

Liquid Stone Concrete - CSP

Location:

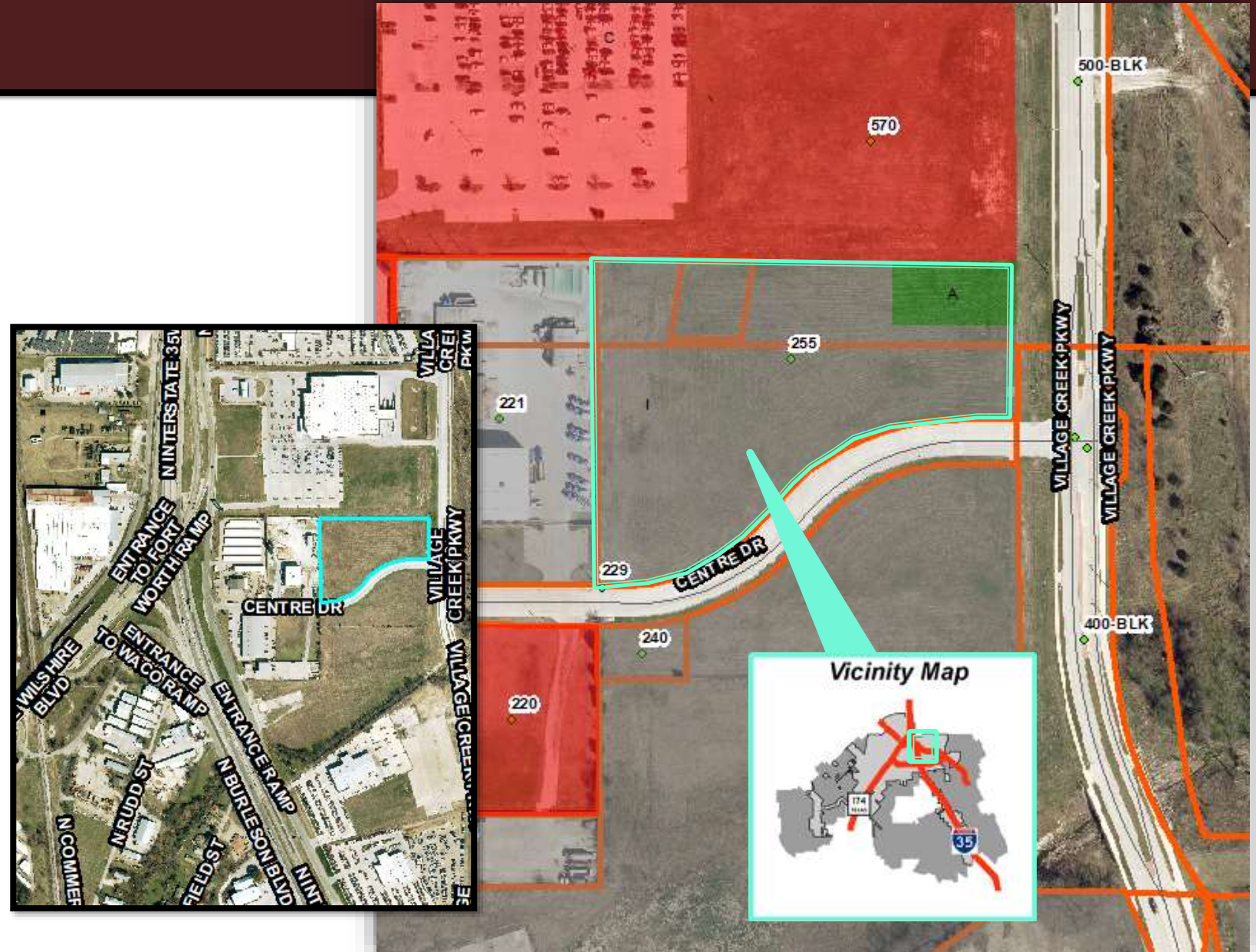
- 255 Centre Dr
- 4.41 acres

Applicant:

Angel Sanchez - Applicant
Jason Burghart - Owner

Item for approval:

Site Plan (22-165)



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Background:

- Liquid Stone Concrete currently operates immediately to the west of the subject site.
- Proposing to expand batching operations to the site in question.
- Site is located within the IH-35 Overlay - standards were applied during site plan review. City Council is sole approval authority of any waivers requested to this section.



