



CITY COUNCIL COMMUNICATION

October 22, 2013

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 13-09-SUP and Consider First and Final Reading of Ordinance No. 2014.

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 13-09-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on Texas Continental Express Inc. Addition, Block 1, Lot 1R, 2603 W. Euless Boulevard for an Equipment Rental and Leasing Use in the Texas Highway 10 Multi-Use District (TX-10) and Heavy Industrial District (I-2) and approve Ordinance No. 2014.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: David Montgomery, representing Montgomery Cranes

Location/Zoning: 2603 W. Euless Boulevard. The property is zoned Texas Highway 10 Multi-use District (TX-10) and Heavy Industrial District (I-2).

Project Summary: The applicant is requesting a Specific Use Permit for equipment rental and leasing use at this site for the long-term leasing of construction cranes. The previous use at this location was TJ Lambrecht Construction. The property contains offices, equipment storage and repair buildings, and an outdoor storage yard.

Montgomery Cranes, currently operating in the City of Irving, is seeking approval to move their operation to this site. The site offers the company space to store the crane equipment

and booms, as well as provides a sheltered area to repair and maintain equipment. Fleet vehicles, which are used by their staff to make service calls to individual job sites, will be parked on site. The types of cranes that the company leases are used in multi-year construction jobs, and therefore, located off site for long periods of time.

In addition, the company intends to sell specialized crane parts, shipping them domestically and internationally.

Montgomery Cranes has no plans to alter the site from its current configuration. The company will utilize the existing yard and structures. The primary office building has adequate off-street parking. There is an existing fence with gate that screens the storage yard. The property has a berm with landscaping shrubs and trees on top.

The zoning on the property is split between the TX-10 and Heavy Industrial (I-2) zoning districts. The first two hundred fifty feet (250') parallel to W. Eules Blvd is zoned TX-10 and therefore triggers the need for a Specific Use Permit for this use. The use is allowed by right within the I-2 zoning district. A condition of the SUP establishes that the crane equipment and booms for the cranes must only be stored within the area of the storage yard zoned I-2.

Access from the storage yard is provided through a concrete drive approach onto W. Eules Boulevard. Crane equipment movement from the site will be less often than the equipment from the previous property owner and be of a similar nature hauled on flatbed trucks.

The Unified Development Code requires approval of the SUP through the Planning and Zoning Commission and City Council.

The Planning and Zoning Commission held a public hearing on October 1, 2013 and recommended that in addition to the business owner and business name, that the SUP be tied to the property owner which is a property holding company tied directly to the Montgomery Cranes business. The Planning and Zoning Commission recommended approval of the SUP by a vote of 6-0-0 with the following conditions:

1. The Specific Use Permit is tied to the Business Owner: David Montgomery; and,
2. The Specific Use Permit is tied to the Business Name: Montgomery Cranes, LLC; and,
3. The Specific Use Permit is tied to the Property Owner: MMEI Properties, LLC; and,
4. All storage of boom and crane equipment on the site will be placed to the south of two hundred fifty feet (250') from the public right-of-way line of W. Eules Boulevard also known as S.H. 10. This condition shall not preclude the business from moving equipment through the northern portion of the site for ingress, egress or for maneuvering for repair; and,
5. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

SUPPORTING DOCUMENTS:

- Ordinance No. 2014
- Minutes – P & Z
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

LG

City Manager's Office

KS

City Secretary's Office