

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 1, 2010

AGENDA PUBLIC HEARING ITEM: #10- SU101104/S101102 – Specific Use Permit/Site Plan – 830 S.W. 14th Street (City Council District 4).

Senior Planner Mary Elliott presented the case report and a Power Point presentation to the Commission for approval of a Specific Use Permit and Site Plan for outdoor storage on 2.08 acres. The subject property is zoned Planned Development District No. 13 (PD-13), and is generally located south of W. Jefferson Street and west of State Highway-161. The property is located within the State Highway-161 (SH-161) Overlay District. The owner is One Eighty Two-M-TX, the applicant is Frederick Kurtz, and the agent is Jeffrey Milanaik.

Mrs. Elliott stated the facility is owned by Heller Industrial Parks and the future tenant is Central Garden and Pet, a garden supply distribution facility. Central Garden and Pet (CG & P) currently has two facilities in Grand Prairie and Arlington, and will consolidate the two facilities into this new location. The outside storage is needed for weather-tolerant clay pots. There will not be any storage of chemicals, herbicides or insecticides, or any other hazardous or combustible materials. There will be about 33 to 38 employees at this site and it will operate during regular business hours from 8:00 am to 5:00 pm.

The outdoor storage will be distributed between the north side and the south side of the building. According to the State Highway 161 Overlay District, Section 3.G.2, “Screening of Outside Storage”.

Mrs. Elliott stated the Site Plan shows a planting enclosure for the south side outside storage area, which is in compliance with this provision. Due to topographical conditions, the south side storage area is more visible from State Highway 161 and the Poly America campus. The plan shows a fence with black vinyl slats for the north side outside storage area, which will require an appeal.

The north side storage area is 1.029 acres and is currently screened by a six-foot chain link fence with redwood slats and three mature trees. The Site Plan shows additional vegetative screening proposed adjacent to the main office. The applicant proposes Leyland Cypress or Eastern Red Cedar as landscape screening, which will grow well above the 11-foot height required for the outdoor storage (see attached pictures). The applicant prefers the Eastern Red Cedar, unless the P&Z Commission or City Council prefers otherwise. Along S.W. 14th Street, the three existing mature trees are above 20-feet in height. The applicant plans to clear out some of the understory growth around the trees.

A new 12-foot high, chain link fence with black vinyl slats will be added from the main office to the right-of-way line for S.W. 14th Street. The rest of the six-foot, chain link fence will remain in place. The applicant will replace the redwood slats with black vinyl slats. The applicant is also willing to add black vinyl slats to the 115-foot length of fence adjacent to the Lockheed Martin property. In addition, black vinyl slats and knox boxes will be incorporated into the existing chain link gates for both storage areas.

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The south side storage area is 1.051 acres and is currently surrounded by a six-foot chain link fence. The applicant proposes Leyland Cypress or Eastern Red Cedar as screening material for this area as well. Again, the applicant prefers the Eastern Red Cedar, unless the P&Z Commission or City Council prefers otherwise. All landscape areas will include irrigation per the requirements of Article 8, "Landscaping and Screening" of the Unified Development Code.

The chain link fence with the redwood slat screening is an existing non-conforming condition that is typical along S.W. 14th Street, and can be found on the Heller Industrial Park property as well as the Lockheed Martin property to the north. Thus, the extension of this screening mechanism is a continuation of an existing condition.

Mrs. Elliott stated since the applicant is requesting the above noted appeal, the Development Review Committee is not able to recommend full approval of this case. However, the applicant is offering the following provisions as compensatory measures that could potentially lessen the impact of the requested appeals.

- The south side storage area will use the landscape option to meet the screening requirements of the SH-161 Overlay District, Section 3.G.2. All new landscaping will be irrigated in compliance with Article 8, "Landscaping and Screening,"
- The black vinyl slats will turn the corner, adjacent to the Lockheed Martin property to provide additional screening from S.W. 14th Street, and
- Additional small trees will be planted next to the main office and the existing, mature trees that run along S.W. 14th Street will be preserved.

Mrs. Elliott stated the proposed Site Plan is sensitive to the existing conditions of the site and will screen the outdoor storage from the S.W. 14th Street right-of-way. In addition, the east side (rear) of the property faces the Union Pacific railroad line and warehouses, such that the storage will be screened from all sides. The proposed site plan meets the intent of the ordinance.

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

The applicant Peter Kavanagh, 1620 Handley, Dallas, TX was present representing the case.

Chairman Garrett noted there were no questions and no other speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Waggoner moved to close the public hearing and recommend approval of case SU101104/S101102 as presented by staff. The action and vote being recorded as follows:

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Motion: Waggoner

Second: Philipp

Ayes: Garrett, Adams, Moss, Koerth, Motley, Waggoner, and Philipp.

Nays: None

Approved: **7-0**

Motion: **carried.**