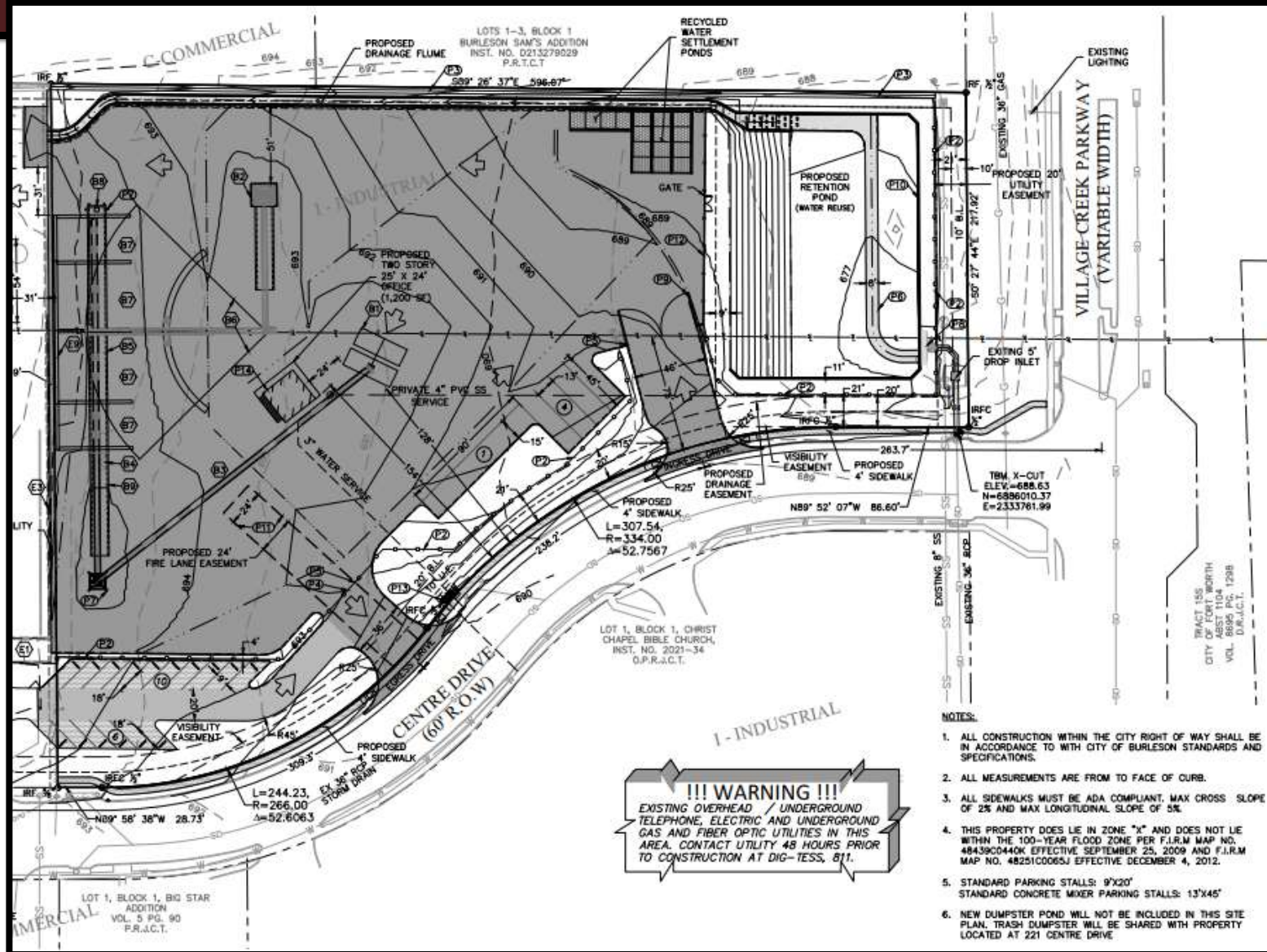
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Property Information:

- Zoning change ordinance (Case 22-167) is running concurrently

Site Plan Summary:

- 1,200 SF Building
- 24 feet in Height, two-stories
- Use – Concrete batching plant (permanent)
- 6 waivers to the IH-35 Standards

