

PLANNING AND ZONING COMMISSION DRAFT MINUTES MARCH 7, 2016

PUBLIC HEARING AGENDA Item #9 – SU160302 - Specific Use Permit - Love's Travel Stop (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of a Specific Use Permit/Site Plan permitting a truck tire retreading facility operating out of 94,609 sq.ft. tenant space of a 366,466 sq.ft. multi-tenant industrial building. In addition to the retreading operations, the facility will operate as a new commercial truck tire, included the newly retreaded tires, and light mechanical parts distribution center. The multi-tenant industrial building that houses the subject tenant space is located on an 18.143 acre lot. The property is generally located west of Roy Orr Blvd. and north of Oakdale Road. The agent is Steve Riordan, Stream Realty Partners, the applicant is Jeff Rice, Love's Travel Stops and Country Stores, and the owner is Chris Jackson, Riverpoint Industrial Investors LLC.

Mr. Hinderaker stated based on staff discussions with the applicant and information provided within the applicant's Operational Plan and Site Plan, Love's Travel Stop & Country Stores, headquartered in Oklahoma City, OK., proposes to operate a new warehouse distribution center and commercial truck tire retreading facility from within a 94,609 sq. ft. portion of an existing 366,466 sq. ft. multi-tenant industrial building located at 3010 Roy Orr Boulevard. The applicant operations include warehousing & distribution of between five-hundred to seven-hundred light mechanical commercial truck parts and commercial tires, including retreaded tires. This new Grand Prairie facility will serve sixty-nine regionally located Love's Tire Care Shops. The operation, once the warehouse/distribution and tire retreading facility is up and running smoothly, is anticipated expand to include external fleet customers.

Mr. Hinderaker stated the distribution and tire retreading facility is an entirely indoor operation. No outdoor operations or storage is proposed save the parking of two 53-foot long semi-trailers at two of the thirteen loading dock doors located at the south end of the tenant space. One of the trailers will be used to house discarded tire casings (the industry term used to describe a used tire that is slated for retreading) that are damaged and cannot be retreaded for safety reasons. The other trailer will be used to store rubber crumb (the industry term for the material removed from a used tire prior to applying new tread to the tire casing).

Mr. Hinderaker stated in accordance with Article 4 of the Unified Development Code, the proposed warehousing/distribution center portion of the facility is classified as a permitted use by right within the Light Industrial District. However, tire retreading, which is not specifically listed within the Use Charts of Article 4 of the UDC, was determined by staff to require a specific use permit. Staff has reviewed the tire retreading process proposed by the applicant and determined that the retreading process does not pose an environment hazard that would necessitate special permitting beyond the typical and routine review and permitting of any other "clean" manufacturing process. The facility will employ approximately thirty full time employees and it is initially planned to be open Monday through Friday between 8:00 AM and 5:00 PM. Additional employees and an evening shift may be added, as sales volumes increase.

Mr. Hinderaker stated the subject property is platted as Lot 1, Block A of the Riverpoint Industrial Addition. The lot conforms to all minimum dimensional standards. The property was

also recently developed with a 366,466 sq. ft. multi-tenant industrial building, concrete drive aisles and parking spaces, landscaping, and necessary utility improvements. The development conformed to the minimum/maximum dimensional standards at the time of construction. Staff is not aware of any non-conforming issues related to the property. The only proposed additions to the property are fencing and a dumpster enclosure. These additional improvements to the property conform to the dimensional limitations of the UDC.

Mr. Hinderaker stated access to the subject property will be Roy Orr Boulevard. As stated above, the property is fully developed with an existing access drive, drive aisles, parking areas all paved with concrete in compliance with the UDC. As part of the applicant's lease agreement with the property owner, the subject tenant space includes access to thirteen dock doors, seven trailer parking spaces, and 91 passenger vehicle parking spaces. The applicant is proposing to build a 12ft. x 12ft. masonry dumpster enclosure with metal gates. The enclosure conforms to city standards.

Mr. Hinderaker stated the development Review Committee recommends approval of the request w/ adherence to review comments.

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

Attorney Bill Dahlstrom, 2323 Ross Avenue, Ste 600, Dallas, TX and Jeff Rice with Loves's Travel Stops and Country Store, 7244 Tahoe Springs Drive, Fort Worth, TX were present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Perez moved to close the public hearing and approved case SU160302 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Perez

Ayes: Garrett, Johnson, Lopez, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried**