



Sachse, Texas

Sachse City Hall
3815-B Sachse Road
Sachse, Texas 75048

Meeting Agenda Planning & Zoning Commission

Monday, July 14, 2014

7:00 PM

Council Chambers

The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, July 14, 2014, at 7:00 p.m. at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags

2. Community Development Director's Update Report: Briefing on current activities of staff.

3. Regular Agenda Items:

[14-2291](#)

Consider approval of the minutes from the June 23, 2014 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the June 23, 2014 Planning and Zoning Commission meeting.

Attachments: [CD - PZ MINUTES 062314.pdf](#)

[14-2292](#)

Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for an Automotive Repair, Major Use on an approximately 0.390 acre tract of land located at 6534 Industrial Drive, more particularly described as Lot 6, Block B, Sachse Industrial Park Phase 3, being further described in Exhibit "A", and located in an I-1 Restricted Manufacturing / Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".

Executive Summary

The applicant is requesting a Special Use Permit for a Major Automotive Repair use for the 0.390-acre (17,000 square feet) property located at 6534 Industrial Drive. The applicant currently has a Certificate of Occupancy to conduct Minor Automotive Repair

Uses.

Attachments: [CD - MAJ AUTO SUP - 6534 INDUSTRIAL PZ - PRESENTATION.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL PZ - ATTACHMENT 1.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL PZ - ATTACHMENT 2.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL PZ - ATTACHMENT 3.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL PZ - ATTACHMENT 4.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL PZ - ATTACHMENT 5.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL PZ - EXHIBIT A.pdf](#)
[CD - MAJ AUTO SUP - 6534 INDUSTRIAL PZ - EXHIBIT B.pdf](#)

4. Adjournment

Note: The Planning and Zoning Commission may retire and convene into Executive, Closed Session on any matter related to the above agenda items for the purposes of private consultation with the City Attorney under Section 551.071 of the Texas Government Code.

State law prohibits the introduction or discussion of any item of business not posted at least seventy-two (72) hours prior to the meeting time.

Posted: July 11, 2014; 5:00 p.m. Michael Spenser, Interim Director of Community Development _____

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Terry Smith, City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.



Legislation Details (With Text)

File #:	14-2291	Version:	1	Name:	CD - PZ MINUTES 062314
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	6/26/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	7/14/2014	Final action:		Final action:	
Title:	Consider approval of the minutes from the June 23, 2014 Planning and Zoning Commission meeting.				
	Executive Summary				
	Approval of the minutes from the June 23, 2014 Planning and Zoning Commission meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CD - PZ MINUTES 062314.pdf				

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes from the June 23, 2014 Planning and Zoning Commission meeting.

Executive Summary

Approval of the minutes from the June 23, 2014 Planning and Zoning Commission meeting.

Staff Recommendations

Staff recommends approval of the minutes from the June 23, 2014 Planning and Zoning Commission meeting.

City of Sachse, Texas
Planning and Zoning Commission

Minutes of the Regular Meeting on Monday, June 23, 2014

Time: 7:00 p.m.

Place: Sachse City Hall

Members Present:

Warren Becker

Ty Lamb

Scott Everett

Wendy Stewart

David Hock

Jack Bickler

Members Absent:

Staff Present:

Michael Spencer, Interim Community Development
Director

Greg Peters, City Engineer

Charlotte Youngblood, Secretary

Others Present:

Bill Adams, City Council Liaison

Chairman Scott Everett opened the meeting of the Planning and Zoning Commission at 7:00 p.m. and a quorum was declared.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags

The invocation was offered by Warren Becker and David Hock led the pledges.

2. Community Development Director's Update Report: Briefing on current activities of staff.

Michael Spencer, Interim Community Development Director, said Walmart will have its grand opening on July 16, 2014. He also announced that our new Community Development Director will start on July 21, 2014.

3. Consider approval of the minutes from the June 9, 2014 Planning and Zoning Commission meeting.

Wendy Stewart made a motion to approve the minutes of the June 9, 2014 Planning and Zoning Commission meeting. Ty Lamb seconded the motion. The motion passed with all voting in favor.

