

PLANNING AND ZONING COMMISSION DRAFT MINUTES OF JUNE 2, 2014

AGENDA PUBLIC HEARING ITEM: #12– SU140601 - Specific Use Permit - Re-Teck (City Council District 1). Chief City Planner Jim Hinderaker presented the case report and a Power Point presentation for a Specific Use Permit to allow Indoor Salvage/Electronic Recycling. The subject property is officially addressed 909 Avenue T, also known as 905 Avenue T, zoned Light Industrial (LI). The areas of operation will be located within suites 312B and 314. The agent is Ed Mitchell, Re-Teck and the owner is Gregg Morris, LPC.

Mr. Hinderaker stated Li Rising LLC dba Re-Teck began business in 2012 in Grand Prairie. The current manager of the facility was unaware that a Certificate of Occupancy was never issued. As the site was getting ready to expand into another suite, employees of the facility applied for a Certificate of Occupancy; it was then discovered that no CO was ever issued to the original suite. The applicant immediately went to work, taking the necessary steps to ensure compliance with the city's ordinances. Re-Teck has agreements with major manufacturers to handle Post Consumer Returns (PCR). Generally, Re-Teck takes in returned or broken PCs, cellphones, tablets, e-readers, office equipment and landline phones. Re-Teck will occasionally take in miscellaneous scrap, such as metals, clean paper, cardboard, plastic, etc. This "scrap" makes up approximately 20% of the material taken in. With a goal of "Zero Landfill," most material is reused, refurbished, or recycled. Soiled trash (materials which may have food residue) is taken to the landfill.

Mr. Hinderaker stated Re-Teck receives product by truck or mail. The materials are then disassembled to its major components for reuse or recycling. Several lines are set up to perform disassembly, sorting, and destruction of various electronic components. Components are separated into boxes and are sent out to be sold or shipped to vetted downstream vendors for recycling. All products are maintained inside the facilities until it is shipped. There is no outside storage.

Mr. Hinderaker stated Re-Teck will be utilizing 2 suites within this building. The nature of their business model and the terms from their clients prohibit the components from one suite to be mixed with components from the other. The 2 suites will be operating independently. Re-Teck has earned a R2 Certification. The "R2 Standard" establishes responsible recycling practices for the recycling of electronics globally. The R2 Certification helps potential clients of Re-Teck know that the used and end-of-life electronic equipment are managed in an environmentally responsible manner, protective of health and safety of workers and the public, and all data on media devices is secured until destroyed.

Mr. Hinderaker stated the hours of operation are from 7AM – 6PM, Monday-Friday. Re-Teck utilizes one truck for local pick-ups and deliveries. Re-Teck Employees between 45 and 55 employees, depending on the project. Re-Teck hopes to grow and employee over 100 employees.

Mr. Hinderaker stated the Development Review Committee recommends approval of this request in conformance with all requirements of the Light Industrial District, Fire Administration and the Environmental Services Department and all other state and federal environmental requirements, and with the condition that there will be no outside storage.

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

Ed Mitchell with Re-Teck, 905 Avenue T, Suite 312-B, Grand Prairie, TX was present representing the case and to respond to questions from the Commission.

There being no further discussion on the case, Commissioner Moser moved to close the public hearing and recommend approve case SU140601 to allow Indoor Salvage/Electronic Recycling as presented by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Motley

Ayes: Arredondo, Garrett, Gray, Moss, Moser, Motley and Spare

Nays: None

Approved: **7-0**

Motion: **carried.**