

FILE NUMBER: MZ-25-000040(SAS) **DATE FILED:** December 29, 2025
LOCATION: South line of California Crossing Road, east of Wildwood Drive.
COUNCIL DISTRICT: 6
SIZE OF REQUEST: ±11.5 acres **CENSUS TRACT:** 48113009900

REPRESENTATIVE: Audra Buckley / Permitted Development

APPLICANT/OWNER: Gregory Roemer / H R Development INC

REQUEST: An application for a minor amendment to the existing site plan for Specific Use Permit 1464 for a refuse transfer station on property zoned an IM Industrial Manufacturing District.

STAFF RECOMMENDATION: Approval.

IM Industrial Manufacturing

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-77556

BACKGROUND INFORMATION:

- On April 10, 2002, Specific Use Permit No. 1464 was established by Ordinance 24886, on property zoned an IM Industrial Manufacturing District.
- On March 27, 2024, SUP 1464 was amended to modify development standards primarily related to parking and landscaping. Additionally, the amendment added square footage to the building footprint to allow the continues use of the site as a refuse transfer station.
- The purpose of the request is to modify the building footprint and reconfigure surface parking.

MINOR AMENDMENT CRITERIA:

SEC. 51A-4.219. SPECIFIC USE PERMIT (SUP)

(4) The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. The city plan commission shall, after a public hearing, authorize minor changes in the site plan that otherwise comply with the SUP ordinance and the underlying zoning and do not:

- (A) alter the basic relationship of the proposed development to adjacent property;
- (B) increase the number of dwelling units shown on the original site plan by more than 10 percent;
- (C) increase the floor area shown on the original site plan by more than five percent or 1,000 square feet, whichever is less;
- (D) increase the height shown on the original site plan;
- (E) decrease the number of off-street parking spaces shown on the original site plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or
- (F) reduce setbacks at the boundary of the site as specified by a building or setback line shown on the original site plan.

For purposes of this paragraph, “original site plan” means the earliest approved site plan that is still in effect, and does not mean a later amended site plan. For example, if a site plan was approved with the specific use permit and then amended through the minor amendment process, the original site plan would be the site plan approved with the

specific use permit, not the site plan as amended through the minor amendment process. If, however, the site plan approved with the specific use permit was replaced through the zoning amendment process, then the replacement site plan becomes the original site plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

(8) The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. The city plan commission shall, after a public hearing, authorize minor changes in the landscape plan that otherwise comply with the SUP ordinance and the underlying zoning and do not:

(A) reduce the perimeter landscape buffer strip shown on the original landscape plan;

(B) detrimentally affect the original landscape plan's aesthetic function relative to adjacent right-of-way or surrounding property; or

(C) detrimentally affect the original landscape plan's screening or buffering function.

For purposes of this paragraph, "original landscape plan" means the earliest approved landscape plan that is still in effect, and does not mean a later amended landscape plan. For example, if a landscape plan was approved with the specific use permit and then amended through the minor amendment process, the original landscape plan would be the landscape plan approved with the specific use permit, not the landscape plan as amended through the minor amendment process. If, however, the landscape plan approved with the specific use permit was replaced through the zoning amendment process, then the replacement landscape plan becomes the original landscape plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

REQUEST DETAILS:

The following table shows development standards¹ applicable to the current area of request. The site must comply with the yard, lot, and space regulations outlined in Industrial Manufacturing District in Sec. 51A-4.400 of the Dallas Development Code. In general, parking for SUP 1464 defaults to the off-street parking and loading requirements in Sec. 51A-4-200 for refuse transfer station use.

	Setbacks		Height	Lot Coverage [^] , Density, FAR	Off-street Parking	Special Standards
	Front	Side/Rear				
IM(A)	15' Min.	no minimum	Max height is 110' (NOTE: RPS apply) max stories 8 1	80% max lot coverage No min lot size	None required	

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed amendment to the site/landscape plan complies with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

When evaluating compliance with the standards for a minor amendment, the proposed plans must be compared to the “original” plans rather than with later amended plans.

