

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JULY 6, 2015

PUBLIC HEARING AGENDA Item #10- SU150602/S150604 - Specific Use Permit/Site Plan - 2305 Fort Worth Street (City Council District 1). Senior Planner Doug Howard presented the case report and a Power Point presentation for approval of a specific use permit and site plan for the purposed of developing 0.7 acres for a plumbing contractor site. The site's current addresses are 2305 Fort Worth St. and 2304 Doreen St. The properties are zoned Light Industrial (LI) and General Retail (GR) Districts within Central Business District 1 (CBD 1). The owner is Charles Burton and the surveyor is Steve Keeton, Keeton Surveying.

Mr. Howard stated Burton's Mechanical, Inc. is proposing to use 2305 Fort Worth St as its base of operations. The existing 5,200sqft building will have a 2,600sqft expansion for to install new offices for 7 to 9 full time employees. The office will be used for account receivables, payroll, estimating, scheduling, and for project management of outside employees in the field. The exterior materials of the new addition will match the materials of the existing building, which complies with the requirements of the UDC. The existing 5200sqft area of the building will be used for storage of tools and material and will employ 2 full time shop employees. The southern portion of the property will be used to store trucks, trailers, and earth moving equipment; such as a mini excavators and skid steers. This area will also be used for parking staff as well. This business will be required to have 14 parking spaces for the office and warehouse storage uses. The applicant is proposing 24 parking spaces for employees, vehicle equipment storage and 2 handicapped spaces. The applicant's proposal meets the requirements of the UDC. This site currently has 9 drive accesses around the property. Due to drive access spacing issues, the Transportation Department has required that the majority of these drive accesses be closed. Staff is supportive of leaving the 2 drive accesses on Fort Worth St, 1 drive access along N.W. 23rd St, and 1 drive access on Doreen St. The proposed closures and drive access can be seen on the submitted site plan.

Mr. Howard stated when outside storage is within 40 ft of the ROW, the UDC requires a "Type 1", masonry, screening wall. No required fence is permitted to be placed inside a required front yard setback, which is 25ft on this property to the south, and an effective 10ft build line along the east property line. The applicant is proposing a wrought iron style fence with wood slats to screen and secure the vehicles. This fence is proposed to be located on the 10ft setback to the east and the applicant is requesting a 15ft setback along the southern property line, adjacent to Doreen St. A standard "Type 3" fence, wood fence with metal posts, will be constructed and the east property line. The dumpster will comply with the minimum standards of the UDC.

Mr. Howard stated the applicant's original request was for outside storage of materials. Staff notified the applicant that the Central Business District 1 Overlay does not authorize outside storage and would not support the approval of outside storage. The applicant adjusted their operational plan to only include the outside storage of their vehicles and to clarify that they will store all materials and tools inside. Staff does not object to the limited vehicle storage. The vehicle storage will be limited by the amount of parking spaces the yard will hold. The applicant is requesting an exception to the screening fence requirement of the UDC: All outside storage shall require a screening fence in accordance with the following provisions.

- A. *All outside storage shall be required to be screened with a "Type 1" fence on property lines adjacent to any property which is zoned for single family detached, single family attached, two-family, and multi-family residential uses or for any outside storage area within 40 feet of street right-of-way line. All screening fences for outside storage must be setback a minimum of 25 feet from any street right-of-way line.*
- B. All outside storage shall be required to be screened with a "Type 3" fence on property lines adjacent to any other use except as provided in paragraph "A" above

The applicant stated within the submitted operational plan that they feel the proposed wrought iron style fence with wood slats provides a higher standard of fencing than the rest of the area. They desire to have more space to park vehicles and requests the fence be able to be located with a 15ft setback along Doreen St and a 10ft setback along NW 23rd St. Staff has no objections to this request.

Mr. Howard stated staff cannot fully support the applicant's request due to the appeals and exception listed above, however, should the Planning and Zoning Commission approve the appeals and exceptions, Staff recommends the following conditions:

1. Outside storage shall be limited to the occupying business's vehicles, only. All vehicles must be parked within clearly marked parking stall, as shown on the approved site plan.
2. All vehicles must be screened by at least a Type 3 Fence, as defined by the UDC. A wrought iron style fence with wood slats may be used in lieu of the Type 3 Fence. Design standards must be approved by the Building Official.
3. The exterior materials on the building addition must match the materials of the original building.
4. Use of the rights-of-way for business operations shall be prohibited.
5. Site Plan mylar must be submitted to the planning department for review and approval. Future changes to the parking or expansions to this facility will require the submittal of a revised site plan for review and approval to the Planning Department.
6. All operations must conform to the approved site plan.
7. All operations shall maintain compliance with all federal, state, and local environmental regulations.
8. Must practice all best management practices listed in its storm water pollution prevention plan.
9. Must satisfy any other unresolved comment from the Development Review Committee, found in the city case file.

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

Charles Burton, 303 Juniper Drive, Arlington, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU150602/S150604 as presented and recommended by staff, with the

addition that the proposed entrances to be closed be curbed and guttered and included in the ordinance, and the required fence be 8 ft. tall. The action and vote being recorded as follows:

Motion: Moser

Second: Johnson

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

Nays: None

Approved: **9-0**

Motion: **carried.**