

PLANNING AND ZONING COMMISSION DRAFT MINUTES JULY 11, 2016

PUBLIC HEARING AGENDA Item #9 – SU160602/S160601 - Specific Use Permit/Site Plan - National Stone Management Inc. (City Council District 1). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for approval of a specific use permit and site plan to develop a contractor shop/outside storage facility on approximately 12.03 acres. The applicant is proposing an outside masonry storage yard, fabrication & mill shop (15,000 sq. ft.) and maintenance shop (4,800 sq. ft.) along with a general office building (5,000 sq. ft.) The property is generally located north of Shady Grove Road and approximately 730 feet east of SH 161. The property is zoned Light Industrial (LI) and lies within SH 161 Corridor Overlay District. The owner is Stephen Broussard, National Stone Management Inc.

Mr. Lee stated National Stone Management, founded in 1999, is a commercial stone and marble provider seeking to relocate its headquarters and business operation to the subject property. National Stone provides various types of stone materials and products to construction contractors as well as to the general and customized wholesaling market. The business also plans to add retail sales of custom stone and marble materials to the general public. The applicant's intent is to move their entire business operations to the Shady Grove location in Grand Prairie, Texas. According to staff discussions with the applicant and as contained in the applicant's Operational Plan and Site Plan notes, the new facility is proposed to be developed in three (3) phases:

- Phase I of the proposal includes the construction of a 5,000 sq. ft. administration office and combination showroom/warehouse, a 4,800 square foot shop and maintenance building and a 15,000 square foot mill and fabrication building. Phase 1 proposes the ability to provide outdoor open storage of unfinished product and other miscellaneous products. The proposal is to provide necessary hardscape (concrete paved surface) for storage areas as well as drive opening and fire lane and access easements to accommodate the development. Phase 1 provides for necessary employee and customer parking to accommodate the development. Unpaved surfaces shall not be used for operations and/or storage of materials or equipment.

Phases 2 & 3 are tentatively scheduled for years of operation 2—8 and will consist of:

- Phase 2--Transitioning natural ground cover to concrete paving for additional outdoor storage of materials and products.
- Phase 3—Mill/Fabrication building expansion (15,000 sq. ft.) along with additional concrete paving area located on the southwestern portion of the property.

Mr. Lee stated the SUP seeks permission for outdoor storage for the company to utilize a large portion of the property to store various materials and equipment. The outdoor storage of materials will consist of masonry products such as various block stone, marble and other natural hard surface materials. No storage or use of chemicals on-site is proposed. The facility will employ approximately 10-15 people. Typical hours of operation are Monday through Friday between 7:00 AM and 3:30 PM, and/or 7:00 AM -1:00PM on Saturday. However, longer hours may occur as necessary.

Mr. Lee stated the subject property is zoned Light Industrial District. As proposed, the development meets or exceeds all minimum lot & dimensional standards. Primary access to the subject property will be W. Shady Oak Road, a minimum 24 foot wide drive cut and drive aisle traversing to the north and looping back to west and turning south providing access to materials and future phases of the development. The applicant is proposing to pave the access drive, drive aisles, parking area, and the operational area with concrete per city standard as shown in the above Phasing plan. In terms of parking, the applicant is proposing 12 striped parking spaces adjacent to the administrative office building to accommodate Phase 1, with 26 additional spaces designated for employee parking located south of the proposed shop building. The UDC requires a minimum of 30 striped parking spaces. All four facades of the administration office building (Building A) are proposed to be clad in 100% masonry. The UDC does not regulate roof pitch in the Light Industrial District. As proposed, the Administrative Office & Showroom/ Warehouse building complies with Corridor Overlay's building articulation standard, however the remaining two buildings, the Shop/Maintenance Building (Building B) and Mill/Fabrication Building (Building C) do not meet the minimum articulations standards of the SH 161 Corridor Overlay District. However, due to the buildings large setback from W. Shady Grove and natural vegetative screening between the building and SH 161, the applicant is requesting full relieve of the Corridor's building articulation standards. The subject property is currently made up of two tracts of land - a 9.028-acre tract and 3.1-acre tract. The applicant submitted a Final Plat application called the National Stone Addition that will consolidate the two tracts into a single parcel of land. The plat was recently administratively approved, but to date has not been recorded. In regards to floodplain, the previous property of the 9.028-acre tract elevated and removed the property from the 100-year flood plain via a Letter of Map Revision process issued September 2015. The applicant and owner of the 3.1-acre tract has applied for LOMR to pull the balance of the property out of the 100-year flood plain, but to date the property remains in the 100-year flood plain and cannot be developed. Therefore, proposed Phase 3 of this request is recommended to be conditional approved until such time that the LOMR-F application is approved.

Mr. Lee stated the landscape and screening requirements of the subject site are governed by Article 8 of the UDC and Section 4 of Appendix F of the UDC as shown below. Screening will be required as this application includes outdoor storage, which is one of the triggers for screening requirements. In accordance with Section 8.9.6 of Article 8 of the UDC, outdoor storage areas are required to be screened by a Type 1 masonry fence when located next to a residential uses or within 40-feet of the street ROW line. All outside storage next to uses other than residential or adjacent to the street ROW line are permitted to be screened by a Type 3 fence. The applicant proposes to construct a six foot tall masonry & stone screening wall forty feet back and along Shady Grove Road with a proposed iron-gate sits back 100 ft. from the flow line of the street. The applicant proposes to construct a six- foot tall wood masonry wall along the east and western boundary property lines extending back 576' on the eastern property boundary, transitioning to chain-link fence along the remainder and back to 6' masonry along the western property boundary line. The chain link fence does not meet the minimum screening standards of the UDC.

Mr. Lee stated roadway improvements to W. Shady Grove Road and a sidewalk are required for approval of this request. However, since there are no current plans to reconstruction and/or

expand W. Shady Grove and this time, the applicant shall be required to escrow funds for the current costs of their share of the roadway improvements at this time. The immediate construction of the sidewalk has been waived by the Grand Prairie Transportation Director; however the applicant shall be required to escrow funds for costs of sidewalks that are intended be constructed at the same time as the W. Shady Grove Rd. roadway improvements. The applicant is proposed to build a 12ft. x 12ft. masonry dumpster enclosure with metal gates. The enclosure conforms to city standards.

Mr. Lee stated the subject property is designated as appropriate for Light Industrial Development on the Future Land Use Map. The proposal is consistent with the FLUM. Annually the City amends the FLUM to resolve conflicts between zoning and FLUM designations.

Mr. Lee noted the applicant is requesting appeals to the following: Articulation Standards- the applicant is requesting an exception or appeal to the SH 161 Corridor Overlay building articulation standard for the Shop/Maintenance Building and Mill/Fabrication Building. Chain-link Screening Fence – the applicant is requesting an exception or appeal of the requirement for a Type 3 fence along the east property line.

Mr. Lee stated the Development Review Committee recommends approval subject to the conditions and recommendations.

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

Stephen Broussard with National Stone Management Inc., 1419 Chamberlin Street, Irving, TX was present representing the case and to respond to questions from the Commission. Max Coleman, 9 Heritage Court, Grand Prairie, TX was present in support of this request.

There being no further discussion on the case, Commissioner Spare moved to close the public hearing and approve case SU160602/S160601 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Spare

Second: Moser

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

Nays: None

Approved: 6-0

Motion: **carried.**