With the current request, the applicant proposes the following changes (as compared to the “original” plans):

1. Reallocating 7,950 square feet by decreasing the baler building from 9,700 sf to 1,750 sf and increasing the future expansion located southwest of the property from 3,400 sf to 7,950 sf.
2. Remove surface parking to accommodate the reconfiguration of the future expansion building footprint.
3. Landscape plan was updated to show the changes made on the building footprint with no changes on the landscape.

The city arborist has reviewed the request and has no objection to the proposed landscape plan.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objections to the proposed changes.

Upon review of the proposed site and landscape plan, staff has determined that the request meets the minor amendment criteria for the site plan, complies with the requirements set forth by Specific Use Permit No. 1464, and does not impact any other provisions of the ordinance.

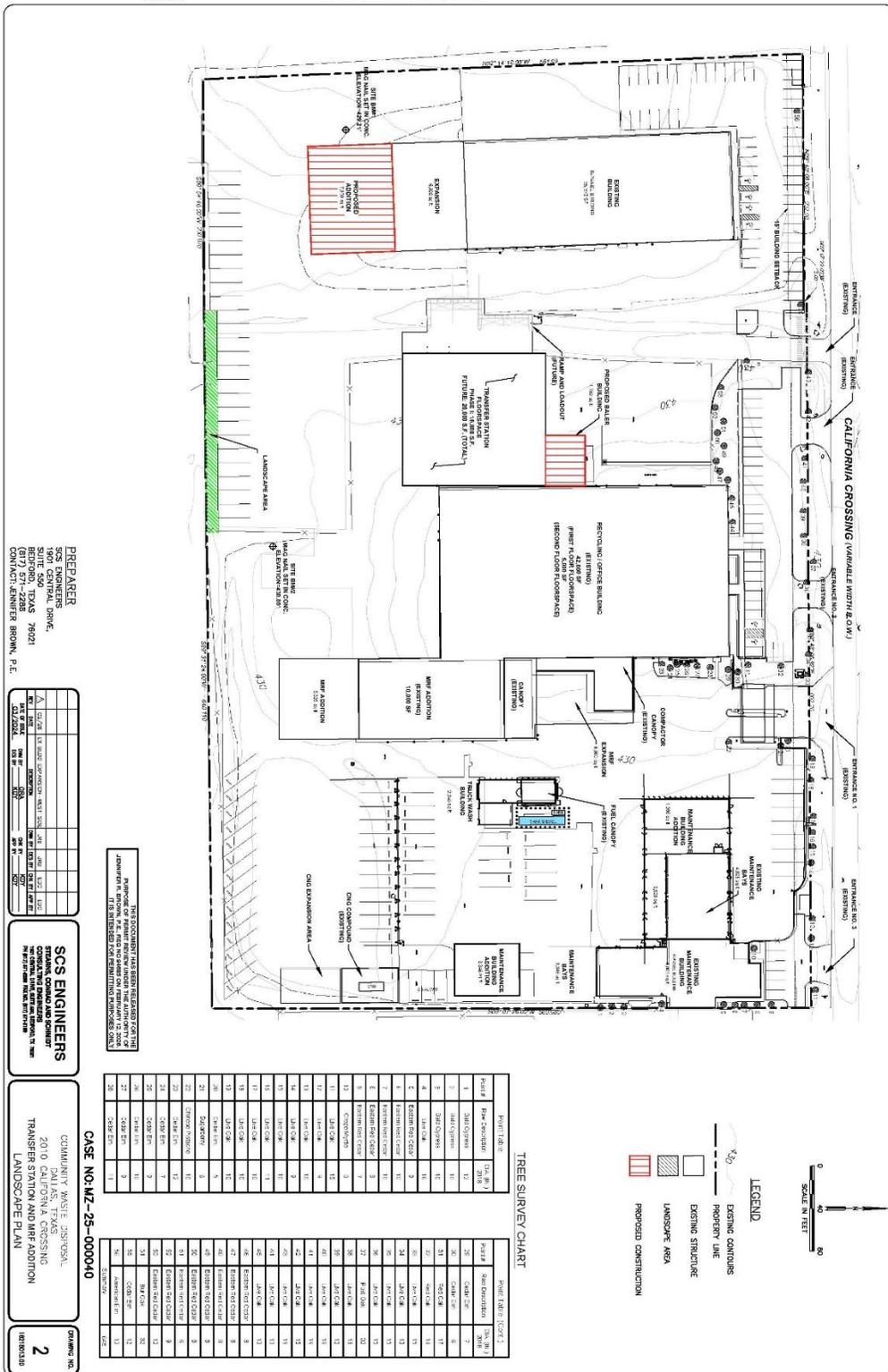
MZ-25-000040(SAS)