4. Conduct a public hearing and consider recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Zoning Ordinance and Schedule I Permitted Uses Parking Requirements for Retails Sales / Personal Service Use, as heretofore amended; to grant a change of zoning from a General Commercial (C-2) District to a Planned Development District on approximately 6.47-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Murphy Road and Blackburn, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".

Michael Spencer, Interim Community Development Director, introduced the item. He made a PowerPoint presentation and showed the aerial of the subject property and surrounding zoning of

the adjacent properties. He stated the applicant is requesting a change in zoning from General Commercial District (C-2) to a Planned Development District. He said the proposed Planned Development standards would maintain a General Commercial zoning district (C-2); developer's deed restrictions; and reduce parking requirements from 1 space per 200 square feet of building floor area to 1 per 250.

Mr. Spencer stated that the applicant provided a parking study of surrounding areas and as you can see by the study other cities are using lower parking ratios than Sachse. He said they provided another study where they went out and made visual observations of neighboring grocery stores during the week and on Saturdays. He stated studies from area grocery stores of similar size suggest that the requested parking requirement would be sufficient. He explained that this is also supported by other regional cities adopting lower parking requirements. He said staff is in support of the parking density of 4.0 spaces per 1,000 square feet. He said staff recommends approval of the zoning request with one condition: that the reduce parking requirements of 4 spaces per 1,000 square feet of grocery store shall be restricted to a retail grocery use only.

Johnathon Vincent, Applicant's Representative, said they were requesting to change the zoning from General Commercial to the Planned Development for reduced parking ratios only all other zoning standards would still be in place. He said they thought the current parking requirement is not justified under these circumstances. He stated it would be wasteful from a construction standpoint and more importantly from the public viewpoint we think it would be beneficial. There would be less run off, less heat island effect and more green space. He said it makes more sense to not put more concrete than absolutely necessary. Mr. Vincent said he agrees with staff recommendation applying this to the retail grocery store only and appreciates staff's recommendation of approval.

Chairman Everett opened the public hearing at 7:22 p.m.

With no one speaking, David Hock made a motion to close the public hearing. Wendy Stewart seconded the motion. The motion passed with all voting in favor.

The public hearing was closed at 7:23 p.m.

After discussion, Warren Becker made a motion to make recommendation to approve amending the Zoning Ordinance and Schedule I Permitted Uses Parking Requirements for Retails Sales / Personal Service Use, as heretofore amended; to grant a change of zoning from a General Commercial (C-2) District to a Planned Development District on approximately 6.47-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Murphy Road and Blackburn, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D". Ty Lamb seconded the motion. With all voting in favor the motion passed unanimously.

There being no further business, Warren Becker made a motion to adjourn. The meeting was adjourned at 7:42 p.m.

Secretary

Chairperson



Legislation Details (With Text)

File #:	14-2292	Version:	1	Name:	CD - MAJ AUTO SUP - 6534 INDUSTRIAL PZ
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	6/27/2014	In control:		In control:	Planning & Zoning Commission
On agenda:	7/14/2014	Final action:		Final action:	
Title:	Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for an Automotive Repair, Major Use on an approximately 0.390 acre tract of land located at 6534 Industrial Drive, more particularly described as Lot 6, Block B, Sachse Industrial Park Phase 3, being further described in Exhibit "A", and located in an I-1 Restricted Manufacturing / Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".				

Executive Summary

The applicant is requesting a Special Use Permit for a Major Automotive Repair use for the 0.390-acre (17,000 square feet) property located at 6534 Industrial Drive. The applicant currently has a Certificate of Occupancy to conduct Minor Automotive Repair Uses.

Sponsors:

Indexes:

Code sections:

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Executive Summary

The applicant is requesting a Special Use Permit for a Major Automotive Repair use for the 0.390-acre (17,000 square feet) property located at 6534 Industrial Drive. The applicant currently has a Certificate of Occupancy to conduct Minor Automotive Repair Uses.

Background

The 0.390-acre subject property is located at 6534 Industrial Drive and retains a zoning designation of Restricted Manufacturing/Warehousing (I-1) (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map). The property currently has a Certificate of Occupancy for Minor Automotive Repair Uses.

