

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JULY 7, 2014

PUBLIC HEARING AGENDA Item #14- SU140701 - Specific Use Permit - Acker Transportation Services (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for approval of a Specific Use Permit for Truck Equipment Sales and Service with Outside Storage on 4.207 acres. The subject property, addressed as 400 E. Shady Grove, is zoned Light Industrial (LI) District and located west of N. Belt Line Road on the south side of E. Shady Grove. The applicant is Stephen Acker, Acker Transportation Services and the owner is A. R. Taylor.

Mr. Hinderaker stated the 4.207 acre subject property, anecdotally described as the “old Irving Impound Yard”, is located on the south side of E. Shady Grove Road, approximately 1,700 feet west of N. Belt Line Road. The property has sat vacant and unused for some time and consists of: two (2) metal structures - a 24ft x 65ft building and a 20ft x 142.5ft carport, respectively; a small wood shed; a concrete paving area located at the front of the property, with the balance of the surface property consisting of a mixture of degraded asphalt, gravel, and crushed stone material; a perimeter 6ft chain link fence with screening slates; an interior 6ft chain link fence without screening fence; 3 light poles; a concrete dumpster pad; and a variety of existing landscaping. Water and sewer service is provided and/or accessible to the property.

Mr. Hinderaker stated the applicant proposes to use the property as a commercial trailer sale and lease facility with outside storage. The facility, operated with three business partners, will have two to three employees on site. The facility will be set up to handle up to 109 trailers, but it is anticipated that the typical total number of trailers located on the site will be more in the range of 20 to 40 trailers. The trailers will be parked/stored in the rear 2/3rds of the property behind the existing metal carport and 6ft chain link fence with screening slates. Access and circulation to the trailers will be provided by internal access lanes that will double as fire lanes. The facility will have one yard truck to move the trailers. While no trailer parking is proposed outside the screened area, the applicant proposes that “after-hour” trailer drops will be temporarily stored in the front area of the property. Proposed hours of operation are Monday – Friday from 8:00 AM to 5:00 PM. The property will need to be platted prior to the issuance of any building permits. A floodplain development permit may also be necessary prior to any construction permit or use of the site.

Mr. Hinderaker stated the minimum landscape requirement of the subject site is governed by Article 8 the UDC. Specifically, in the Light Industrial Zone District, a minimum of 4 % of the property must be landscaped of which 75 % is required to be located in the front yard between the building line and the front property line. Street trees are also required and are to be spaced at a minimum spacing of 25-feet and a maximum spacing of 50 feet. Existing trees may be used to fulfill tree-planting requirements in pertaining to screening and landscaping if such trees are in a healthy and growing condition. When existing trees are used to fulfill screening and landscape requirements, their locations shall be accepted and the formal spacing requirements of the screening and landscape standards may be waived.

Mr. Hinderaker stated the concrete paving requires all non-residential private access drives, fire lanes, and parking lots to be concrete. The applicant is proposing that the storage yard consist of

existing materials primarily due to the thickness of the existing material and its current ability to support emergency vehicles. The Fencing requires all outside storage to be screened with a "Type 3" fence on property lines adjacent to any uses except single family detached, single family attached, two-family, and multi-family residential uses or for any outside storage within 40 feet of a street right-of-way line. The applicant is proposing to utilize the existing 6-foot chain link fence with screening slates as shown on the Site Plan. The proposal does not meet the minimum requirements of the UDC. The dumpster screening requires areas reserved for refuse storage to be screened by a solid non-transparent masonry wall similar in material to the main structure and shall have a screening gate, which shall remain closed except when being serviced. The applicant is proposing to utilize the existing 6-foot chain link fence with screening slates as shown on the Site Plan. The proposal does not meet the minimum requirements of the UDC.

Mr. Hinderaker stated since the applicant is requesting the above noted appeals, the Development Review Committee is not able to recommend approval of this case. No compensatory measures have been suggested.

Commissioner Spare asked if the required fence has a height requirement.

Mr. Hinderaker stated the maximum height of a fence is 8 ft., but there is currently a 6 ft. tall chain linked fence with slates in place.

Commissioner Moser noted a water well to the east of the property and asked who is responsible for the well would it be the City and did they address any concerns with this development.

Mr. Hinderaker stated there were no concerns at the DRC meeting regarding this property.

Assistant City Attorney Steve Alcon clarified that staff was not opposed to the use, just the requested appeals.

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

Walter Nelson, 3012 Hobble Court, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Nelson stated he is aware of staff's concerns with the temporary parking, they have decided not to utilize the temporary parking at this time. Mr. Nelson said if the exiting chain lined fence is granted they would move the dumpster inside the fence and would not be visible from the street. Mr. Stephan Acker would be leasing the property, because the property is not for sale at this time therefore they are asking for an exception to the paving requirements. Mr. Nelson noted the property was formally the Irving Auto Pound therefore the existing paving could hold a 50 pound vehicle. Mr. Nelson noted there is a concern with the traffic along Shady Grove, but the applicant would only be purchasing the trailers to be sold.

Commissioner Moser asked if Mr. Taylor also owned the Bush Mobile Home Park.

Mr. Nelson replied yes.

Max Coleman, 9 Heritage Court, Grand Prairie, TX stepped forward in support of this request. He knows Mr. Acker very well he would be a good neighbor and do a great job with this property. He stated there are several companies in the area that do not have concrete paving.

Alice M. Williams, 706 San Grande Court, Grand Prairie, TX stepped forward in opposition to this request. She lives in the San Grande Mobile Home community and is concern with the traffic along Shady Grove Road; the street is too narrow for the trailers to maneuver.

Transportation Planner Doan Stephens noted Shady Grove Road is on the Master Thoroughfare Plan to be widen, but does not know when the widening would take place.

Commissioner Moser asked who is responsible for the right-of-way approach onto this property, it would need to be fixed and maintained.

Mr. Hinderaker replied it is the owners responsible to maintain the approach.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approve case SU140701 as presented by staff, with the following conditions; the approach would be paved with concrete and maintain properly, the temporary parking would not be utilized to store trailers, the dumpster would be moved inside fence and screened, the concrete paving of the storage yard be approved by the Grand Prairie Fire Marshal, fire lane signage shall be provided, and a Knox Box shall be added The action and vote being recorded as follows:

Motion: Moser

Second: Adams

Ayes: Adams, Garrett, Moss, Moser, and Spare

Nays: Arredondo

Approved: **5-1**

Motion: **carried.**