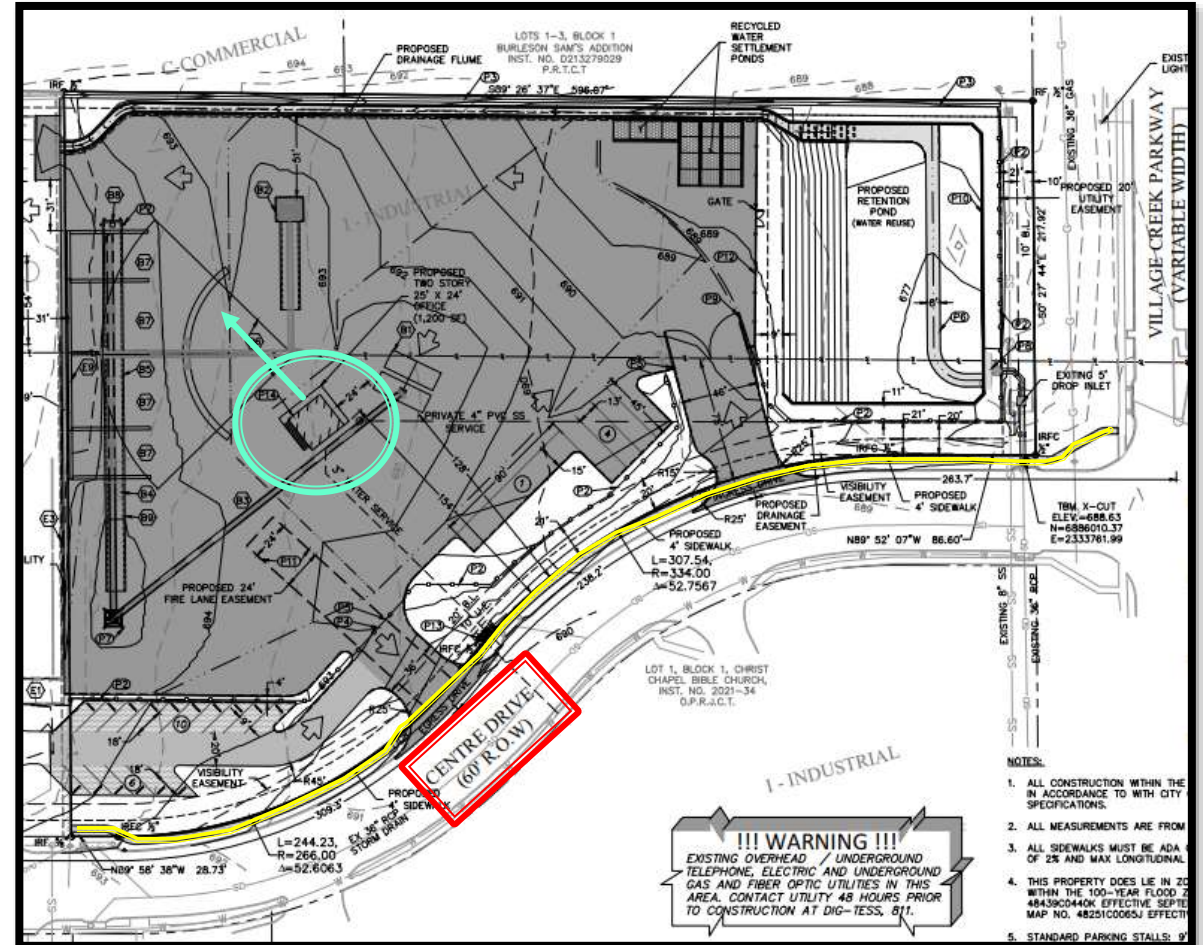


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Waiver Request:

➤ IH-35 Building Design (a)

<u>Required:</u>	One primary entryway shall face the principal street and connect directly to a sidewalk along the principal street.
<u>Provided:</u>	Primary entryway will not face towards nor connect to principal street. Sidewalk will be constructed along principal street.
<u>Justification:</u>	Primary use of the site is industrial. The main building / site are not intended for public use and will be screened accordingly

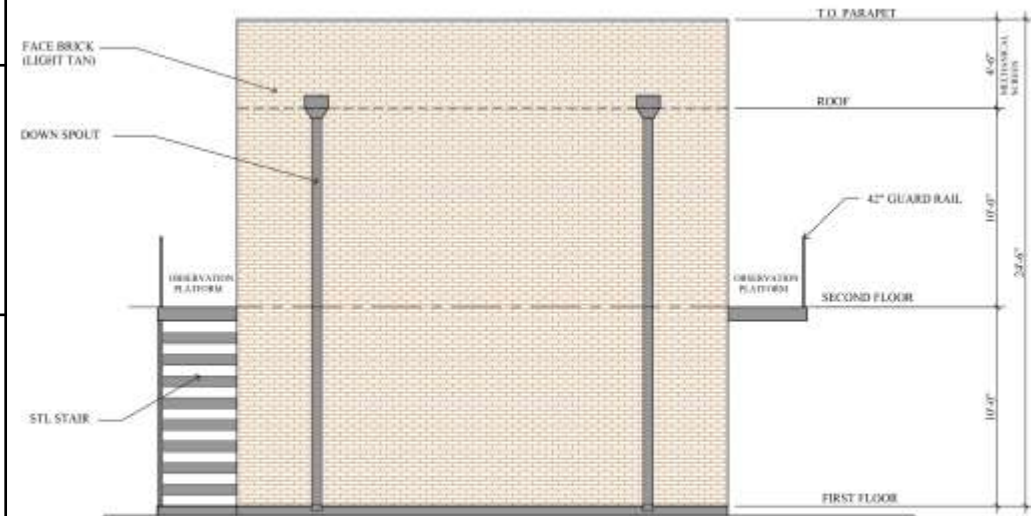
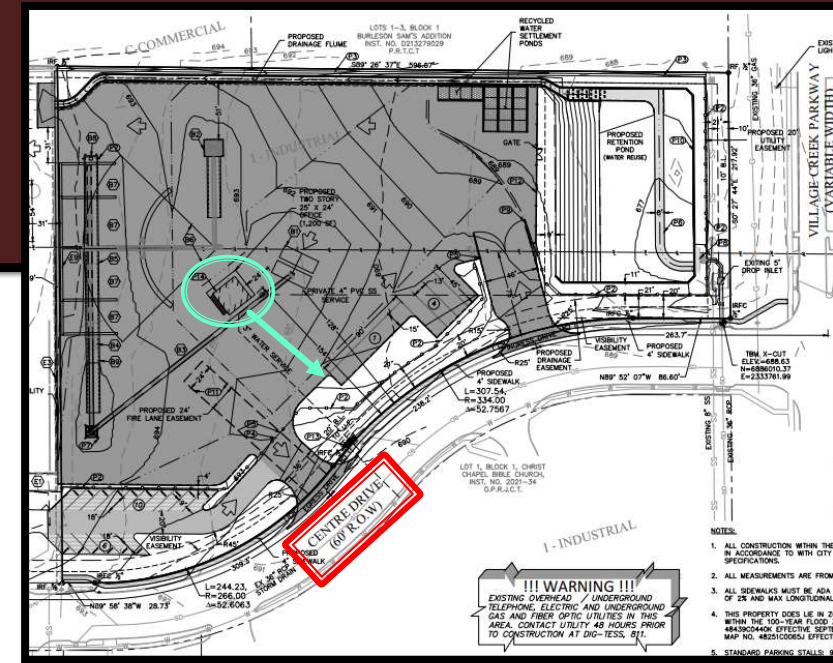


