



**REGULAR PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
DECEMBER 4, 2017**

COMMISSIONERS PRESENT: Chairperson Lynn Motley, Vice-Chairperson Joshua Spare, Commissioners, Cheryl Smith, John Lopez, Janie Adhikari, Clayton Fisher, Shawn Connor, Eduardo Carranza, and Max Coleman.

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, Daon Stephens, Transportation Planner, Steve Alcorn, Assistant City Attorney, and Chris Hartmann, Executive Assistant

Chairperson Motley called the meeting to order in the Council Chambers in the City Hall Building at 6:40 p.m.

PUBLIC HEARING AGENDA Item #7– Z171202/S171205 - Zoning Change/Site Plan - Flex-N-Gate (City Council District 6). Chief City Planner David Jones presented the case report and gave a Power Point presentation to approve a Zoning Change/Site Plan to combine portions of PD-30, PD-55, and PD-250 into a single Planned Development for an industrial manufacturing/office facility in an existing 430,180 square foot industrial warehouse. Lot 1, Block D, Bardin Road Addition and Tracts 2, 2.3 and 2.4, Memucan Hunt Survey, Abstract No. 1723, City of Grand Prairie, Dallas County, Texas and Tract 1P, Memucan Hunt Survey, Abstract No. 757, Tarrant County, Texas, a total of 28.01 acres zoned PD, Planned Development within the Interstate 20 Overlay District and addressed as 1950 and 2150 Bardin Road. The agent is Richard Butwin, Ghafari Associates, LLC and the owner is Don Cumming, Flex-N-Gate.

Mr. Jones stated the existing 430,000 square foot building was approved in 2015 and constructed as a speculative warehouse building. The current owner and applicant intend to establish a light industrial operation which will involve metal stamping and extrusion along with injection molding of vehicle facias and some light assembly. All proposed uses are allowed under the existing and proposed LI base zoning. Proposed external modifications to the building and the property will be completed in two phases. Mr. Jones noted the applicant requests the following exceptions be approved through the Planned Development:

1. Allow 536 total parking spaces rather than the 800 spaces required in Article 10 of the *Unified Development Code* for a Manufacturing Plant. The *Unified Development Code* authorizes a variance of up to 50% of required parking for industrial uses. The proposed

reduction in parking amounts to 33% of the requirement. The building is designed for an owner/user with plans to accommodate 800 employees divided into three shifts. Given that a minimum of 33% of the employees will be off-shift and not require parking at any given time, staff supports the 33% reduction in parking.

2. Allow a 10 foot landscape buffer rather than the 30 foot required buffer between the new parking area and Bardin Road. The applicant has proposed two areas of native plantings on either end of the parking in addition to street trees spaced a minimum of 50 feet apart and a 36 inch hedge along the parking area. Given the depth of this portion of the property staff does not object to the buffer exception.

Mr. Jones stated staff recommends approval as presented.

Commissioner Lopez asked for the hours of operation.

Mr. Jones stated the facility would operate six days a week, 24 hours a day with 3 working shifts.

Commissioner Smith said traffic is a major concern along Bardin Road, and asked if there was a traffic study conducted for this type of operation.

Transportation Planner Daon Stephens stated Flex N Gate where not required to conduct a Traffic Impact Analysis, staff has determined that having one tenant in the building would reduce the traffic flow versus having several tenants.

Commissioner Connor stated he understands there is enough parking to handle 3 working shifts, but what if some of the employees have to work overtime, where would they park.

Mr. Jones stated the applicant is providing 59 overflow parking lot located on the west side of the building, but the applicant is requesting a variance of up to 50% of required parking for industrial uses, the proposed reduction in parking amounts to 33%.

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

Ruben and Joyce Millsaps, 4205 Matthew Road, Grand Prairie, TX stepped forward in opposition to this request. Mr. Millsaps stated he lives right across the street from this facility he is concern with the traffic and the noise that would come from a 24 hour operation.

Matthew Workman, Engineer with Flex N Gate, 2400 Centennial Drive, Arlington, TX stepped forward representing the case and to answer questions from the Commission.

Chairperson Motley asked how many employees would be employed, and what can he say to the Millsaps about their concerns.

Mr. Workman stated they would have about 800 employees divided into three shifts, they have also taken the noise levels under consideration and their decimal levels are minimal therefore they would not impact the adjacent residences.

Chairperson Motley noted there would be some beeping from the trucks backing up, and asked how many trucks do they anticipate in a 24 hour work day. Mr. Motley stated Flex N Gate considers them-selves to be a good neighbor, what assurance can they give Mr. & Mrs. Millsaps that they will be a good neighbor.

Mr. Workman replied they anticipate about 16 trucks a day along Matthew Road onto Bardin Road, but all of their receiving would be conducted during the day there is a wall that would help block the truck noise. Mr. Workman stated if there are any concerns or complaints from the neighbors they would take care of the concerns.

Commissioner Spare noted several docks on the north side of the property and asked when they would be utilized.

Mr. Workman replied they are receiving docks that would be utilized during the day.

Commissioner Coleman stated on the site plan there shows to be a guard shack, would this guard shack be used for a check-point or for security, if it is to be used as a check-point then his concern is that the queuing could backup onto Bardin Road and cause a problem.

Mr. Workman stated there would be a guard hut to enter the premises with a gate ID, but this should not cause any back up traffic.

Daon Stephens stated there is a truck restriction along Matthew Road, but not along Bardin Road.

Chairperson Motley stated when they purchase and order merchandise from other companies and have the items shipped to them, they need to make sure to let those people know that they cannot utilize Matthew Road to make their deliveries.

Commissioner Smith asked have they ever received complaints at their other location in Arlington from the neighbors.

Mr. Workman replied no.

Chairperson Motley asked the applicant to meet with Ruben and Joyce Millsaps to discuss their concerns.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve cases Z171202/S171205 as presented and recommended by staff, action and vote being recorded as follows:

Motion: Spare  
Second: Coleman

Ayes: Adhikari, Carranza, Coleman, Connor, Fisher, Lopez, Motley, Smith, and Spare  
Nays: None  
Approved: 9-0  
Motion: **carried.**