

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES NOVEMBER 2, 2015**

PUBLIC HEARING AGENDA Item #22 – SU151102/S151101 - Specific Use Permit/Site Plan - J&E Masonry (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for a Specific Use Permit/Site Plan permitting the operation of masonry contractor shop with outside storage. The 4.85 acre property is the proposed new headquarters for J & E Masonry. The proposal includes the construction of three new buildings totaling approximately 12,300 sq. ft. and two new covered storage areas totaling approximately 6,000 sq. ft. The property, zoned Light Industrial (LI) District and located within the S.H. 161 Corridor Overlay District, is addressed as 3501 Roy Orr Blvd. The property is generally located east of Roy Orr Blvd. and south of Rock Island Road. The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Clay Hunt, J&E Masonry.

Mr. Hinderaker stated J & E Masonry, a commercial masonry contractor, seeks to relocate its headquarters and business operation to the subject property. 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 house the company's administrative offices and be the primary base of operations for the company, including the dispatch of equipment and employees to job sites, storage of equipment and supplies, and storage of over-flow or unused masonry products. The outdoor storage of materials will consist of masonry products such as, but not limited to, brick and block stone, that will be stacked on pallets and banded into cubes. Outside storage will also be utilized for weather resistant tools and equipment such as scaffolding, mortar/concrete mixing machines, masonry saws, steel reinforcing wire, forklifts, trailers, concrete pumps, and other masonry equipment. No storage or use of chemicals on-site is proposed. The applicant intends to develop the property in two phases. Phase I of the proposal includes the construction of three new buildings totaling 12,384 sq. ft. and two new covered storage areas totaling approximately 6,000 sq. ft. The largest building is proposed to be located at the front of the property adjacent to Roy Orr Boulevard will be used for administrative office space only. The other two buildings, Building B @ 4,800 sq. ft. and Building C @ 1,200 sq. ft., will be used to house sensitive tools and materials. Phase I also includes the proposed construction of an seven foot tall masonry screening wall along Roy Orr Boulevard, an eight foot tall wood screening fence along the north and south property lines, a chain link fence along the east property. The proposal also includes the construction of a dumpster enclosure, concrete parking, drive aisles, and operational area, and landscape improvements. Final, as part of the Phase I operations, the applicant is seeking the ability to utilize gravel on approximately 53,000 sq. ft. of the rear half of the property. Phase II includes the concrete paving of the approximately 53,000 sq. ft. of the rear half of the property.

Mr. Hinderaker stated in accordance with Article 4 of the Unified Development Code, the proposed Contractor Shop w/Outside Storage and Heavy Equipment is permitted in the Light Industrial District with an approved specific use permit. Further, Section 16.2.1 of the Article 16

of the UDC, stipulates that site plan approval is required whenever a project is located within a designated Corridor Overlay District. As such, the development must meet the minimum requirements prescribed in the UDC for the property's underlying zoning district classification, as applicable, and adhere to the additional architectural standards specified in Appendix F: Corridor Overlay District Standards of the UDC.

Mr. Hinderaker stated access to the subject property will be Roy Orr Boulevard. The applicant is proposing to pave the access drive, drive aisles, parking area, and the operational area with concrete per city standard, except for the operational area proposed as gravel in Phase I. This area would be paved as part of Phase II. In terms of parking, the applicant is proposing 17 striped parking spaces adjacent to the administrative office building. The UDC requires a minimum of 26 striped parking spaces. The property has sufficient room to add these additional parking spaces, and staff recommends that they be added to the project as a condition of approval. All four facades of the administration office building are proposed to be clad in 100% brick veneer. The east elevation includes a covered parking area over the proposed eleven parking spaces east of this building. Buildings B and C also have a covered canopy area attached to them. Both Buildings B & C are clad in primarily masonry materials; however, these two buildings include a partial metal wall under their respective canopy areas. However, the percentage of metal used on each building is approximately 15%, which is less than the 20% allotted for the use of E.I.F.S in the overlay district. Staff finds that the metal is an acceptable alternative in this application as the area in questions is covered by the canopy and cannot be seen from the street, all three buildings have pitched roofs. Building A will have a 2:12 pitch roof. Pitch dimensions were not provided for Buildings B & C, but each appears to be slightly less the 2:12. The UDC does not regulate roof pitch in the Light Industrial District.

Mr. Hinderaker 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. A sidewalk will also be required along Roy Orr Boulevard unless waived by the Grand Prairie Transportation Director. 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 seven foot tall masonry screening wall thirty feet back and along Roy Orr Boulevard with a proposed sliding access gate set back 115 ft. from the flow line of the street. The applicant proposes to construct an eight foot tall wood fence w/galvanized metal posts along the south and north property lines. Finally, the applicant proposed to construct an eight foot tall chain link fence along the east property line. The chain link fence does not meet the minimum screening standards of the UDC.

Mr. Hinderaker stated the applicant is requesting the ability to utilize the un-paved portion of the storage yard, prior to the implementation of Phase 2, which is to concrete the balance of the storage/operational yard to city standards. The applicant is requesting an appeal of the requirement for the use of at least 15% accent stone on the Articulation Zone. The applicant is requesting an appeal of the Type 3 fence along the east property line.

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

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

Matt Moore with Claymoore Engineering Inc., 1903 Central Drive, Bedford, TX was present representing the case and to respond to questions from the Commission.

Chairperson asked if any of the masonry would be stored on top of the gravel area.

Commissioner Moser asked if the storage area would work on a 50ft paved ring around the area until Phase 2 is implemented.

Clay Hunt with J&E Masonry, 7449 Airport Freeway, North Richland Hills, TX stepped forward in support of this request.

Commissioner Spare asked if they only work with all brick.

Mr. Hunt replied they work with all different kinds of masonry.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU151102/S151101 as presented and recommended by staff with the provision that a 50 ft. ring concrete pad be put in place around the existing concrete to be used for storage. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

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

Nays: None

Approved: **8-0**

Motion: **carried.**