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Waiver Request:

➤ IH-35 Building Design (c)

<p><u>Required:</u></p>	<p>On the building façade facing the principal street, at least 35 percent of the wall area on the first floor shall consist of windows or similar glazing</p>
<p><u>Provided:</u></p>	<p>South façade facing the principal street does not provide any glazing.</p> <ul style="list-style-type: none"> • North elevation: 15% • East elevation: 13%
<p><u>Justification:</u></p>	<p>Building is designed as a control area for the plant with specific views to the equipment and trucks. Windows are intended for observation of strategic operations and safety requirements.</p>



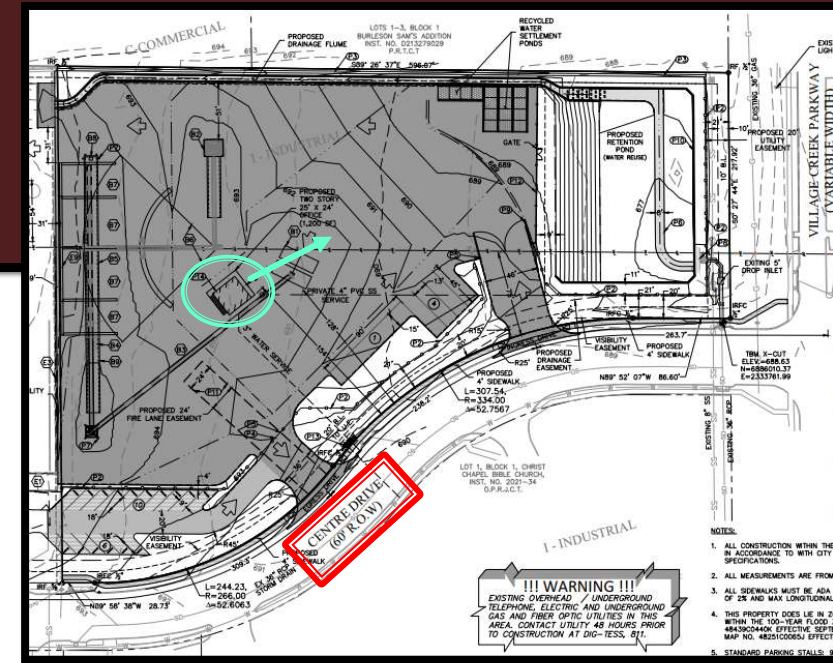
04 SOUTH ELEVATION

100% MASONRY
0% GLAZING

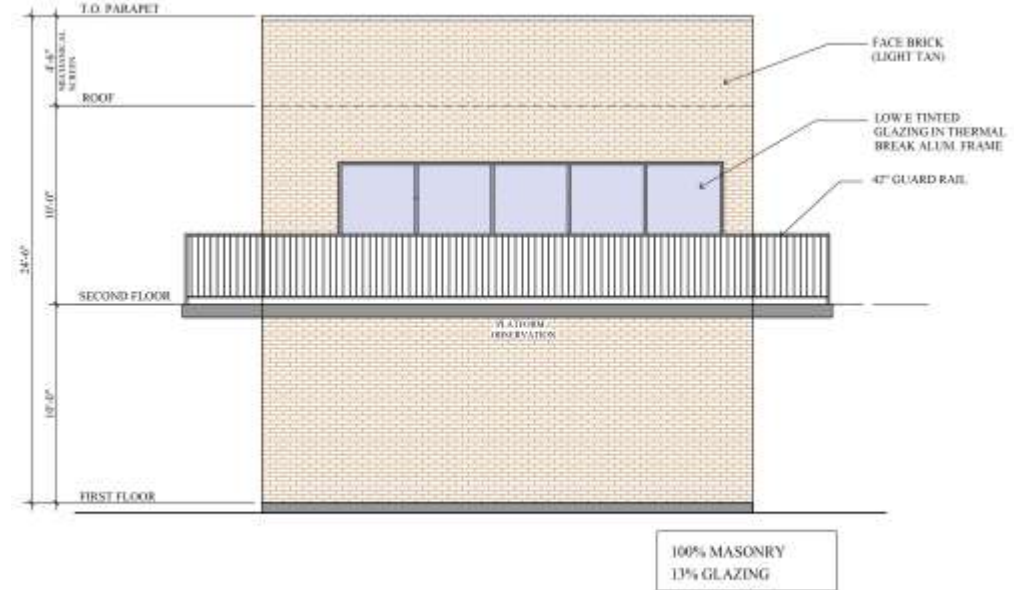
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Waiver Request:

- IH-35 Building Design (d)



<u>Required:</u>	On all other publicly visible façades, at least 20 percent of the wall area shall consist of windows or similar glazing.
<u>Provided:</u>	Other publically visible façade to the east provides 13% glazing <ul style="list-style-type: none"> • North elevation: 15%
<u>Justification:</u>	Building is designed as a control area for the plant with specific views to the equipment and trucks. Windows are intended for observation of strategic operations and safety requirements.



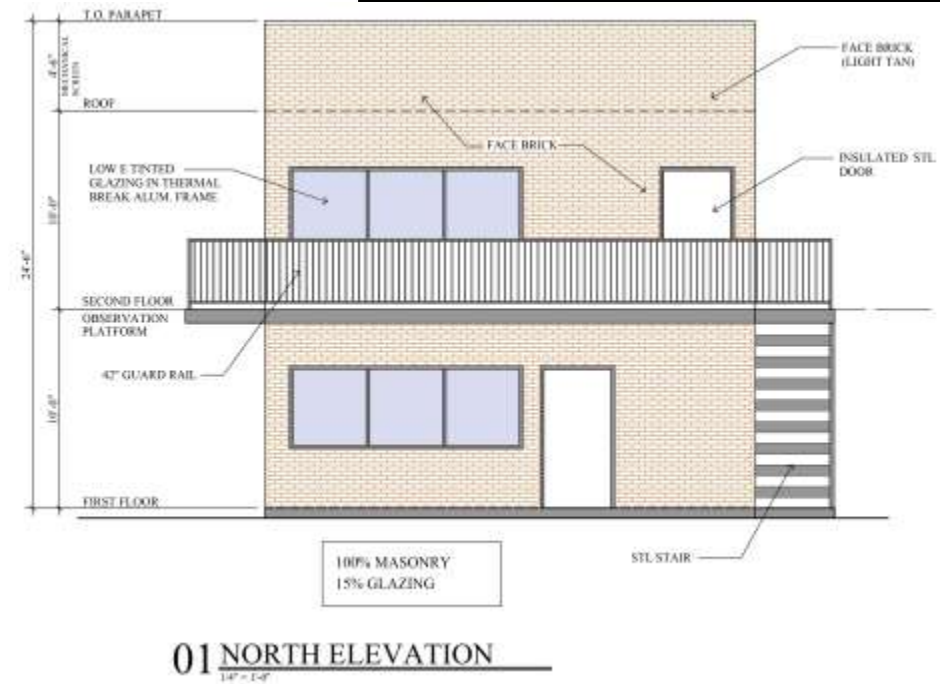
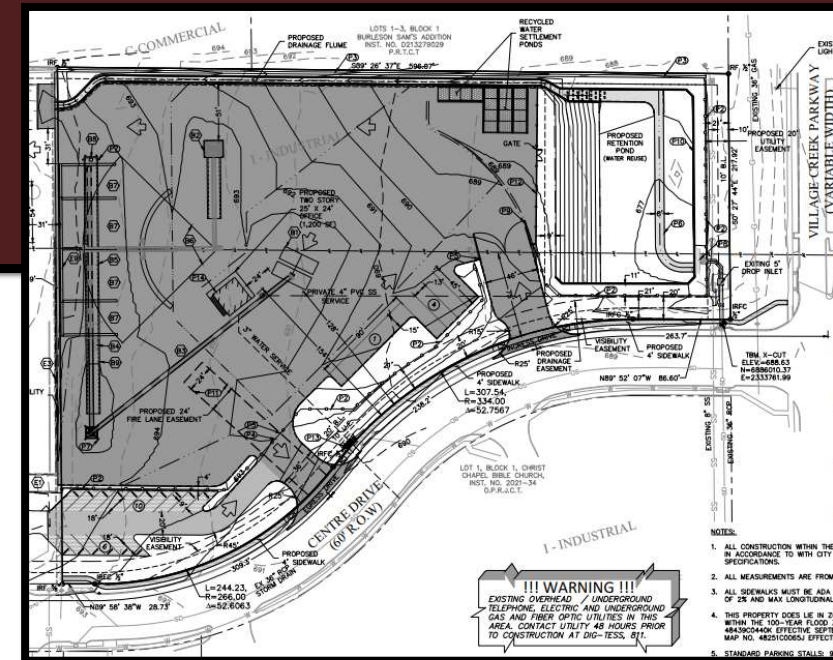
03 EAST ELEVATION
14' x 14'