LIST OF OFFICERS

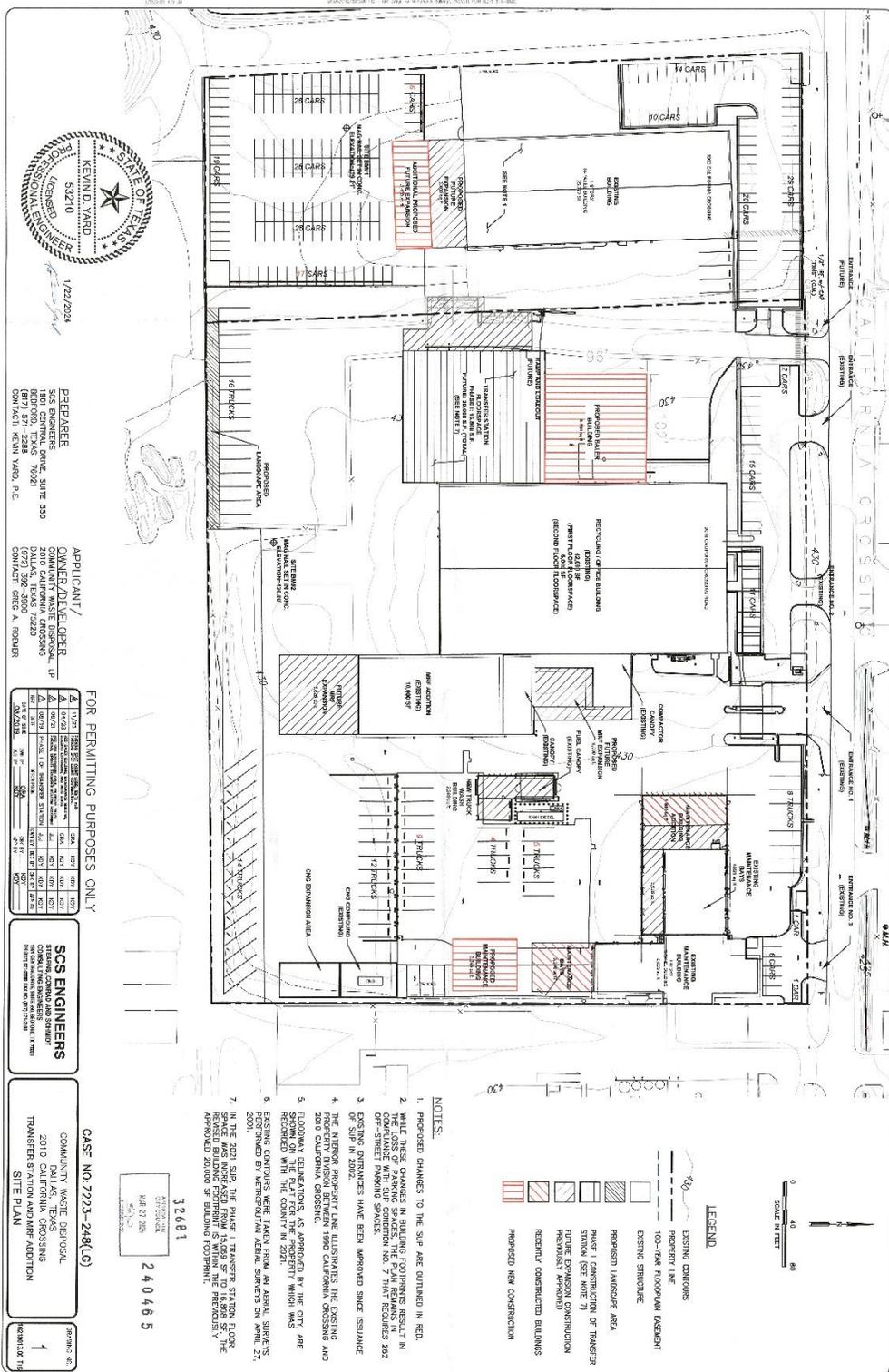
H R Development INC:

Gregory A Roemer, *President and Owner*

PROPOSED LANDSCAPE PLAN



ORIGINAL SITE PLAN



1/22/2024
 PREPARED BY: SCS ENGINEERS
 525 BOWEN DRIVE, SUITE 530
 DALLAS, TEXAS 75220
 (972) 392-2800
 CSM/ACT: KEVIN YANG, P.E.

FOR PERMITTING PURPOSES ONLY

NO.	DATE	DESCRIPTION	BY	CHKD
1	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
2	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
3	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
4	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
5	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
6	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
7	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
8	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
9	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
10	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
11	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
12	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
13	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
14	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
15	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
16	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
17	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
18	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
19	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS
20	1/22/24	ISSUED FOR PERMITTING PURPOSES ONLY	CS	CS

APPLICANT/
 OWNER/DEVELOPER
 COMMUNITY WASTE DISPOSAL LP
 2010 DALLAS TEXAS
 TRANSFER STATION AND WASTE ADDITION
 SITE PLAN

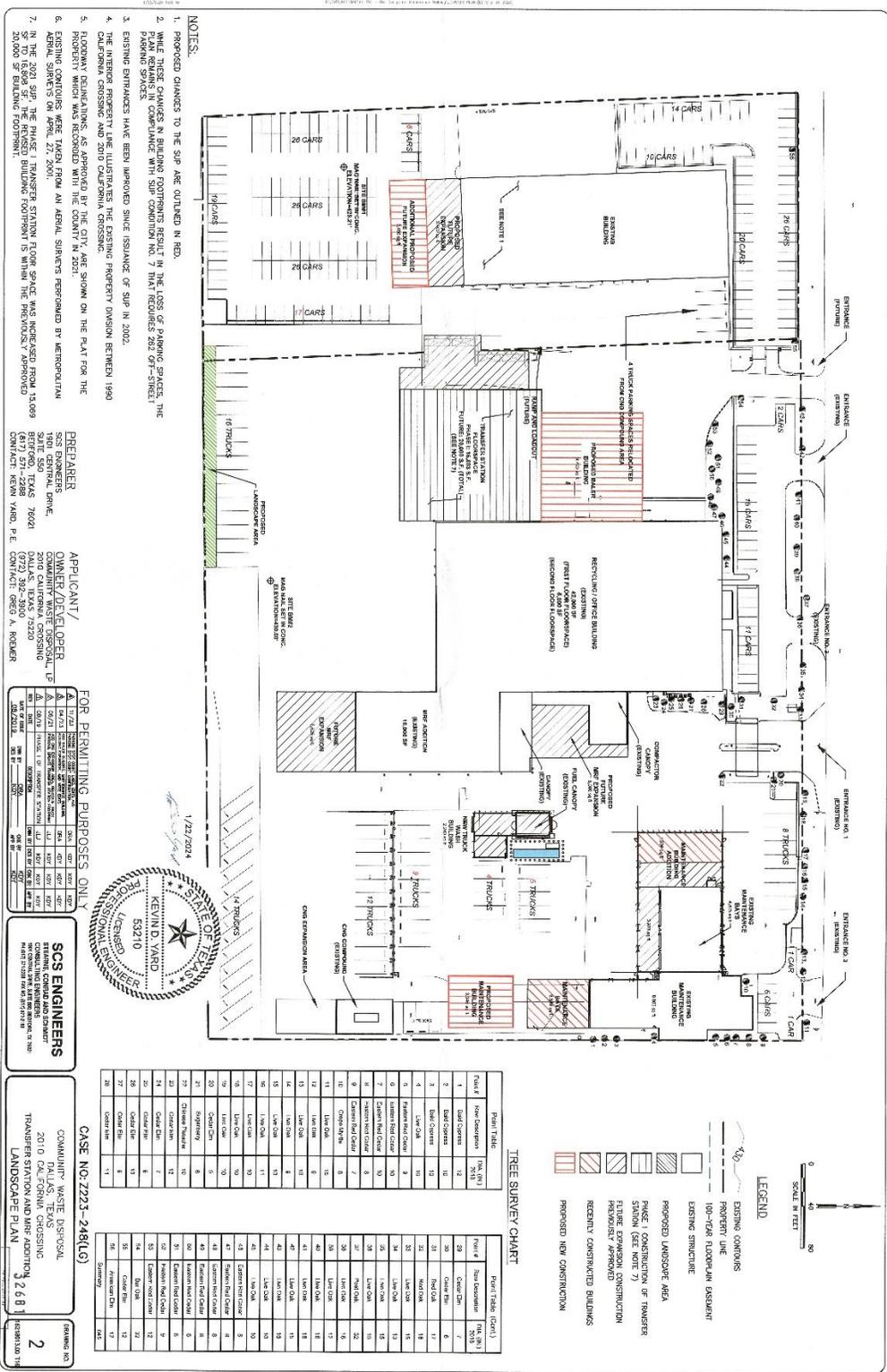
SCS ENGINEERS
 525 BOWEN DRIVE, SUITE 530
 DALLAS, TEXAS 75220
 (972) 392-2800
 CSM/ACT: KEVIN YANG, P.E.

