

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JULY 6, 2015

PUBLIC HEARING AGENDA Item #9- SU970701D - Specific Use Permit Renewal - Excavation (City Council District 5). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for approval to renew and amend Specific Use Permit 671A (SUP-671A) for sand and gravel mining and land reclamation for approximately 63 acres. This site is currently zoned Light Industrial (LI) District and is generally located east of MacArthur Boulevard and south of east bound Interstate Highway 30. The owner/applicant is James Cornelius, South IH 30 LTD.

Mr. Hinderaker stated the applicant is requesting to extend the operational time frame of Specific Use Permit No. 671A for a, sand and gravel mining operation originally approved. The original operation approved in 1997 included a gross area of 439 acres that were predominately situated within a flood plain. The mining area, where the actual extraction of material occurs, was limited to about 134 acres. Since 1997, approximately 200 acres of the gross site have been reclaimed from the flood plain for use as an industrial park - largely from soil material taken from the adjacent mining areas. Other soil materials were sold to contractors for use in off-site construction projects. Amended SUP 671A reduced the area of the mining operation from 439 acres to 63.10 acres.

Mr. Hinderaker stated the applicant is now requesting a three-year extension to the operational time frame with an option for two separate three year extensions with a mandatory review period occurring every three years. The extension periods may be administratively approved by staff if all mining and extraction operations are performed in compliance with SUP ordinance requirements, and all other relevant codes and ordinances of the City of Grand Prairie. However, staff could exercise the option of requiring City Council approvals for the extension periods should recorded violations occur within the previous operational period.

Mr. Hinderaker stated in addition to the requirements set forth in the SUP Ordinance, this operation will also be subject to all requirements established in Chapter 7, Article VIII, "Gravel Pits" of the Code of Ordinance of the City of Grand Prairie. This article requires permits for the excavation of material, and a 404 permit from the US Army Corps of Engineers for disturbance of flood plain area. The applicant has complied with these requirements for the existing operation. Once they have secured approval of this amended SUP request, the applicant will seek renewal of these permits as necessary from the Engineering Department and the Corps. In accordance with Code requirements, the Engineering Department will review a reclamation plan as a part of their permit review. The renewal of these required permits are necessary before any further mining operations occur into the extended operational period.

Mr. Hinderaker stated the Development Review Committee recommends approval of this SUP request.

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

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and renew case SU970701D as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Gray, Johnson, Moser, Motley, Dr. Perez, Philipp, Spare, and Womack

Nays: None

Approved: **9-0**

Motion: **carried.**