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Waiver Request:

➤ IH-35 Building Design (g)

<p><u>Required:</u></p>	<p>Buildings shall provide a minimum of three building design elements as provided in the IH-35 Building Design Section.</p>
<p><u>Provided:</u></p>	<p>None of the building design element options are being applied to the proposed building.</p>
<p><u>Justification:</u></p>	<p>The design standards are intended to be for a safe and secure industrial facility. The building/site is not intended for public use, therefore no additional building designs or architectural elements are being installed.</p>

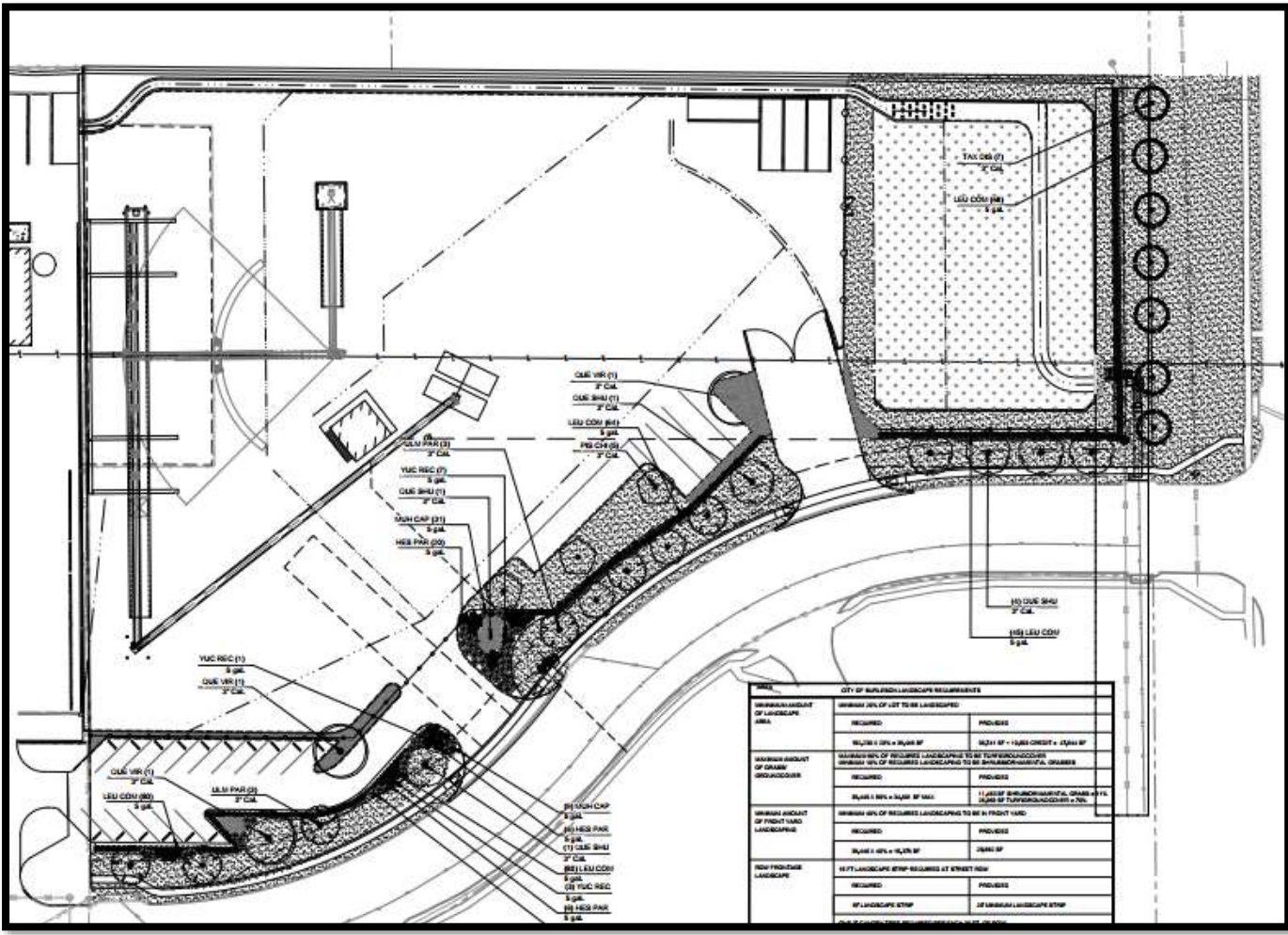


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Waiver Request:

➤ IH-35 Landscaping (h)




<u>Required:</u>	Developments shall provide at least 25 percent of the required landscaping area as natural open
<u>Provided:</u>	Proposing to provide 14.3% open space in lieu of the required 25%.
<u>Justification:</u>	Due to detention requirements, equipment circulation and safety, the public open space cannot be satisfied entirely.