CASE NO: 2223-248(LC)
 COMMUNITY WASTE DISPOSAL
 2010 DALLAS, TEXAS
 TRANSFER STATION AND WASTE ADDITION
 SITE PLAN

32681
 240465

NOTES:
 1. PROPOSED CHANGES TO THE SUP ARE OUTLINED IN RED.
 2. WHILE THESE CHANGES IN BUILDING FOOTPRINT AND CONSTRUCTION WITH SUP COMPLETION NO. 7 THAT REQUIRES 2025 EXISTING STRUCTURES HAVE BEEN APPROVED SINCE ISSUANCE OF SUP IN 2002.
 3. THE INTERIOR PROPERTY LINE ILLUSTRATES THE EXISTING PROPERTY DIVISION BETWEEN 1990 CALIFORNIA CROSSING AND 830 CALIFORNIA CROSSING.
 4. THE EXISTING 10-YEAR FLOODPLAIN DESIGN IS SHOWN ON THE ATTACHED SUP APPROVED BY THE CITY OF DALLAS IN 2002.
 5. EXISTING CONTROLS WERE TAKEN FROM AN AERIAL SURVEY'S 2001 PHOTOGRAPH AND ARE SHOWN IN THE 2001 PHOTOGRAPH.
 6. IN THE 2001 SUP, THE PHASE 1 TRANSFER STATION FLOOR SPACE WAS INCREASED FROM 15,000 SF TO 18,000 SF. THE APPROVED 20,000 SF BURNING FOOTPRINT.

ORIGINAL LANDSCAPE PLAN



- NOTES:**
1. PROPOSED CHANGES TO THE SJP ARE OUTLINED IN RED.
 2. WHILE THESE CHANGES IN BUILDING FOOTPRINTS RESULT IN THE LOSS OF PARKING SPACES, THE PLAN REMAINS IN COMPLIANCE WITH SJP CONDITION NO. 7 THAT REQUIRES 362 OFF-STREET PARKING SPACES.
 3. EXISTING ENTRANCES HAVE BEEN IMPROVED SINCE ISSUANCE OF SJP IN 2002.
 4. THE INTERIOR PROPERTY LINE ILLUSTRATES THE EXISTING PROPERTY DIVISION BETWEEN 1980 CALIFORNIA CROSSING AND 2010 CALIFORNIA CROSSING.
 5. FLOORPLAN DELINEATIONS, AS APPROVED BY THE CITY, ARE SHOWN ON THE PLAN FOR THE TRANSFER STATION BUILDING, MAINTENANCE BUILDING, AND OFFICE BUILDING.
 6. EXISTING CONTROLS WERE TAKEN FROM AN AERIAL SURVEY PERFORMED BY METROPOLITAN AERIAL SURVEYS ON APRIL 27, 2001.
 7. IN THE 2021 SJP, THE TRANSFER STATION FLOOR SPACE WAS INCREASED FROM 13,089 SF TO 18,868 SF. THE AERIAL BUILDING FOOTPRINT IS WITHIN THE PREVIOUSLY APPROVED 20,000 SF BUILDING FOOTPRINT.

PREPARED BY:
 LANDSCAPE ARCHITECT
 1801 CENTRAL DRIVE
 SUITE 550 TEXAS 76061
 (817) 571-2288
 CONTACT: KEVIN YARD, P.E. CONTACT: OREGO A. KROEMER

APPLICANT/OWNER/ADJUNCT OWNER:
 COMMUNITY WASTE DISPOSAL
 2010 CALIFORNIA CROSSING
 SUITE 550 TEXAS 76061
 (817) 571-2288
 CONTACT: KEVIN YARD, P.E. CONTACT: OREGO A. KROEMER

FOR PERMITTING PURPOSES ONLY

NO.	DATE	DESCRIPTION	BY	CHKD.
1	1/22/2024	ISSUED FOR PERMITTING PURPOSES ONLY	KEVIN D. YARD	



CASE NO: Z223-248(G)

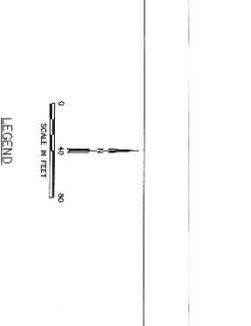
COMMUNITY WASTE DISPOSAL
 DALLAS, TEXAS
 TRANSFER STATION AND MAINTENANCE BUILDING
 LANDSCAPE PLAN

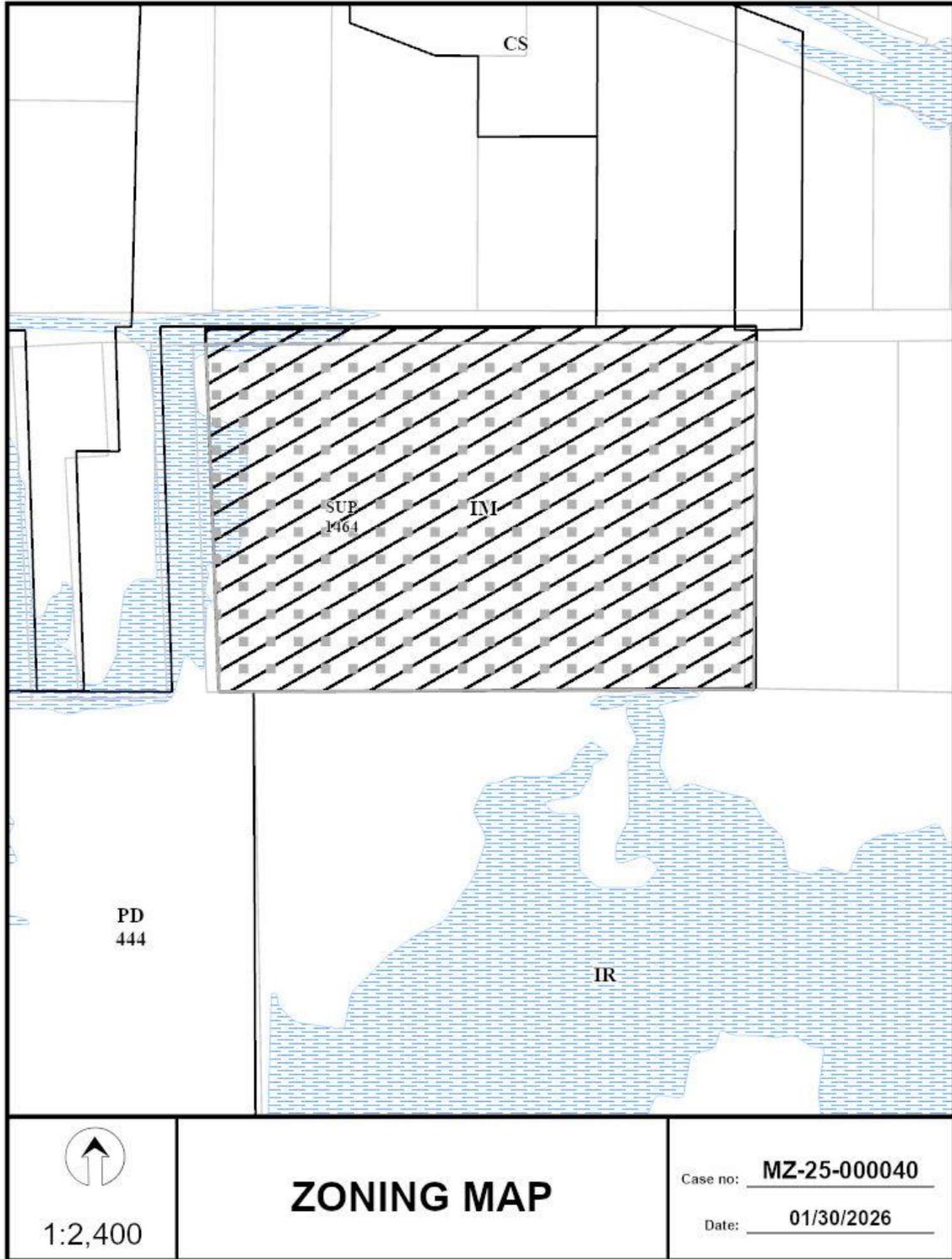
DATE: 1/22/2024
 SHEET NO: 2
 TOTAL SHEETS: 2

