

PLANNING AND ZONING COMMISSION DRAFT MINUTES, MAY 2, 2016

PUBLIC HEARING AGENDA Item #11 – SU160502 - Specific Use Permit - TNT Equipment (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 permitting the operation of a commercial scaffolding contractor shop with outdoor storage. The 3.8-acre property, zoned Light Industrial (LI) District, is located at the southwest corner of Avenue J East and 113th Street. The agent is Tony Callaway, Callaway Architecture, the applicant is Mike McCoy, and the owner is Anthony Valentine, TNT Equipment Co.

Mr. Hinderaker stated according to the applicant, the subject 3.8 acre property will serve as the base of operation as a scaffolding and masonry construction equipment company. As the company's main service is the leasing and some sales of scaffolding equipment for large scale building project including multi-story buildings, this facility will be used to process orders for the use/sales of their scaffolding equipment, to house all the scaffolding equipment when not in use, and as a maintenance facility to service the scaffolding equipment. The property is entirely improved and consists of four separate buildings. The 21,375 sq. ft. primary structure consists of an office area, mechanical shop area, and warehouse space. Building 2 is 800 sq. ft. in area and is used as a repair shop. Buildings 3 and 4 are covered storage areas with total areas of 4,000 sq. ft. and 1,024 sq. ft., respectively. The property also contains concrete drive aisles that will also function as fire lanes, parking area, and a large outdoor concrete storage yard. The southernmost portion of the property is gravel, but as proposed, will be paved in concrete per city standards and will be used as a continuation of the outdoor storage yard.

Mr. Hinderaker stated due to the adjacent residentially zoned subdivision, Hidden Creek, located to the east and north east of the facility, the applicant is proposing to construct a 10-foot high masonry screening fence along their entire eastern property line and along a portion of their northern property line abutting East Avenue J to screen the outdoor storage operations for public view. The screening wall is proposed to be a decorative masonry wall constructed with an integral colored, split-face cement masonry unit block base and columns and a brick infill with stone cap. A secondary screening fence that is located along the southern edge of the passenger car parking lot is proposed to be used to further screen the outdoor storage area from public view. Due to the large scale of the scaffolding equipment, the facility has a considerable outdoor storage operation. The outdoor storage yard is proposed to be separated into four zones and will make use of the natural grade of the property that slopes down from east to west. Zone 1 will be staged along the eastern side of the property along 113th Street. This zone will be limited to equipment that is stacked no more than the height of the screening wall (10-ft.). Zone 2, located west of Zone 1, will be limited to equipment staked no more than 15-ft. in height. Zone 3, the lowest portion of the property, located at the southwest edges of the property, will be limited to equipment that is stacked no more than 20-ft. in total height. Zone 4 will be used as a staging area and the forklift parking area. The intent and purpose of the proposed zones and height limitations are to screen the equipment and operation from public view from the street right-of-way and as practical from the neighboring residential subdivision.

Mr. Hinderaker stated the company will employ between 15-25 individuals and will be open primarily from Monday through Friday between 7:00 AM and 5:00 PM. The facility may occasionally operate on the week-ends.

Mr. Hinderaker noted the subject property is zoned Light Industrial District. As proposed, the development meets or exceeds all minimum lot & dimensional standards, except for the side property line setback along the east property line. However, this is an existing condition and not a request by the applicant to reduce the side yard setback standard. Access to the property will be limited to the three existing access drives located on East Avenue J. The access drive furthest east will be used as the driveway for the large equipment deliveries and shipments. The other two driveways will serve as access for passenger vehicles. In an effort to minimize the operational impact on the neighboring residential subdivision, the existing access located on 113th Street will be closed. Due to the large amount of equipment storage on site, staff utilized the warehouse standards to determine the parking requirements for the property.

Mr. Hinderaker stated the applicant is proposing to renovate the façade of the primary building by painting, repairing or replacing existing façade elements. The applicant also proposes to apply an aggregate finish to the existing tilt-wall façade of the primary building. No structural changes are proposed. As the property is fully developed and improved, no additional landscape areas are being proposed. However, the applicant has agreed to provide street trees along 113th Street and East Avenue J. The applicant proposes to construct a new masonry dumpster enclosure. The enclosure conforms to city standards.

Mr. Hinderaker stated the Development Review Committee recommends approval.

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

Leah J. Broadway, 1207 Hampshire Lane, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

Commissioner Spare asked if the applicant would be willing to put up a sound absorbent/noise proof wall adjacent to the residential subdivision.

Ms. Broadway replied yes.

Commissioner Motely noted in the past there have been complaints of trucks parking along 113 Street, and asked if “No Parking” signs could be posted on the site.

Mr. Hinderaker replied yes, the “No Parking” sign would be addressed in the ordinance.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU160502, a Specific Use Permit permitting the operation of a commercial scaffolding contractor shop with outdoor storage, with a 10-foot tall masonry screening wall shall wrap around the southeast corner of the property and extend an additional 25-feet along the southern property line at which point a chain linked fence with vinyl screening slates

shall extend along the balance of the southern property line, and the interior of the masonry screening fence shall incorporate sound deadening materials to reduce the potential noise generated from the subject property from impacting the adjacent residential subdivision. 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: 8-0

Motion: **carried**