

PLANNING & ZONING COMMISSION DRAFT MINUTES OF SEPTEMBER 10, 2012

AGENDA PUBLIC HEARING ITEM: #14-Z120902/SU080802A, Zoning Change/Specific Use Permit, 425 S.E. Dallas Street (City Council District 5).

Senior Planner Martin Barkman presented the case report and a Power Point presentation to the Commission for approval of a Zoning Change from Commercial (C) District, Central Area (CA) District and Single Family-Four (SF-4) District to Planned Development (PD) District with chemical etching operations as an associated use by Specific Use Permit. The site is a part of an existing manufacturing facility located on 1.35 acres. The site is zoned Commercial (C) District, Central Area (CA) District, and Single Family-Four (SF-4) District, and is generally located west of S.E. 5th Street and south of S.E. Dallas Street. The owner/applicant is Harris Manufacturing.

Mr. Barkman stated the proposed Business will operate as Harris Manufacturing, which functions as a manufacturer of metal parts using a photo-chemical and machining process. The existing 28,567 square-foot concreted block building with exterior metal siding was previously used by RKR Manufacturing as a welding and machine shop. There was a previous SUP issued for its welding operations which has expired. It is located on property that is composed of several lots and tracts totaling 58,937 square feet or 1.353 acres. The on-site parking and drive are constructed of concrete which meets current city standards. A small amount of landscaping was installed on the south side of the building adjacent to Grand Prairie Road.

Mr. Barkman stated the main entry to the building will be from the north where reception, offices, files storage and the CAD lab are located. Just south of the offices are the etching, stripping, cleaning and storage areas.

Mr. Barkman stated chemical waste storage shown to be located on the north half of the building west side. The Fire Marshal has determined that all areas of chemical storage, usage, loading or unloading is considered an H-4 occupancy and must incorporate appropriate ventilation, and fire extinguishing system as required by the 2009 International Fire Code (IFC). The south side of the building is used for the machine shop areas. In the photo-chemical machining process, designs are etched onto sheets of metal which are then cut into sizes reflecting the image or part required by the customer. The metal sheets are then cleaned with an alkaline based soap, degreased, and submerged in an acid bath. This is done in a series of open tanks equipped with appropriate ventilation, and is followed by rinsing and drying.

Mr. Barkman noted the etching process is done in three forty-gallon open tanks containing a solution of ferric chloride and water, with a maximum concentration of 38% ferric chloride. The ferric chloride solution is changed out as needed, from daily, to weekly based on customer demand. The waste ferric chloride solution and rinse water is collected into a double walled 6,500 gallon tank located inside the building. The waste ferric chloride is collected in the holding tank for no more than 90 days at which point it is unloaded by vacuum truck and transported to an approved waste disposal facility where heavy metals are removed and the chemicals are recycled.

Mr. Barkman noted based on operations approximately 1,000 gallons of ferric chloride waste is collected per month. The relative concentration of ferric chloride in the water is estimated to be a maximum of 28%. The waste extraction process occurs inside the building by a vacuum truck. The connection hose uses specialized connectors and a specific vacuum process to check the connections

prior to beginning pumping. The hose runs from the double walled storage tank to the vacuum truck. Specific processes and spill procedures are in place during loading and off-loading of the waste.

Mr. Barkman stated the chemicals used are corrosive and are considered hazardous but present no fire or explosive risk. The principal chemicals used are sulfuric acid and ferric chloride is a corrosive agents and presents a significant environmental hazard. The building type is considered an H-4 (industrial) classification and will require a fire extinguishing system to be installed of a type that will be reviewed and approved by Grand Prairie Fire Administration. The Environmental Services Department has worked with the applicant for several years and monitors their waste discharge, and compliance with the facility's Spill Protection Plan.

Mr. Barkman noted the company employs 13 full time employees and expects that number to increase to 16 in the next couple of years. Their hours of operation are from 8:00 a.m. to 5:00 p.m. Monday through Friday.

Mr. Barkman stated the applicant originally submitted this case in July of 2008. At that time there were many issues of concern that were raised about the proposed location and their existing location at 309 S.E. 14th Street. The applicant had purchased this property from RKR Manufacturing to consolidate both their machining facility with the photo-chemical etching business. After a fire in 2008 the applicant has permitted construction projects on the property to rebuild the facility for the proposed uses. Because of the environmental hazards associated with the chemicals and processes proposed at the facility, the Development Review Committee is not able to recommend approval of this case. It is not a recommended zoning practice to place hazardous uses adjacent to existing residential development and an elementary school. However, the applicant has demonstrated a knowledge of the hazards and regulations in place for managing the risks associated with his business. He has worked with the Environmental Services Department, Building Inspections, Fire Administration and the Planning Division.

The following provisions may be considered measures that could potentially lessen the impact of the proposed use.

1. The applicant has worked with Environmental Services Division since 2008 to verify compliance with local, state, and federal pretreatment regulations. (40 CFR403)
2. The applicant has agreed to provide a fire suppression system in the designated H-4 occupancy designed by an engineer certified in hazardous fire control. Any system must meet the 2009 International Fire Code and be approved by Fire Administration.
3. The applicant must provide sufficient security measures to prevent unauthorized access to the facility.
4. The applicant shall provide an updated Emergency Spill Plan on file at all times.

Commissioner Arredondo noted they have a container that is double walled and sealed within another container.

Mr. Barkman replied yes the ferric chloride solutions and rinse water is collected into a double walled 6,500 gallon tank located inside the building, these containers would be unloaded by a vacuum truck and transported to an approved waste disposal facility.

Commissioner Adams asked if anyone from the school or Grand Prairie ISD has contacted the city regarding this case.

Mr. Barkman replied no.

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

Steve Robertson with Harris Manufacturing, 425 S.E. Dallas Street, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Mr. Robertson stated his business is growing and need to relocate to another facility. He stated their business is a photo-chemical and machining process, photo imaging. He stated all of the work would be conducted inside the building and have operated in other residential areas for many years. He stated they operate approximately 1,000 gallons of ferric chloride waste collected per month, and they use special connectors and a specific vacuum process to check the connections prior to pumping. The hose runs from the double walled storage tank to the vacuumed truck and have a specific process and spill procedure in place during loading and off-loading of the waste. Mr. Robertson stated they have never had a spill and they are the only company in the State of Texas to meet all of the regulations. He stated they have worked with city staff and meet all of the EPA requirements.

Commissioner Philipp noted the Environmental report states what might happen if there is a spill and the winds are out of the south, what would happen if the winds were from the north.

Mr. Robertson stated there is no hydrochloric acid used, it has been eliminated, they only use ferric chloride.

Mr. Wooldridge asked what is their finished product.

Mr. Robertson stated they are core suppliers, a metal based product, made of very thin metals.

Commissioner Moser noted they only use one chemical, ferric chloride and it is located in 55 gallon drums.

Mr. Robertson replied yes.

Mr. Alcorn noted one speaker cards submitted in opposition to this request.

Jimmy Phan, 402 S.E. Dallas Street, Grand Prairie, TX

There being no more questions or further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approval of case Z120902/SU080802A as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Arredondo

Ayes: Adams, Arredondo, Garrett, Moser, Philipp and Wooldridge.

Nays: None

Approved: **6-0**

Motion: **carried.**