TREE SURVEY CHART

Plant Title	Tree ID	Tree Size (DBH)	Health	Notes
1	1	12"	Good	
2	2	12"	Good	
3	3	12"	Good	
4	4	12"	Good	
5	5	12"	Good	
6	6	12"	Good	
7	7	12"	Good	
8	8	12"	Good	
9	9	12"	Good	
10	10	12"	Good	
11	11	12"	Good	
12	12	12"	Good	
13	13	12"	Good	
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18	18	12"	Good	
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20	20	12"	Good	
21	21	12"	Good	
22	22	12"	Good	
23	23	12"	Good	
24	24	12"	Good	
25	25	12"	Good	
26	26	12"	Good	
27	27	12"	Good	
28	28	12"	Good	

- LEGEND**
- EXISTING CONTOURS
 - PROPERTY LINE
 - 100'-FEET FLOODPLAIN BASEMENT
 - EXISTING STRUCTURE
 - PROPOSED LANDSCAPE AREA
 - PLANT CONSTRUCTION OF TRANSFER STATION (SEE NOTE 7)
 - FUTURE EXPANSION CONSTRUCTION (REVENUE APPROVED)
 - RECENTLY CONSTRUCTED BUILDINGS
 - PROPOSED NEW CONSTRUCTION





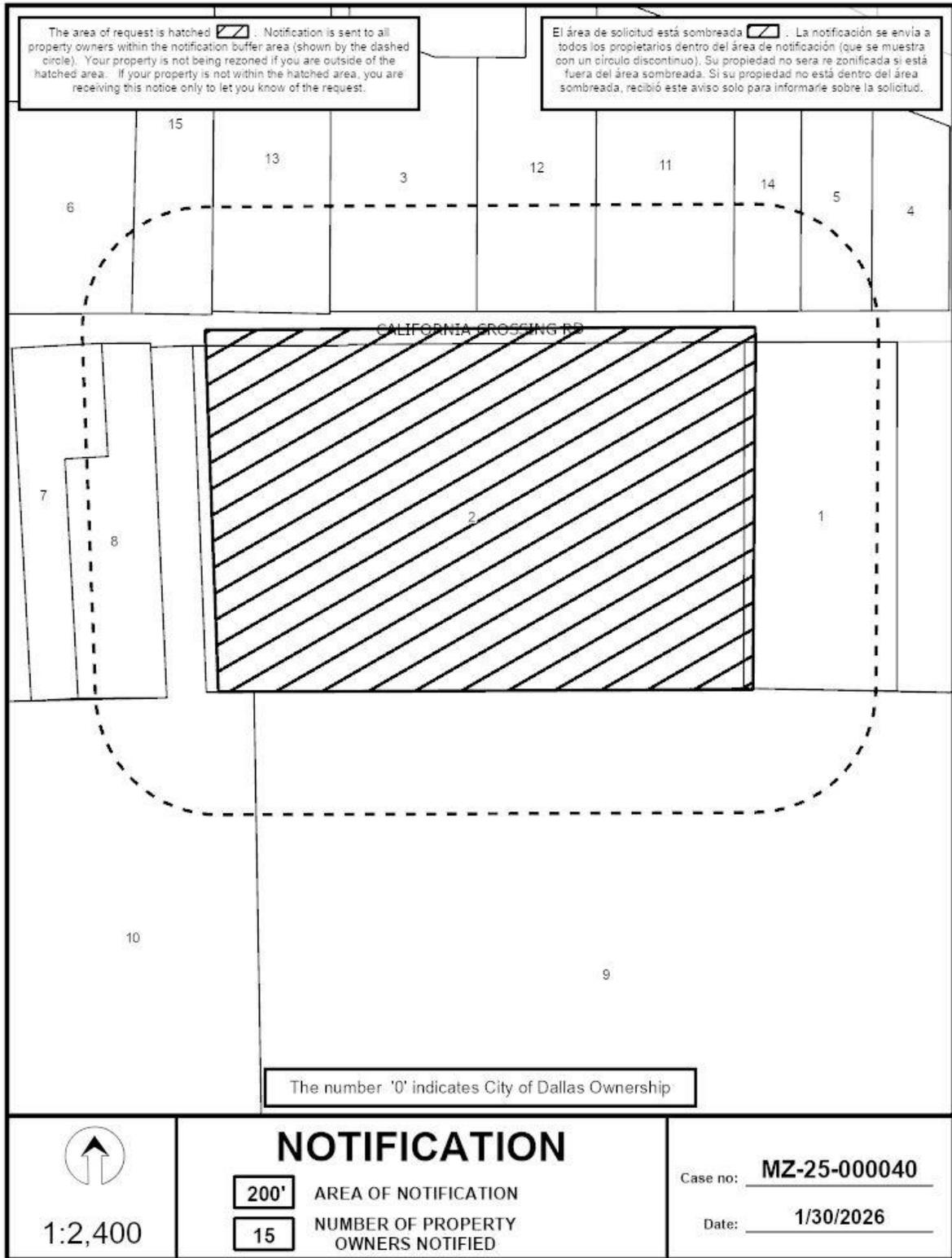


