



City of Benbrook

Planning and Zoning Commission

DATE: 03/11/2021	REFERENCE NUMBER: CUP-21-01	SUBJECT: A request for properties totaling approximately 7.6 acres of land for approval of a conditional use permit for deviation from the outdoor storage regulations of Chapter 17.79 – Benbrook Boulevard Corridor Overlay District, Title 17 – Zoning of the Benbrook Municipal Code. The properties are generally located at the southwest corner of Old Benbrook Road and Winscott Road (Lot 1, Block 3, Benbrook Industrial Park and Tract 1C04, Abstract 1680, James S Wilburn Survey) and 5701 Old Benbrook Road (Tract 1C03, Abstract 1680, James S Wilburn Survey). The area is zoned “H” Industrial District and is located within the Benbrook Boulevard Corridor Overlay District. [PUBLIC HEARING]	PAGE: 1 of 4
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Project Name: American Masonry Supply, Inc.

Request Type: Conditional Use Permit

Site Description: Approximately 7.6 acres
 Lot 1, Block 3, Benbrook Industrial Park (3.59 acres) and Tracts 1C03 (3.63 acres) and 1C04 (0.39 acres), Abstract 1680, James S Wilburn Survey

Location: 500 Winscott Road and 5701 Old Benbrook Road

Zoning District: “H” Industrial District and Benbrook Blvd Corridor Overlay District

Property Owners: Benbrook Economic Development Corporation (BEDC) & CCI-Benbrook I LP

Applicant(s): Sam Shipley - Owner/Operator
 American Masonry Supply, Inc.
 Benbrook, TX

And

BEDC

Request

The applicants, as part of an Economic Development and Performance Agreement approved by the Benbrook Economic Development Corporation (BEDC) on February 22, 2021 and Benbrook City Council on March 4, 2021 to convey to Sam and Cynthia Shipley Family, LP and American Masonry Supply, Inc. property located 5701 Old Benbrook Rd., request approval of a conditional use permit (CUP) to increase the level of outdoor storage permitted by right within the Benbrook Boulevard Corridor Overlay District.

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Background and Project Details

American Masonry Supply, Inc. (AMS) is a manufacturer of architectural cast stone, cast stone mantels, ornamental plaster, glass fiber reinforced concrete (GFRC), decorative resin and plaster moldings (e.g. cast stone columns, cast stone balustrades, cast stone entry ways, finials). Proposed AMS operations at the Benbrook “old Weatherford” location addressed as 500 Winscott Road will include a product showroom, an AutoCAD drafting studio, state-of-the-art molding shop, carving department, layout areas, cast stone production lines, plaster production lines, GFRC and resin production lines, custom packing and shipping department, indoor and outdoor storage, offices and conference room space.

BEDC, as part of an economic incentive package to relocate AMS operations from Arlington TX to Benbrook TX, has approved the conveyance of Tract 1C03 (3.63 acres), Abstract 1680, James S Wilburn Survey, and addressed as 5701 Old Benbrook Road, Benbrook, TX., to AMS. AMS then proposes to combine the 5701 Old Benbrook Road property with the “old Weatherford” location to form a single property for their new Benbrook manufacturing facility. The Benbrook City Council approved the AMS Economic Development and Performance Agreement on March 4, 2021.

The approved agreement includes the following covenants:

- Duties of Shipley/AMS
 1. Design, construct, and pay for all facility and site improvements related to the project, while preserving trees, as reasonable, on the BEDC property - and obtain a Certificate of Occupancy within eighteen (18) months.
 2. Submit appropriate documentation allowing BEDC to seek, on behalf of Shipley, a Conditional Use Permit (CUP) for outside storage and a Right-of-Way Encroachment agreement to utilize city right-of-way for additional employee parking, landscaping, and signage on the triangular-shaped tract abutting the northeast corner of the 500 Winscott property.
 3. Operate the facility as American Masonry Supply in Benbrook for a period of no less than three (3) years; employ at least forty-four (44) full-time employees, as economic conditions permit; and remain current on all property tax payments and sales tax remittance to the state.

- Duties of BEDC
 1. Convey to Shipley, fee simple, the 3.61-acre BEDC-owned property located at 5701 Old Benbrook Road, at no cost.
 2. Provide fill dirt from BEDC stockpile for the project, as requested by Shipley.
 3. Submit an application, on behalf of Shipley, for a CUP and Right-of-Way Encroachment agreement, as described above.

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In April 2018, the City Council adopted the Benbrook Boulevard Corridor Overlay District, which allows:

- Outdoor Storage. Up to 10,000sqft (or 10% of the lot, whichever is less) for storing equipment, material, and/or supplies outside, if screened by an 8ft masonry wall/fence.
- Outdoor storage areas area only permitted along the interior side(s) or rear of the primary building and shall not encroach beyond the outer most plane of the primary building’s front façade.
- Stored materials shall not be placed or stacked more than one foot below the top of the screening wall.
- The conditional use permit process allows the Planning and Zoning Commission to grant relief to the outdoor storage and outdoor display standards.

The applicant is proposing the following:

- General outdoor storage exceeding 10,000sqft. Principal areas of storage are shown on the attached site plan. Any paved surface within the site’s screened perimeter has the potential of being used for parking, loading, and storage.
- Rights-of- Way (ROW) Screening. Outdoor storage will be screened by:
 - Existing vegetation along Old Benbrook Rd.
 - A new board on board stained 6ft tall cedar wood fence installed along Winscott Rd and materials will not exceed the fence’s height.

Staff Considerations and Analysis

- The site is zoned “H” Industrial. Outside storage is normal for an industrial district.
- The storage areas on the eastern side of the site (the existing development) will be screened and materials will not exceed the height of the screening fence.
- The storage areas on the western side of the site (the area currently owned by the BEDC) are heavily screened by existing vegetation.
- In conformance with Section 17.79.050.1.b of the Benbrook Corridor Overlay District zoning chapter, outdoor storage areas, including drive aisles and storage pads will be paved with concrete and kept in a neat and orderly fashion.
- The site is not adjacent to any residential zoning districts.
- The applicant will not be developing in the 100-year floodplain for floodway and will be preserving many trees, to be utilized for vegetative screening.
- The BEDC and City Council have approved an Economic Development and Performance Agreement.
- In accordance with Section 17.80.050 of the Benbrook Zoning Ordinance, the approval of the CUP to American Masonry Supply, Inc. will automatically expire upon a change in ownership of the land. Should the applicant sell the land in the future, the new operator of the site must apply for a new CUP, with consideration by the Planning and Zoning Commission.

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- The Planning and Zoning Commission is to review and evaluate this request using the criteria listed in Section 17.80.030 of the Benbrook Zoning Ordinance (see attached; Applicable Code References).

Recommended Motion

Move to approve conditional use permit request number CUP-21-01, as presented.

Attachments

1. Site Plan
2. Applicable Code References
3. Location Map