

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES JULY 11, 2016**

PUBLIC HEARING AGENDA Item #11 – SU080605A - Specific Use Permit - 3925 E Jefferson Street (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and gave a Power Point presentation for approval of a Specific Use Permit permitting the operation of a smelting furnace, a hazardous industrial use, as part of an operating automotive/industrial salvage yard. The subject property, zoned Heavy Industrial (HI) and within Central Business District No. 4, is located at 3925 E. Jefferson. The owner is Tommy Winn.

Mr. Hinderaker stated the applicant is proposing to install a smelting furnace at his salvage yard located at 3925 E. Jefferson in order to recycle aluminum - primarily engine blocks and other aluminum auto components. According Recycling Services International, LL, the manufacturer of the MAX-4000 Aluminum Sweat Furnace, the furnace is a standalone piece of industrial equipment that is approximately 15-ft. wide by 20-ft. long. The furnace is proposed to be housed under an existing roof structure that is attached to an existing building located on the property. As this proposal is an ancillary use to the overall auto salvage operation, staff is only reviewing the proposed use to ensure that the all safety and environmental regulations related to the operations of the smelting furnace are followed. The applicant has agreed to comply with all environment, building and fire code standards. Staff contends that the use will not negatively impact any parking, landscape, or other zoning related development requirements of the overall salvage yard.

Mr. Hinderaker stated the Development Review Committee recommends approval of the request w/ adherence to the review comments.

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

Tony Lyons, 3925 E. Jefferson, Grand Prairie, TX was present representing the case and to respond to questions from the Commission. Tommy Winn, property owner, 3925 E. Jefferson, Grand Prairie, TX and Max Coleman, 9 Heritage Court, Grand Prairie, TX were present in support of this request.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and approve case SU080605A as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Lopez, Moser, Philipp, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**