1:2,400

AERIAL MAP

Case no: MZ-25-000040

Date: 01/30/2026



01/30/2026

Notification List of Property Owners

MZ-25-000040

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2040 CALIFORNIA CROSSING RD	MBSR PPTIES LLC
2	2010 CALIFORNIA CROSSING RD	H R DEVELOPMENT INC
3	2011 CALIFORNIA CROSSING RD	FIRE PROTECTION &
4	1990 W NORTHWEST HWY	PARSIYAR SAEED
5	1970 W NORTHWEST HWY	NORTHWEST PROPERTY
6	1975 CALIFORNIA CROSSING RD	VOGT JOHN ET AL
7	1972 CALIFORNIA CROSSING RD	INTERNATIONAL SUPPLY
8	1976 CALIFORNIA CROSSING RD	FRANCOS LAWN & LANDSCAPES LLC
9	2118 CALIFORNIA CROSSING RD	2118 CC V1 LLC
10	1980 CALIFORNIA CROSSING RD	TONG DEVELOPMENT LLC
11	1960 W NORTHWEST HWY	YAW LP
12	1940 NORTHWEST HWY	BERRIDGE MANUFACTURING COMPANY
13	1888 W NORTHWEST HWY	FIRE PROTECTION & MECHANICAL
14	1966 W NORTHWEST HWY	LONE STARR MULTI THEATRES
15	1864 W NORTHWEST HWY	BBK PROPERTIES