The subject property has following adjacent existing uses:

- Northeast: Developed land located Restricted Manufacturing / Warehousing (I-1) zoning district.
- Southwest: Developed land located Restricted Manufacturing / Warehousing (I-1) zoning district.
- Northwest: Existing Special Use Permits for Major Automotive Repair (Ord. No. 3266 and 3588).
- Southeast: Kansas City Southern Railroad.

Policy Considerations

The applicant is requesting a Special Use Permit (SUP) for a Major Automotive Repair Use for the subject property located at 6534 Industrial Drive.

The SUP request was evaluated in light of the standards set forth in the Zoning Ordinance, specifically with regard to compatibility with surrounding uses. The subject property is located in an industrial park development and is surrounded with like uses. In the past there have been nine other similar Special Use Permits granted for properties within this industrial park.

As part of the SUP review, staff evaluated the proposed Site Plan (see Exhibit B). The Site Plan depicts one existing building being 9,090 square feet (See Attachment 3 for site photo). There is no planned expansion of the building's existing footprint. The applicant will provide a firelane on the subject property, as indicated on the Site Plan in order to maintain fire coverage to all areas of the building. The applicant has constructed an automotive paint booth within the building; however, it is not operational at this time. The automotive paint booth will require a permit and inspections from both the Building Inspection and Fire Departments upon approval of the SUP request. The automotive paint booth is considered a Major Automotive Repair use and would not be permitted without the requested Special Use Permit.

The Site Plan was found to be in conformance with the City's current standards and regulations. It should be noted that the following conditions are included in the Ordinance being considered:

- Outside storage of vehicles under repair shall be prohibited.
- Outside repair of vehicles shall be prohibited.
- A minimum of six (6) striped parking spaces shall be maintained on the site.
- No parking or storage of vehicles shall be permitted outside of designated parking spaces.

Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. Mailed notification was sent out on July 3, 2014 to a total of 83 property owners. As of Thursday, July 10, 2014, one (1) response, in opposition, has been received (See Attachment 4).

Budgetary Considerations

None.

Staff Recommendations

Staff recommends approval of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for an Automotive Repair, Major Use on an approximately 0.390 acre tract of land located at 6534 Industrial Drive, more particularly described as Lot 6, Block B, Sachse Industrial Park Phase 3, being further described in Exhibit "A", and located in an I-1 Restricted Manufacturing / Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".



PLANNING & ZONING COMMISSION

JULY 14, 2014

REQUEST

Conduct a public hearing and offer recommendation to City Council regarding the consideration of an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for an Automotive Repair, Major Use on an approximately 0.390 acre tract of land located at 6534 Industrial Drive, more particularly described as Lot 6, Block B, Sachse Industrial Park Phase 3, being further described in Exhibit "A", and located in an I-1 Restricted Manufacturing / Warehousing District; providing special conditions; providing for the approval of the Site Plan attached as Exhibit "B".



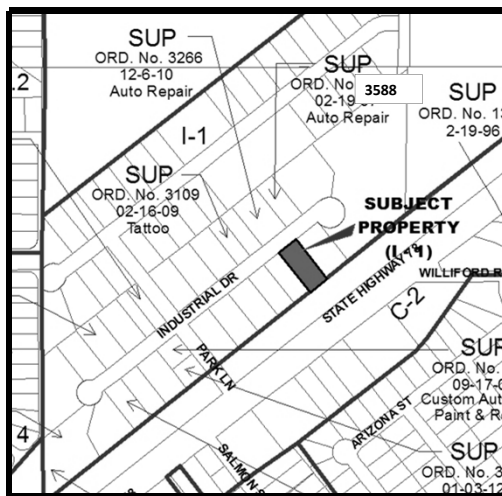
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

ZONING MAP



BACKGROUND

SITE INFORMATION

- ❑ Current Use: Minor Automotive Repair Use
- ❑ Proposed Use: Major Automotive Repair Use
- ❑ Site Area: 0.390 acres
- ❑ Existing Zoning: Restricted Manufacturing / Warehousing (I-1)
- ❑ Six (6) existing parking spaces
- ❑ Proposed Zoning: SUP

