staff is supportive of the access points and internal circulation as shown on the Concept Plan, but a final determination will be made during the Site Plan and final platting reviews, which will based on the Traffic Impact Study generated by Kimley Horn and Associates dated March 23, 2015, the Unified Development Code and Texas Department of Transportation, as applicable.

Mr. Hinderaker stated the conceptual plan also includes proposed elevations of the Walmart retail store and elevations of the associated proposed fuel sales island w/eight gas pumps, canopy, and kiosk. Staff is not supportive of amending any pf the architectural design standards of the Appendix T, "SH-161 Overlay District," and Appendix F, "Corridor Overlay District Standards." with this zone change request. While staff is overall supportive of the submitted conceptual elevation plans, staff recommends that any deviations to existing standards be reserved for final Site Plan review.

Mr. Hinderaker stated the Development Review Committee recommends approval of the zone change and conceptual plans with the following conditions:

1. No outside display.
2. No changes to the architectural standards of the Appendix T, "SH-161 Overlay District," or Appendix F, "Corridor Overlay District Standards."

Commissioner Motley stated the outside and seasonal sales area seems to be limited and wonders if this would be adequate space.

Chairman Garrett opened the public hearing, and asked for speakers.

David Dunning, 7001 Preston Road, Dallas, TX was present representing the case and to respond to questions from the Commission.

Jason Cuellar, 838 Blackstone Drive, Grand Prairie, TX asked if this Walmart would have also have a pharmacy, doctors office, and vision center.

Ryan Irsik with Walmart Public Affairs, 3902 SW Ridgewa Street, Bentonville, AR stepped forward representing the case. He stated this project would bring 300 jobs to the area. He noted this facility would have a vision center and pharmacy.

Commissioner Gray asked what would happen to the Walmart on I-20, would some of those workers be relocating to this new one.

Mr. Irsik stated the Walmart on I-20 would remain in operation; there would be an opportunity for some employees to relocate if they wish.

Commissioner Gray asked if this Walmart would be sustainable, green. Mr. Gray stated he would like to see this Walmart with some type of Lone Star Park theme, like the Walmart in Arlington that represents the Dallas Cowboys.

Mr. Irsik stated all of their Walmart's use sustainable materials.

Commissioner Motley asked if the outside and seasonal sales areas are too restricted for the types of items they provide, and why should they grant their appeal to the Hwy 161 Overlay District, and how would prohibiting the outside storage as noted in the overlay district requirements affect them.

Mr. Irsik replied yes, the outside sales and seasonal areas are restricted, but they want to be a good neighbor, by not allowing them the outside storage they are not able to be competitive with other retailers.

Commissioner Johnson asked how many hours would their associates work full time.

Mr. Irsik replied it depends on the store and how busy the store operates 32 hours or more is considered full time.

Commissioner Moser asked if this Walmart would be a 24 hours store.

Mr. Irsik replied yes.

Andrew Moon, Architect, 211 N. Record Street, Dallas, TX stated Walmart is a leading retailer in being green, they provide sky lights to provide artificial lights, they have state of the art refrigerator's, they also have a roof membrane that helps reflect the sun, and provide lots of green products in their stores. He stated their building does meet most of the overlay district requirements they are making an effort to use the materials asked in the overlay district.

Commissioner Motley asked what percentage of the building materials presented for the building complies with the overlay district.

Mr. Hinderaker stated this would be address during the site plan approval process.

Commissioner Motley asked that they address the screening wall.

Richard Underwood with Kimley-Horn Associates, 601 NW Loop 410, Suite 350, San Antonio, TX stated there would be an 8 ft. tall screening wall and the truck wells would be screen by a 10 ft. tall screen wall.

Philip McLarry, 1060 Stream Drive, Grand Prairie, TX stepped forward in opposition to this request, and asked what would happen to his property value.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case Z150201/CP150201 per staff's conditions; no outside display; and no changes to the architectural standards of the Appendix T, "SH-161 Overlay District," or Appendix F, "Corridor Overlay District Standards." The action and vote being recorded as follows:

Motion: Moser

Second: Gray

Ayes: Garrett, Gray, Johnson, Perez, Philipp, Moser, Motley, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**