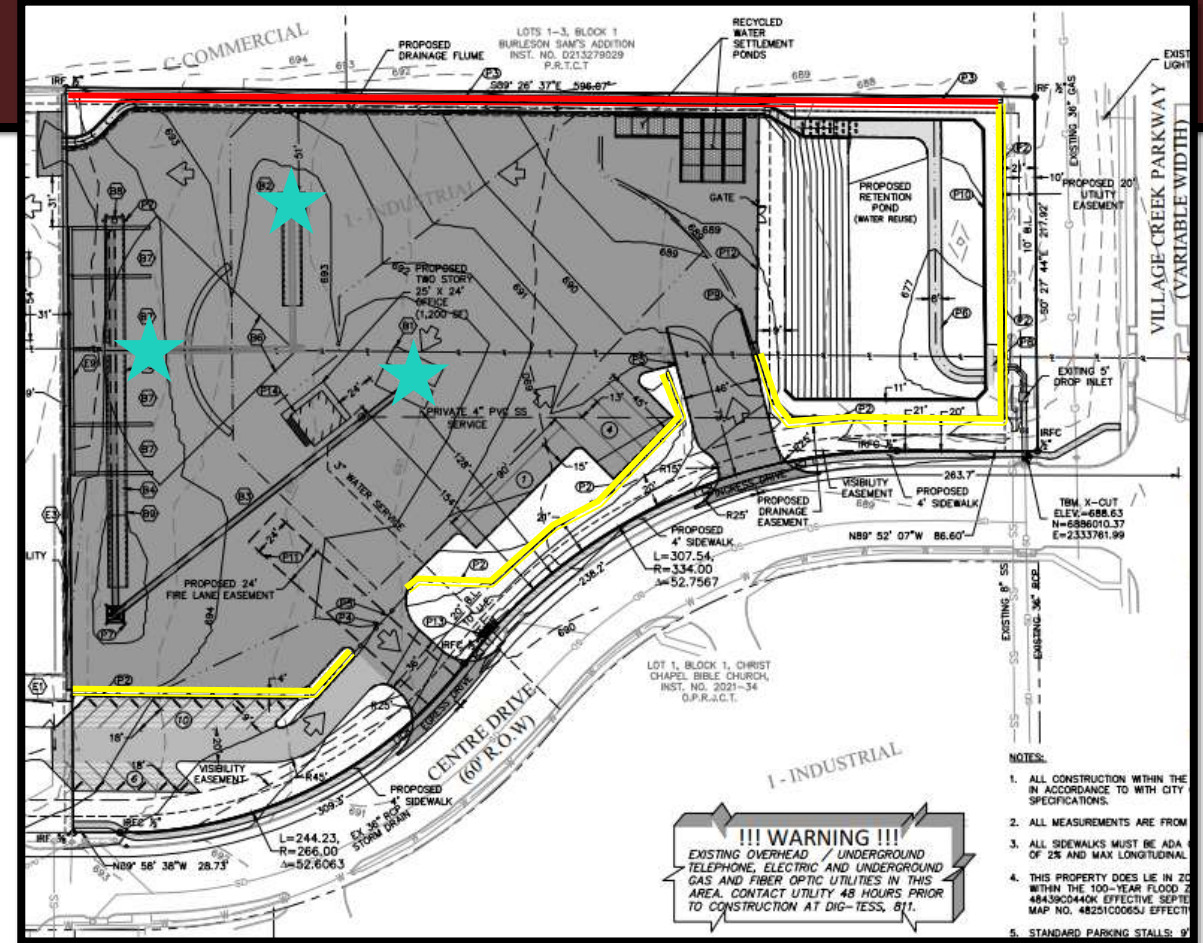
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Waiver Request:

➤ IH-35 Screening (a)

-  8' Masonry Wall
-  12' Masonry Wall
-  Equipment

<p><u>Required:</u></p>	<p>Mechanical equipment and other support elements for buildings shall be screened from view of any person standing on the property line.</p>
<p><u>Provided:</u></p>	<ul style="list-style-type: none"> • 8' masonry wall along the south and east (principal) sides of the property • 12' masonry wall along the north (rear) property boundary.
<p><u>Justification:</u></p>	<p>Screening the equipment entirely cannot be achieved due to the height of batching equipment = 42 – 85 feet</p>



Per the Texas Commission on Environmental Quality (TCEQ):

- 12 foot screening wall; or
- 50 foot buffer from all equipment shall be provided.

The northern property line is the only property line that does not meet the 50' buffer requirement so a 12' masonry fence was proposed.