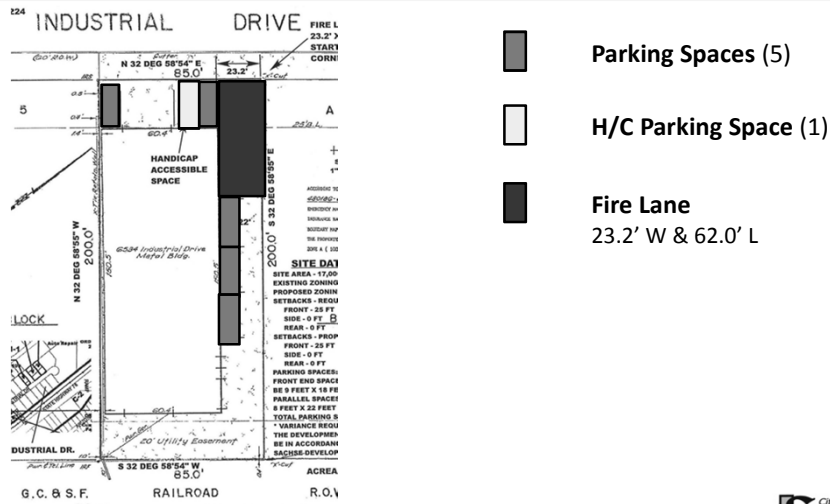


BACKGROUND

SITE PHOTO



POLICY CONSIDERATIONS PROPOSED SITE PLAN



POLICY CONSIDERATIONS ORDINANCE – CONDITIONS INCLUDED

- ☐ Outside storage of vehicles under repair shall be prohibited.
- ☐ Outside repair of vehicles shall be prohibited.
- ☐ A minimum of six (6) striped parking spaces shall be maintained on the site.
- ☐ No parking or storage of vehicles shall be permitted outside of designated parking spaces.

PUBLIC NOTIFICATION FEEDBACK

- ❑ 83 Property Owners within 1,000-feet notified
 - One (1) response returned opposed



STAFF RECOMMENDATION

Staff recommends approval of the zoning request as presented.

