

June 20, 2017, Planning and Zoning Commission Meeting Minutes

Public Hearing – Conduct a Public Hearing and consider a request to amend the base zoning of a portion of Planned Development “PD” 54 from Industrial Technology “IT” to Community Facilities “CF”, and adopt Development Regulations, a Concept Plan, and Building Elevations, said portion being 7.502± acres situated in the William J. Jackson Survey, Abstract No. 484 and the John Fike Survey, Abstract No. 325; generally located south of Exchange Parkway and west of Junction Drive. (Z-12/14/16-127) [Ground Storage Tanks]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated the item is a public hearing for a PD amendment for the Ground Storage Tanks. The property is generally located south of Exchange Parkway and west of Junction Drive. The property to the north (across Exchange Parkway) is zoned Planned Development PD No. 108 Mixed-Use MIX. The properties to the west and east (across Junction Drive) are zoned Planned Development PD No. 54 for Industrial Technology IT. The property to the south (across Medical Drive) is zoned Planned Development PD No. 108 Office O.

Ms. Mohan stated that applicant, North Texas Municipal Water District, is proposing to construct storage tanks, categorized as a "Public Service Facility," on the approximate 7.502± acre site which is currently zoned Planned Development PD No. 54 Industrial Technology IT. The applicant is proposing to amend the base zoning district to Community Facilities CF and adopt Development Regulations, a Concept Plan, and Building Elevations for the property.

Ms. Mohan provided a brief history of the project, stating that the applicant originally intended to locate the two storage tanks in two separate locations. She stated that in 2016, the applicant decided to co-locate the storage tanks in this location. She noted that in the staff's opinion, the applicant worked well with the City by going above and beyond minimum requirements. Ms. Mohan stated that this included an additional buffer along Exchange Parkway, masonry screening around the storage tanks, and enhancements to the elevations of the storage tanks.

Ms. Mohan stated that two storage tanks are proposed on the property to serve and provide for the north Texas region. Each tank is 205' in diameter, 82' in height to the top of the dome, and capable of holding 13.5 million gallons. A concrete splash pad and storage pond is proposed on the western side of the tanks in case of overflow or failure. An associated 580 square foot control building, 525 square foot control meter vault building, and a future chemical storage area are also proposed on the property. A future conceptual development is shown along Exchange Parkway to ensure this area remains developable. Ms. Mohan stated that the storage tanks have been intentionally pushed back further into the property to create an additional buffer between the storage tanks and Exchange Parkway.

Ms. Mohan stated that there would be one gated point of access. This is provided for the development on Junction Drive. A hammerhead firelane is provided adjacent to the control building/storage area. A gravel drive continues in between the two tanks as an emergency access road.

Ms. Mohan noted that the open space provided exceeds ALDC standards.

Ms. Mohan stated that the storage tank facility will be enclosed with perimeter fencing consisting of an eight-foot masonry screening wall.

Ms. Mohan showed elevations of the buildings and storage tanks. She stated that the storage tanks will be one story with a maximum height of 82 feet to the top of the dome. While showing the elevations of the storage tanks, she showed that the tanks will be constructed of concrete and will be decorated with raised

concrete arched elements. She stated that the control building will be one story with a maximum height of 16 feet and will be constructed of brick with standing seam metal roofing.

Ms. Mohan summarized the development regulations and concluded by noting that the PD Amendment request has been reviewed by the Technical Review Committee. Additionally, she said that she received one letter of support: Charles Nies, Twin Creeks Architectural Commission.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking acknowledged that the letter of support did have some concerns with deed restrictions but that the City does not enforce deed restrictions as they are a private agreement between private parties.

Pete Smith, City Attorney, confirmed this statement.

Chairman Cocking asked if both storage tanks were to be built at the same time or if they were intended to be phased.

Ms. Mohan stated that she was not aware of any phasing.

The applicant's representative, Travis McComb, Program Manager for the Water Distribution System for North Texas, stated that the storage tanks would be built at the same time. He said that the site would be developed to its full potential immediately.

Chairman Cocking pointed out that there would be a chemical storage facility and that he was unaware of the toxicity of the chemicals that would be held there. He asked if there was a notification system for the immediate area in the event of a leak from the chemical storage. He stated that his concern was the adjacency to a daycare center with children frequently playing outside. He questioned what the process was for notification to the immediate area in the case of a chemical spill.

Mr. McComb stated that there would not be a large amount of chemicals stored on the site, with a 100-gallon maximum or about the size of a pallet. He also stated that they are liquid chemicals and are not airborne. He stated that there is the ability to expand if needed but that there are no current plans to expand.

Chairman Cocking reiterated the proximity to the daycare center and asked what the process would be in the event of a tank failure, as the containment pond is not big enough.

Mr. McComb stated that there are sensors on the tanks' overflow gates that will alarm the control room if the tanks start overflowing, and they can automatically shut off the control valves that feed the tanks. He stated that these measures would prevent the tanks from completely overflowing.

Motion: **Upon a motion by Commissioner Hollingsworth, and a second by 2nd Vice-Chair Platt, the Commission voted 4 IN FAVOR, and 0 OPPOSED recommend approval of the request to amend the base zoning of a portion of Planned Development "PD" 54 from Industrial Technology "IT" to Community Facilities "CF", and adopt Development Regulations, a Concept Plan, and Building Elevations; generally located south of Exchange Parkway and west of Junction Drive, for Ground Storage Tanks.**

The motion is carried.