



## CITY COUNCIL COMMUNICATION

April 8, 2014

**SUBJECT:** Consider a Request for a Temporary Use Permit

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

**REFERENCE NO:** 14-02-CC

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### **ACTION REQUESTED:**

Consider approval of a request for a Temporary Use Permit for Jackson Construction for a Portable Concrete Batch Plant proposed to be located east of Heritage Boulevard South of Red River for a period of ninety (90) days.

### **ALTERNATIVES:**

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

### **SUMMARY OF SUBJECT:**

**Name of Applicant:** Jackson Construction, LTD

**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.

Jackson Construction in conjunction with K. Hovnanian home builders has requested approval of a temporary use permit to construct and operate a concrete batch plant on the Glade Parks site. This batch plant would be used to construct the permanent roads for the Glade Parks single-family residential subdivision. 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.

Jackson Construction has submitted their permit information from the Texas Commission on Environmental Quality for the 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 site will be located adjacent to Heritage Boulevard but located well south of the existing urban loft community to reduce the noise and interference with the existing residential development.

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

**SUPPORTING DOCUMENTS:**

- Exhibit(s)
- Map 1, Map 2, and Map 3

**APPROVED BY:**

\_\_\_\_\_ **LG** \_\_\_\_\_

City Manager's Office

\_\_\_\_\_ **KS** \_\_\_\_\_

City Secretary's Office