



Legislation Text

File #: 21-4307, **Version:** 1

Public Hearing - Public Hearing on a Request for an Industrial Use Permit for a Rubber Compounding Facility on Approximately 7.8605 Acres on Lot 2, Block 1, Broseh Industrial Park, City of Mansfield, Tarrant and Johnson Counties, Texas, Located at 800 S. 6th Avenue; Next Gen Compounding, applicant and Broseh Industrial Properties, LLC, owner (IUP#21-001)

To consider the requested Industrial Use Permit

Staff recommends approval of the IUP with a condition that the applicant submit drainage plans to demonstrate how drainage will be managed prior to the construction of any future expansion of the existing building.

Existing Use: Warehouse/manufacturing building

Existing Zoning: I-2, Heavy Industrial Building

Surrounding Land Use & Zoning:

| | |
|---------|----------------------------------|
| North - | Gas station and parking lot, C-2 |
| South - | Manufacturing, I-2 |
| East - | Warehouses, I-2 |
| West - | Vacant and drill site, PR |

Comments and Considerations

The subject property is zoned I-2, Heavy Industrial District. The applicant proposes to relocate the Next Gen Compounding facility from Grand Prairie to the existing building on the property. Next Gen that manufactures elastomeric (rubber) compounds.

While rubber compounding is not specifically listed on the Permitted Use Table in Section 155.054 of the Code of Ordinances, the use is equated to "Chemical Processing". In the I-2 District, chemical processing requires an Industrial Use Permit (IUP). Unlike a Specific Use Permit, an IUP only requires Council approval at one meeting.

The applicant will store any temporary liquid waste in sealed 55 Gallon Drums. Estimated annual waste would be a few hundred pounds. There will be no outside chemical storage.

Site Plan

The applicant proposes to use the existing building (approximately 72,389 square feet) for the compounding facility. The Site Plan includes two possible future expansions to the rear of the existing building, a 30,000 square foot addition and a 70,000 square foot addition. These are outlined in red and yellow on Exhibit B-1. Exhibit B-2 provides a building layout to show how the existing facility will be used.

There is an existing pond at rear of the building and a drainage easement that runs along the northern and western property lines. As seen on Exhibit B-1, the future expansions will extend into the pond area. Utility and drainage plans must be submitted to the Engineering Department prior to the construction of the expansions. In addition, fire lanes must be extended as required by the Fire Marshal to insure access to all parts of the building.

Elevations

The applicant has provided photographs of the existing building in Exhibit C. The future building expansions must comply with the requirements of the Code of Ordinances for industrial buildings.

Landscaping

As shown on Exhibit D, the landscaping and parking lot screening for the existing building complies with the I-2 requirements of the Code of Ordinances. Additional landscaping and screening may be necessary for any expansion of the building or parking lots.

Should the vacant PR property to the north and west develop into a single-family residential subdivision, the residential proximity requirements for landscaping and screening will apply in conjunction with the future expansion of the Next Gen facility.

Signage

The applicant will have a wall sign as shown on Exhibit E. The wall sign and any future signs must comply with the general business sign regulations in Section 155.090(D)(1) of the Code of Ordinances.

Summary

The property is zoned I-2, Heavy Industrial District. I-2 properties are intended for heavy manufacturing uses which may not be compatible with commercial or lighter industrial uses. The proposed business is a compatible land use in the I-2 District.

The compounding operations and product storage will take place in the existing building. There will be no outside chemical storage.

The Council may approve an IUP if the following conditions have been found:

1. That the IUP will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity;
2. That the establishment of the IUP will not impede the normal and orderly development and improvement of surrounding vacant property;
3. That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
4. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
5. That adequate nuisance or hazard prevention measures have been or will be taken to prevent

or control offensive odor, fumes, dust, noise and vibration;

6. That directional lighting will be provided so as not to disturb or adversely affect neighboring properties; and
7. That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property.

Staff believes that the proposed Next Gen Compounding facility in the existing building at 800 S. 6th Avenue meets the above criteria. Regarding the future expansions, staff recommends the approval of the IUP with a condition that the applicant submit drainage plans to demonstrate how drainage will be managed prior to the construction of the expansions.

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