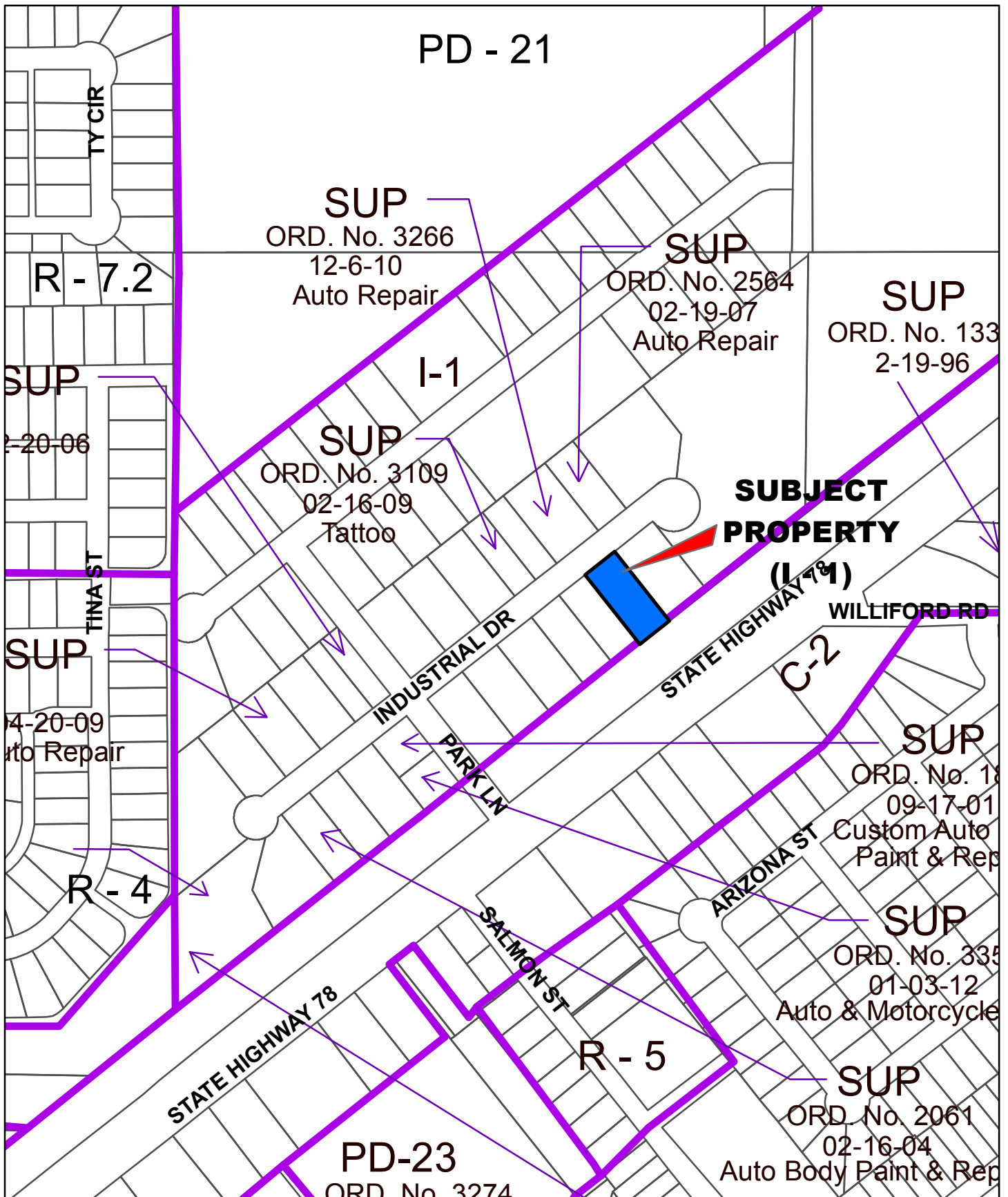




0 100 200
Feet

AERIAL LOCATION MAP

6534 INDUSTRIAL DRIVE (I-1)
FILE: SUP 14-02 AUTOMOTIVE REPAIR
Map Created: June 05, 2014



0 150 300 600
Feet

ZONING IDENTIFICATION MAP

6534 INDUSTRIAL DRIVE (I-1)
FILE: SUP 14-02 AUTOMOTIVE REPAIR
Map Created: June 02, 2014



TIME RECEIVED
July 7, 2014 3:18:23 PM CDT

REMOTE CSID
9725309238

DURATION
51

PAGES
1

STATUS
Received

07/07/2014 15:13 9725309238

DETROIT COLLISION

PAGE 01



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: July 3, 2014
RE: Special Use Permit for a Major Automobile Repair use

LOCATION: This property is located 6534 Industrial Drive. (A location map depicting the 1,000-foot notification area is attached for reference.)

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) specifically to allow for major automotive repair uses to occur on the property.

☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *This area of the street was neat & clean - Now the listed property continuously has vehicles parked beside it, behind it on the grass near the train tracks limited parking space for employees & customers & vehicles left out side for days that are in process of repair - primed*

SIGNATURE: *Carmen Rayner*

PRINTED NAME: *Carmen Rayner*

ADDRESS: *6531 Industrial Dr Sachse*

*Business of property owner
*We do Not Rent we own the property
Areas on vehicles - parts removed, & tape & plastic left on vehicles outside. looks untidy & unprofessional*

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, July 14, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Special Use Permit at 7:30pm on Monday, August 4, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: mspencer@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road

