

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES, AUGUST 1, 2016**

PUBLIC HEARING AGENDA Item #15 – SU160804/S160803 - Specific Use Permit/Site Plan - MDM Scaffolding (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval for a Specific Use Permit for a Contractor Shop w/Outdoor Storage (MDM Scaffolding). The 2.88-acre property, zoned Light Industrial (LI) District and within the SH 161 Overlay Corridor, is generally located south of W. Shady Grove Road and east of Roy Orr Boulevard. The property is addressed as 1717 W. Shady Grove Road. The agent is James H. Rester III and the owner is Carol Morgan, MDM Scaffolding.

Mr. Hinderaker stated according to the applicant's operational plan, MDM Scaffolding Services, Inc. has been in business since 1993. The company provides sales, rentals and installation services in the commercial, industrial and aircraft industries for scaffolding, shoring, trucking and motorized equipment. Due to the company's growth, the subject 2.88 acre property has been acquired to better accommodate the operations of the company.

Mr. Hinderaker stated the property is largely an undeveloped tract save some perimeter fencing. The applicants propose to construct an 11,920 sq. ft. office/shop/warehouse building on the property. In addition, the applicants propose to install a concrete storage yard, concrete parking area, masonry dumpster enclosure, and wood screening fence on either side of the new building that is setback approximately 115-feet from the front property line. The applicant proposes to install six foot tall chain link fence w/slats for screening along both side property lines to screen the equipment storage yard. The applicants are not proposing to utilize the rear most portion of the subject property that includes an area approximately 150-ft. deep x 209.45-ft. wide at this time, unless it is necessary to use as a detention pond due to the amount of new impervious surface added to the property. The applicants understand that this portion of the property may not be used for any purposes until such time that a proposed use is approved and the property is improved in accordance with the rules and regulations of the city. The business currently employs 34 people. Normal business hours are Monday through Friday between 7:30 AM and 4:30 PM and Saturdays 8:00 AM to 12:00 PM (noon).

Mr. Hinderaker stated the applicant is proposing to pave the access drive, drive aisles, parking area, and the operational area with concrete per city standard. In terms of parking, the applicant is proposing 24 striped parking spaces adjacent to the administrative office portion of the building and 6 striped parking spaces adjacent to the warehouse/shop portion of the building. The UDC requires a minimum of 25 striped parking spaces. The applicant proposes to construct a 100% concrete tilt-wall building with surface panel reveals. The building will be painted with contrasting colors to provide additional architectural interest. As proposed the building consists of two main forms that will house the office and warehouse/shop portions of the building. The office and front portion of the building is a single story structure with a standing seam metal roof. The facades of this portion of the building include significant glazing and painted metal canopies over the windows and doors. The office facades also include cultured stone applied to the concrete tilt-up walls panels at the base of the building. The warehouse and rear portion of the building is a taller 26ft. 4inch single-story structure. The rear of the building includes two service bay roll up doors. Screening will be required as this application includes outdoor storage,

which is one of the triggers for screening requirements. A sidewalk is required along Shady Grove Road. A five foot sidewalk is shown on the site plan.

Mr. Hinderaker stated the applicant proposes to construct a six foot tall wood screening wall one hundred fifteen feet back and along Shady Grove Road. The applicant proposes to construct a six foot tall chain link fence w/screen slates along the east and west property lines. The chain link fence does not meet the minimum screening standards of the UDC. The applicant plans show a 12ft. x 10ft. masonry dumpster enclosure with metal gates. The enclosure does not conform to city standards. The minimum inside dimension is 12ft. x 12ft., which the applicant has agreed to construct.

Mr. Hinderaker stated the applicant is requesting an appeal of the Type 3 fence along the east, west and south property lines. The applicant proposed to construct a six-foot tall chain link fence with screening slates along the east and west side of the property and no screening fence along the south and rear of the property.

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

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

Jim Rester, 6525 Lakeside Circle, North Richland Hills, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Womack moved to close the public hearing and approve case SU160804/S160803 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Womack

Second: Johnson

Ayes: Conner, Johnson, Moser, Motley, Dr. Perez, Smith, Spare, and Womack

Nays: None

Approved: 8-0

Motion: **carried.**