

## PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 1, 2010

### AGENDA PUBLIC HEARING ITEM: #9- SU101103 – Specific Use Permit – 833 S. Great Southwest Parkway (City Council District 4).

Senior Planner Ryan Miller presented the case report and a Power Point presentation to the Commission for approval of a Specific Use Permit for a waste recycling processing and transportation facility on 6.10 acres. The subject property is zoned Planned Development District No. 203 (PD-203), and is located east of S. Great Southwest Parkway north of Dillard Street. The owner is First Industrial Texas L.P., the applicant is Waste Track Services, and the agent is Elizabeth Young.

Mr. Miller stated the proposed lease area of 6.10 acres, contains an existing 157,385 square-foot tilt wall building located along the eastern side of S. Great Southwest Parkway. The building was constructed in 1975 and is considered to be conforming with respect to the development standards stipulated in Planned Development District No. 203 (PD-203). The applicant, Waste Track Services, is a nation-wide postindustrial waste recycling company that has been in operation since 2006. They specialize in the collection and recycling of plastics, paper, cardboard, Styrofoam (EPS), mixed polyethylene, and resin, and their customer base includes many of the major retailers and industrial companies located in and around the metroplex.

The function of the proposed facility is to process postindustrial plastic scrap and cardboard tubing and prepare it to be shipped to an end user on both a domestic and international scale. The only equipment that will be required on site is a horizontal baler and a stationary compactor, which will be used to repack the materials into larger more compact bails for shipping. This site will act as a transfer facility only, and the recycling or repurposing of the materials will be performed at another site outside of the city limits. This facility will not handle or store liquid recyclables or hazardous materials, and will not be open for drop-off recycling by individual operators or the general public.

According to the operational plan provided by the applicant, Waste Track Services will have five (5) employees at this location at the commencement of operations, but is expecting to increase this number up to 20 employees by March of 2011. The hours of operation for this facility will be Monday through Friday 7:00 a.m. to 3:30 p.m., with the potential to add an additional shift of Monday through Friday 3:00 p.m. to 7:30 p.m.

Mr. Miller stated since the applicant has not identified any appeals for this case, the Development Review Committee (DRC) is able to recommend full approval of the applicant's request for a Specific Use Permit for a Waste Recycling, Processing and Transfer Facility at 833 S. Great Southwest Parkway in accordance with all pertinent regulations stipulated in the Unified Development Code, and the attached ordinance and site plan.

Chairman Garrett noted there were no questions for staff, opened the public hearing, and asked for speakers.

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES OF NOVEMBER 1, 2010**

The applicant Elizabeth Young, 15006 Spring Creek Road, Dallas, TX was present representing the case.

Chairman Garrett asked if other operators, such as Duncan Disposal, would be bringing in materials/containers to this site.

Ms. Young replied yes, but would be non-hazardous recycling loads. Firms like Duncan would be contracted as a carrier.

Chairman Garrett noted there were no questions and no other speaker cards submitted for this case.

There being no further discussion on the case, Commissioner Adams moved to close the public hearing and recommend approval of case SU101103 as presented by staff. The action and vote being recorded as follows:

Motion: Adams

Second: Waggoner

Ayes: Garrett, Adams, Moss, Koerth, Motley, Waggoner and Philipp.

Nays: None

Approved: **7-0**

Motion: **carried.**