Sachse, TX 75048

FAX: (972) 675-9812

JUN 04 2014



UNIFORM DEVELOPMENT APPLICATION

APPLICATION INFORMATION			
Project Name: 6534 INDUSTRIAL DR SUP		Total Acreage:	
Location of Property: 6534 INDUSTRIAL DR		Appraisal District Account Number(s) & County:	
Subdivision/Addition Name:		Lot:	Block:
Future Land Use Map Designation(s):		Current Zoning Designation(s):	
TYPE OF REQUEST			
		Fees Paid (*For Administrative Use Only)	
☐ Rezoning		\$	
☐ Planned Development		\$	
☒ Special Use Permit (SUP) MAJOR AUTOMOTIVE		\$	
☐ Temporary Special Use Permit (SUP)		\$	
☐ Temporary Seasonal Sales		\$	
☐ Temporary Retail Sales		\$	
☐ Variance		\$	
☐ Site Plan		\$	
☐ Landscape Plan		\$	
☐ Tree Management Plan		\$	
☐ Preliminary Plat		\$	
☐ Final Plat		\$	
☐ Replat		\$	
☐ Amending Plat		\$	
☐ Minor Plat		\$	
☐ Conveyance Plat		\$	
CURRENT PROPERTY OWNER			
Company:		Name: BARRY NEAL	
Address: 4017 SPRING ISL OKATIE OK SC 29909		Phone No: 972-839-7816	
City:		Fax No:	
State:	Zip Code:	E-Mail:	
APPLICANT/CONTRACT PURCHASER			
Company: PAINT - DYNAMICS		Name: ERIC AELLO	
Address: 6534 INDUSTRIAL DR		Phone No: 972-363-3224	
City: SACHSE		Fax No:	
State: TX	Zip Code: 75098	E-mail: ERIC.AELLO@PAINTDYNAMICS.COM	
AGENT/REPRESENTATIVE			
Company:		Name:	
Address:		Phone No:	
		Fax No:	
City:	State:	Zip Code:	E-mail:
For Administrative Use Only			
Date:	Case Number:	Total Fees Paid: \$	

EXHIBIT A

LEGAL DESCRIPTION

This property is Lot 6, Block B of the Sachse Industrial Park, Phase 3, an approximately 17,000 square foot or 0.390 acre tract of land. The property is commonly known as 6534 Industrial Drive.

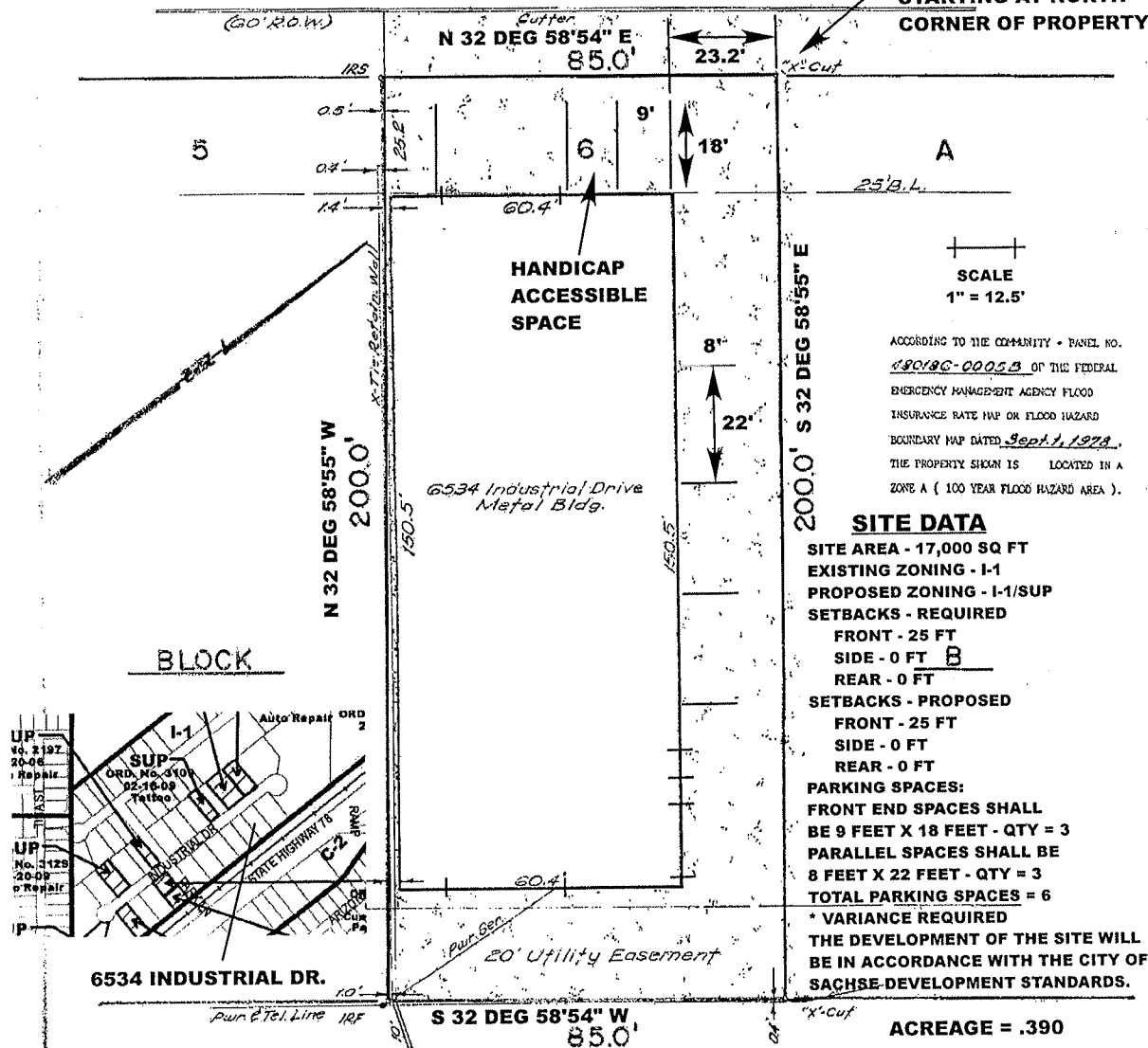
This is to certify that I have, this date, made a careful and accurate survey, on the ground, of property located at
No. 6534 Industrial Drive in the City of Sachse, Texas, being Lot
No. 6, Block B, Sachse Industrial Park, Phase Three, an
addition to the City of Sachse, Dallas County, Texas according to the plat thereof recorded
in Volume 3482, Page 0410, Deed Records, Dallas County, Texas.