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Site Conformance Table

<i>Required</i>	<i>Staff's Findings</i>
<p><u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan</p>	<p>Complies. Site plan is in compliance with all development regulations with the exception of:</p> <ul style="list-style-type: none"> • 4 - IH-35 Building Design standards • 1 - IH-35 Landscaping standard • 1 - IH-35 Screening standard
<p><u>Landscaping</u> – 20% of Total Site shall be landscaped: 38,446sf</p>	<p>Complies with all General landscaping. Landscaping proposed: 47,644sf with credits as listed on landscaping plans.</p>
<p><u>Parking Requirement</u> – 1 space for each two employees: 6 spaces 1 ADA spaces</p>	<p>Complies. Parking provided: 21 spaces ADA spaces: 1 spaces</p>

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P&Z Summary

Vote

Recommended approval by a vote of **8-0**

- Waivers were not considered as a part of the recommendation.

Discussion

Discussion was had regarding regulation agencies.

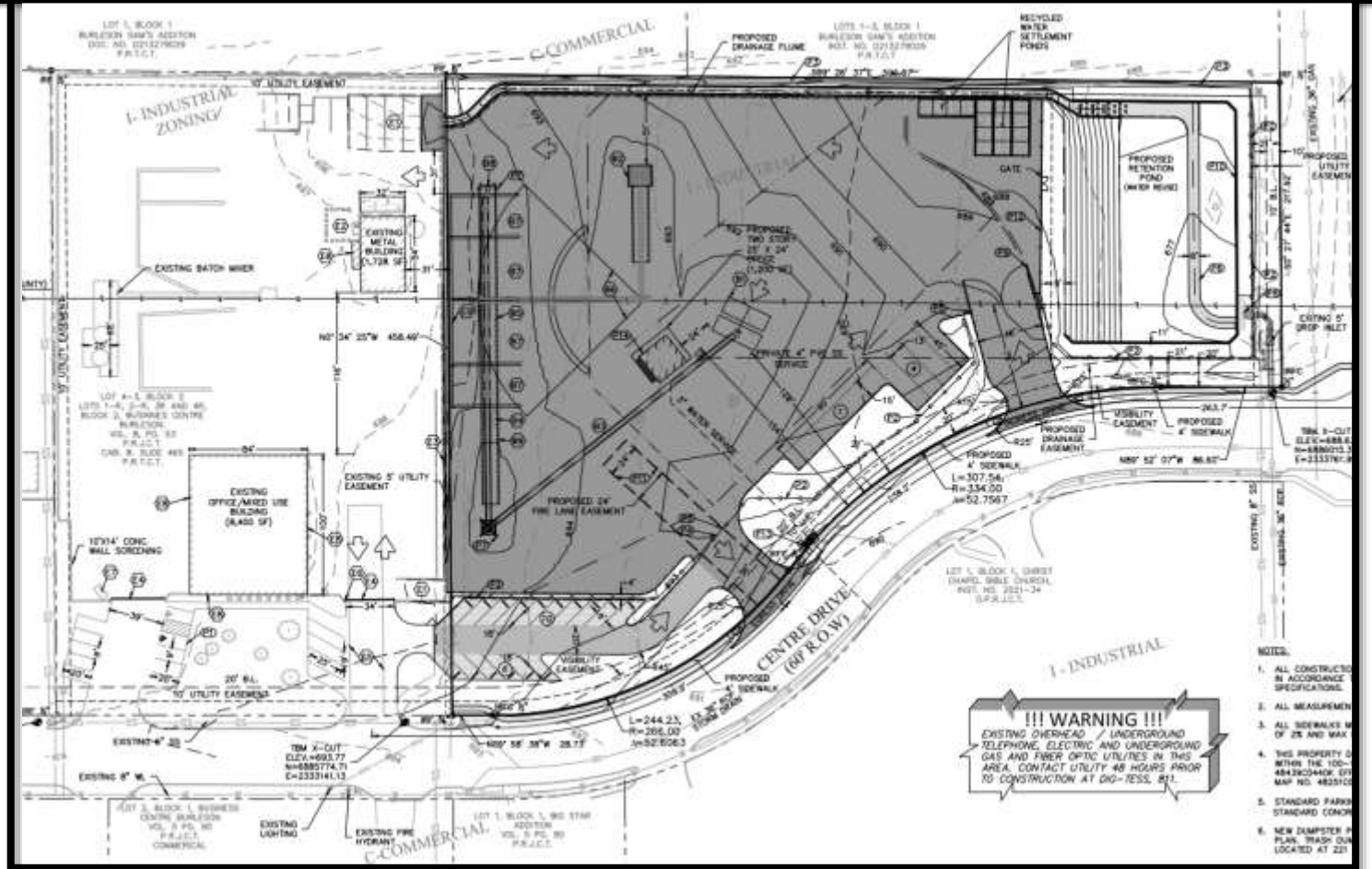
Speakers

Jason Burghart (Owner)

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Staff Recommendation

Recommends approval of a resolution for a commercial site plan with associated waivers (Case 22-165).



Questions/Discussion