

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES AUGUST 3, 2015**

PUBLIC HEARING AGENDA Item #7 - S141103 - Site Plan - Stripe-A-Zone (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for the expansion of an existing Contractor Shop with Heavy Equipment and Outside Storage on 6.5 acres. The subject property, zoned Commercial Office (CO) District and within Central Business District No. 1, is generally located south of E. Abram Street and west of Cox Street. The agent is Walter Nelson and the owner is David Sargent, Strip-A-Zone.

Mr. Hinderaker stated Stripe-A-Zone, Inc. currently sits on approximately 2.37 acres land located between Sherman Street and Hines Avenue and on the west side of Cox Street. The business, classified by the City as a Contractor Shop with Heavy Equipment and Outside Storage, consists of a sales office, production office, warehouse, a wheelstop manufacturing shed, fuel storage and dispensing station, employee parking, and a storage yard. This location is the base of operations for the business that includes administration of sales and production, storage of materials and equipment, maintenance and repair of vehicles and equipment, and wheel stop manufacturing. However, the main operations of the business (pavement striping) are conducted at different job site(s) around the Dallas/Fort Worth Metropolitan Area (metro-plex) and surrounding areas within the State. The Phase One expansion is primarily intended to be used as a parking and storage area for vehicles and equipment. Prior to the issuance of the SUP No. 140203, the subject property was considered a “legal non-conforming use” as open/outside storage was not permitted within the Central Business District No. 1. The approved SUP now grants the owner/applicant the authority to proceed with the proposed expansion and outside storage use provided the proposed Site Plan substantially complies with the SUP.

Mr. Hinderaker stated the business operates a Day Shift Service Team and a Night Shift Service Team that work directly in the field to service customers. Approximately half of the Day Shift Service Team works out of town on a two week cycle and only report to the main office on a bi-weekly basis. The balance of the Day Shift Serve Team reports to the existing facility each day before going to the various job sites around the metro-plex. The smaller Night Shift Service Team works between 3:00 PM and 6:00 AM to service customers that cannot close the businesses while the work is being done. In addition to the sales/management staff and service teams, Stripe-A-Zone, Inc. has four mechanics that staff their on-site maintenance shop Monday – Saturday, 5:00 AM to 9:00 PM to service the facility’s vehicles and equipment. Stripe-A-Zone, Inc. also employs four (4) individuals in their concrete wheel stop manufacturing process that operates twice weekly on the subject property. The manufacturing process begins at approximately 10:00 AM on Monday and Friday, weekly, and typically ends by 6:00 PM. The concrete is mixed off-site and delivered to the facility by various concrete vendors.

Mr. Hinderaker stated the owner/applicant is proposing to continue to gain access to Phase One of the property from the three existing access points located on Sherman Street and Cox Drive. The single Sherman Street access and the southerly most Cox Drive access are limited to passenger vehicles and are used to gain access to the existing employee parking located at the south end of the facility. The second existing access on Cox Drive is proposed to remain and will continue to be used as an access point for larger trucks and equipment. This access is gated at the property line. Finally, a third access point on Cox Drive is proposed at the intersection of Hines Street (to be abandoned) and Cox Drive. This access will also be gated. This gate will be set back from the flow line of Cox Drive approximately 74-feet to allow longer vehicles to fully pull off Cox Drive before stopping to open the gate. While both gates will have Knox-Locks, the City of Arlington emergency services will also have access to the access gate located at Hines and Cox Street, as a 50-foot emergency access easement will be retained (to be dedicated with the Sargent Addition replat) on the portion of Hines Street scheduled to be abandoned.

Mr. Hinderaker stated the building facade will be clad with brick veneer, CMU, and glass block windows. The roof will consist of a metal R-panel at a low 1:12 pitch. Phase One also includes the construction of a masonry dumpster enclosure, to City specifications, as well as an eight foot tall masonry fence along E. Abram Street and an eight foot tall wrought iron fence with mesh screening material along the east and west property lines of the Phase One expansion area. Finally

Mr. Hinderaker stated the landscape and screening requirements of the subject site are governed by the Article 8 of the UDC and the approved SUP. As proposed, the Phase One Site Plan conforms to the minimum landscape and screening standards as outlined above.

Mr. Hinderaker stated the Development Review Committee recommends approval of the request.

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

Walter Nelson, 1812 Carla 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 Spare moved to close the public hearing and approve case S141103 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Johnson

Ayes: Garrett, Johnson, Lopez, Philipp, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**