BUSINESS OWNER: ERIC AELLO
421 BELL DR. WYLIE, TX 75098
972.363.3224

**PROPERTY OWNER: BARRY NEIL
3635 WALDORF DR, DALLAS, TX 75229
972.839.7816**

DRIVE

**FIRE LANE SHALL BE
23.2' X 62' MINIMUM
STARTING AT NORTH
CORNER OF PROPERTY**



SITE DATA

SITE AREA - 17,000 SQ FT

EXISTING ZONING - I-1

PROPOSED ZONING - I-1/SUP

SETBACKS - REQUIRED

FRONT - 25 FT

SIDE - 0 FT **B**

REAR - 0 FT

SETBACKS - PRO

FRONT - 25 FT

SIDE - 0 FT

PARKING SPACES:

FRONT END SPACES SHALL

BE 9 FEET X 18 FEET - QTY = 3

PARALLEL SPACES SHALL BE

8 FEET X 22 FEET - QTY = 3

TOTAL PARKING SPACES = 6

*** VARIANCE REQUIRED**

**THE DEVELOPMENT OF THE SITE WILL
BE IN ACCORDANCE WITH THE CITY OF
SACHSE DEVELOPMENT STANDARDS.**

ACREAGE = .390

G. C. & S. F.

RAILROAD

R.O.W.

To Chicago Title Company in connection with the transaction described in

GF No. 164521-P

GF No. 164521-P. Use of this survey by other parties and/or for other purposes shall be at users' risk and any loss resulting from other use shall not be the responsibility of the undersigned. And the plat hereon is a correct and accurate representation of the property, lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated, and EXCEPT AS SHOWN there are no visible and apparent encroachments or protrusions on the ground.

JUN 26 2014

SCALE 1"=30'

DATE 10/28/89

JOB NO. 89471

DRAWN BY _____



A & W SURVEYORS

P.O. BOX 870029

MESQUITE, TX. 75150 (214) 681-4975

Phit WyH6

Registered Public
Surveyor No. 4652

EXHIBIT B - ZONING EXHIBIT
industrial park, lot 6 - block B