



CITY COUNCIL COMMUNICATION

March 11, 2014

SUBJECT: Consider a Request for a Temporary Use Permit
SUBMITTED BY: Mike Collins, Director of Planning and Economic Development
REFERENCE NO: 14-01-CC

ACTION REQUESTED:

Consider approval of a request for a Temporary Use Permit for Mario Sinacola & Sons for a Portable Concrete Batch Plant proposed to be located west of SH 121 and north of Cheek Sparger Road for a period of ninety (90) days.

ALTERNATIVES:

- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Name of Applicant: Mario Sinacola & Sons Excavating Inc.

Request / Location: Temporary Use Permit for a concrete batch plat to be located within the Glade Parks development. The zoning of the property is (PD) Planned Development 1944.

Mario Sinacola & Sons, in association with the construction of infrastructure and development of Rio Grande Boulevard and bridge and has requested approval of a temporary use permit to construct and operate a concrete batch plant on the Glade Parks site. The following text is from the City of Euless Unified Development Code regarding temporary uses.

(6) Temporary uses.

The city council may approve the operation of temporary uses on any property for a specific period of time. Such temporary uses are typically associated with an already existing use and are subject to review to ensure adequate facilities exist or will be provided to serve the public and employees of the temporary use.

- a. Permit required. Temporary uses such as a carnival, concrete or asphalt batch plant, seasonal, parking lot, sidewalk, truckload and other temporary sales of merchandise may be permitted provided a temporary use permit is first obtained from the city council.

b. Effective period. No temporary use permit shall be valid for more than 90 consecutive days and shall be subject to any and all restrictions, requirements, and safeguards established by city council at the time the temporary use permit is considered.

c. Restrictions and requirements. Such restrictions, requirements or safeguards may include, but are not limited to, hours of operation, duration of the use, parking, setbacks, signage and any other requirement deemed necessary to protect the general welfare of the community and minimize negative impacts on adjacent properties.

Mario Sinacola & Sons has submitted a letter from the Texas Commission on Environmental Quality that a permit from their agency is not required for this location. Location of temporary batch plants on-site of construction projects reduces cost for the developer by having materials mixed on-site and reduces the number of heavy material transportation trips on city roads and infrastructure.

The applicant has provided an application detailing their intended operations. The Development Services Group has reviewed the application and recommends approval.

SUPPORTING DOCUMENTS:

- Temporary Use Permit Request
- Letter: Texas Commission on Environmental Quality
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

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City Secretary's Office