

PLANNING AND ZONING COMMISSION DRAFT MINUTES DECEMBER 5, 2016

PUBLIC HEARING AGENDA Item #24 - SU161202 - Specific Use Permit - ES&H Outside Storage (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Specific Use Permit to allow for Outside Storage Uses in conjunction with a local Environmental Incident Response Business. The 11.019-acre property is located at 3404 & 3409 Gilbert Road, is zoned Light Industrial (LI) District and is within the State Highway 161 (SH-161) Corridor Overlay District. The agent is Luke Keeton, Keeton Surveying Co. and the owner is Jeremmy McEntire, ES&H of Dallas, LLC.

Mr. Lee stated the City Council adopted Specific Use Permit 928A in February 2014 to allow for Environmental Remediation Contractor with Outside Storage in a Light Industrial District. The business on approximately 3.83 acres is located at 3418 & 3402 Gilbert Road. ES&H of Dallas, LLC recently acquired 11.019 acres directly across the street and plan to develop the vacant tract to accommodate their expanding business. Required two-year review was successfully renewed of SUP-928A earlier this year with no conditions and/or issues occurring during that period. The applicant proposes to develop the property in phases and is seeking approval for outside storage at this juncture to accommodate storage of business related trailers and equipment. For subsequent phases, the businesses' stated intentions are to build an office/warehouse facility and other required infrastructure and necessary improvements in the future. To date, the applicant has yet to submit development or any concept plans for future development of the property. The existing property's surface appears to be a mixture crushed stone and gravel. The applicant proposes to provide a paved concrete approach and 24' wide drive isle and 100' length onto the property, per city specifications, for the access. According to the applicant, an average of 65-85 trailers will be stored on the site. No repair work or washing of any type will be performed on site. 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. In addition, the applicant shall be required to provide the necessary drainage easements on the property. An existing single access point from the property to Gilbert Road is proposed. The driveway approach is 24-feet wide. The front gate is proposed to be setback 30 feet from the ROW line. 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. The site exhibit reflects Ret Tip Photinias at 50' on center along the frontage and four live oaks. No irrigated landscaping is being proposed at this time.

Mr. Lee stated the applicant is requesting the following appeals:

- I. Concrete Paving** - The UDC (Section 10.4.1-3) 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 (asphalt, crushed stone and gravel) and that

additional crushed stone be added to the site to provide a finished surface. In accordance with Section 10.4.6 of the UDC, alternative pavement types may be approved as an exception to the concrete standard by the City Engineer, but the alternative must be structurally equivalent to the minimum required concrete section and the design and specifications must be developed, signed and sealed by a licensed professional engineer and submitted to the city engineer for approval.

2. Landscape - As stated above, a landscape plan has not been submitted to date. The applicant has indicated that due to the limited availability of water to the site, they are requesting an appeal to either reduce or eliminate any additional landscaping requirement to the site at this time with the exception of the above stated plantings along the frontage of photinias and four live oak trees.
3. Fencing - The UDC (Section 8.9.6.A) requires all outside storage to be screened with a "Type 1" wall (masonry) on front property lines for any outside storage within 40 feet of a street right-of-way line. The proposed storage yard is setback 30 feet from the existing right-of-way line. A "Type 1" fence (masonry) is required along the street right-of-way line for any outside storage less than 40 feet from the property line. In addition, opaque screening fences for outside storage must be setback a minimum of 25 feet from any street right-of-way line.

The applicant is proposing an eight foot (8') cedar fence with steel posts setback thirty feet (30') along the frontage in lieu of the required masonry wall for screening of proposed outside storage. The proposal does not meet the minimum requirements of the UDC.

Mr. Lee stated since the applicant is requesting the above noted appeals, the Development Review Committee is not able to recommend approval of this case.

Commissioner Connor asked if their trailers were currently parked on gravel or rock.

Mr. Lee replied yes they would be storing about 65 to 85 trailers on top of gravel or rock.

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

Jeremmy McEntire, 3418 S. Gilbert Road, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. He started his business in 1994 in Louisiana then moved to Texas in 2011 on Gilbert Road, he started with six employees and has grown to over 50 employees. The fence is to secure their property they are planning on constructing a new building in the future, but would ask that the storage containers be allowed to sit on gravel, since they are empty containers. Mr. McEntire said all of their vehicles would be parked on pavement.

Commissioner Connor asked if they would be required to put in a masonry fence.

Mr. Lee stated staff is comfortable with the proposed eight foot cedar fence with steel posts setback thirty feet along the frontage in lieu of the required masonry wall for screening.

There being no further discussion on the case Commissioner Spare moved to close the public hearing and approve case SU161202 as presented, with the storage yard consisting of the existing materials (asphalt, crushed stone and gravel) and that additional crushed stone be added to the site to provide a finished surface, and work with staff on the landscaping plan, and grant the applicants appeal to the fencing requirements to allow an eight foot cedar fence with steel posts setback thirty feet along the frontage to screening the proposed outside storage, with a one year review of the SUP. The action and vote being recorded as follows:

Motion: Spare

Second: Lopez

Ayes: Connor, Lopez, Motley, Smith, Spare, and Womack

Nays: None

Approved: **6-0**

Motion: **carried.**