

Woodward P&Z Minutes
Tuesday, October 5th, 2021
6:00PM via
In person at City Hall
Or
Zoom Meeting 833 6309 5433

1. Meeting called to order at 6:00PM by Chair Twila Sprott
In attendance: Kelsey Beesley, Tyler Randall, Kelli Noland, Ken Hageman, Dawn Bryan and Twila Sprott.
2. Approve Meeting Minutes (07/07/2021) Motion: Kelsey Beesley, 2nd: Dawn Bryan: Aye: 6; Nay: 0
3. Approve Agenda Motion: Kelsey Beesley, 2nd: Ken Hagman: Aye: 6; Nay: 0
4. Motion to discuss for comments and recommendation to Council on Site Plan for Project Hawk Motion: Kelsey Beesley, 2nd: Dawn Bryan: Aye: 6; Nay: 0
Presentation by City Engineer Bob Venstra and Chris Bauer Shive Hattery

Recommendation by P&Z to City Council: This Site Plan and Plat does meet the majority of the requirements within the E-1 Zoning Ordinance.

With the exception of the building height of 46 feet and 5 inches and the required ADA auto stalls of 50.

The Commission recommends that City Council approves this site plan and final plat with an exception allowing the building height; the current ordinance states the maximum height to be not more than a 3-story building, a typical 3 story building is usually between 33 feet and 40 feet. Although this is generally only a one-story building with a small portion within having a mezzanine. We recommend the city allow an exception of max height for the Project Hawk allowing 46 feet and 5 inches.

We further recommend that the City Council approves the reduction to the proposed 36 ADA auto stalls as stated in the site plan. State code requires 20, E-1 zoning for a building of this size with the anticipated employees would be 50. The commission agrees this is an unorthodox amount of ADA auto stalls and again recommends approving the proposed 36.

The Commission recognizes with a project of this size and the proposed timeline that this is a preliminary site plan and that future updates are to be expected. It is recommended that the City Engineer be allowed to review and approve minor revisions subsequent to the October 11, 2021 Council meeting. In addition, it is the recommendation that the City Engineer provide each updated Site Plan and Engineer

Report to the Mayor, City Council and the Chair of Planning and Zoning Commission at the time of approval.

Motion to send these recommendations to City Council: Twila Sprott, 2nd: Tyler Randall:
Aye: 6; Nay: 0

In addition, we would request the City Council send a few sections of the E-1 ordinance to the P&Z for review and updating. The Bulk Regulations specifically the Max Height; Section H and the ADA Parking requirements. Motion: Twila Sprott, 2nd: Kelsey Beesley: Aye: 6; Nay: 0

Closing Comments: Thank you to the Commission for taking the time to review, attend and review this Site Plan, the citizens that attended, the City Engineer Bob Veenstra, Chris Bauer with Shive Hattery and Alex Lynch with Greater Dallas County Development Alliance for attending and offering guidance, and comments.

Motion to Adjourn: Tyler Randal, 2nd: Ken Hageman: Aye: 6; Nay: 0
Meeting adjourned at 7:29PM