

FILE NUMBER: Z223-248(LG) **DATE FILED:** April 12, 2023
LOCATION: South line of California Crossing Road, east of Wildwood Drive.
COUNCIL DISTRICT: 6
SIZE OF REQUEST: Approx. 11.5 acres **CENSUS TRACT:** 48113009900

REPRESENTATIVE: Kevin D. Yard, P.E., BCEE, SCS Engineers

APPLICANT: Jason Roemer, Community Waste Disposal, L.P.

OWNER: Jason Roemer, H.R. Development Inc.

REQUEST: An application for an amendment to Specific Use Permit No. 1464 for a refuse transfer station on property zoned IM Industrial Manufacturing District.

SUMMARY: The purpose of the request is to allow the expansion and modification of the existing facility.

STAFF RECOMMENDATION: Approval, subject to an amended site plan and amended conditions.

BACKGROUND INFORMATION:

- The area of request is developed with a refuse transfer station and is zoned IM Industrial Manufacturing District.
- The refuse transfer station use requires a Specific Use Permit in IM Industrial Manufacturing District.
- On April 10, 2002, City Council approved a zoning request for a Specific Use Permit No. 1464 for a refuse transfer station on property zoned IM Industrial Manufacturing District for a 10-year period with eligibility for automatic renewals for additional 10-year periods. The SUP was automatically renewed for an additional 10-year period on March 23, 2012. On August 22, 2018, City Council approved an amendment to the SUP for an additional 10-year period.
- On October 15, 2021, the City Plan Commission approved a minor amendment to an existing site plan and landscaping plan for SUP No. 1464.
- The applicant is proposing to amend SUP No. 1464 to allow the following: (1) add proposed baler building to enable more efficient management of recycled products from material recovery facility, (2) increase the expansion of the building on the west side, (3) update the SUP plans to reflect completed building structures, which were previously shown on SUP plans as proposed, (4) update of on-site parking spaces as adjusted for building improvements.
- No change is requested to the time period of the existing SUP. The applicant has requested to remove conditions that were included in the previous approval that are redundant to existing code.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
California Crossing	Major Arterial	60 foot Bike Plan

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 outlining several goals and policies which can serve as a framework for assisting in evaluating the applicant’s request.

The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.3 Embrace environmental sustainability

ENVIRONMENTAL USE

GOAL 6.6 INCREASE RECYCLING AND CONSERVATION OF RENEWABLE RESOURCES

Policy 6.6.1 Increase recycling and composting

Land Use:

	<u>Zoning</u>	<u>Land Use</u>
Site	IM Industrial Manufacturing District	Refuse transfer station
North	IR Industrial Research District, IM Industrial Manufacturing District, and CS Commercial Service District	Office showroom/warehouse, Industrial (inside), warehouse
East	IR Industrial Research District	Industrial (inside)
South	Industrial Research District	Vehicle storage lot
West	Planned Development No. 444	Commercial motor vehicle parking

Land Use Compatibility:

The surrounding land uses include office showroom/warehouse and industrial inside to the north, east, and west and vehicle storage to the south. Staff supports the request because the use is compatible with the surrounding industrial uses and the proposed expansion of the site is not anticipated to have a negative impact on the surrounding uses.

The area of request is currently developed with a refuse station use [Community Waste Disposal] which was granted by Specific Use Permit No. 1464 in 2002. According to the applicant's land use statement, "CWD provides non-hazardous waste collection and recycling services for numerous businesses in the City of Dallas." In order to accommodate expanded operations, the applicant is proposing certain improvements to the existing facility as follows: 1) add a 9,750 square feet baler building to enable more efficient management of recycled products, 2) increase the Proposed Future Expansion of the building on the west side of the site plan by 3,400 square feet, (3) add a maintenance building with an area of 3,346 square feet, (4) update the plan drawings to reflect the completion of certain structures, which were previously shown as proposed, and (5) update the parking spaces to indicate that spaces are being omitted to adjust for the building improvements.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Based on staff's analysis of the site, the existing built environment, and the specific detail of the operation in the locations noted on the site and landscape plan, staff has determined the SUP is consistent with the character of the neighborhood and conforms with all respects to all applicable zoning regulations and standards. Staff finds the use is not detrimental to the public health, safety, or general welfare of the city and recommends approval.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended.

Parking:

Pursuant to the Dallas Development Code, off-street parking requirement for a refuse transfer station is one space per 1,000 square feet of site area exclusive of parking area. The applicant states that there is 219,107 square feet of site area exclusive of parking area, landscaping area, and open space not used for storage or sales. Therefore, 219 off-street parking are required. Based on the site plan, there are 226 standard parking spaces and 68 truck parking spaces. To ensure adequate parking spaces, the applicant has developed a parking lot on the adjacent property to the west, Planned Development No. 444, which is owed by the same property owner.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is currently within an "F" MVA cluster.

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List of Officers

Owner: HR Development, Inc.

Gregory A. Roemer, President and Owner

Applicant: Community Waste Disposal, L.P.

Gregory A. Roemer, President and Owner

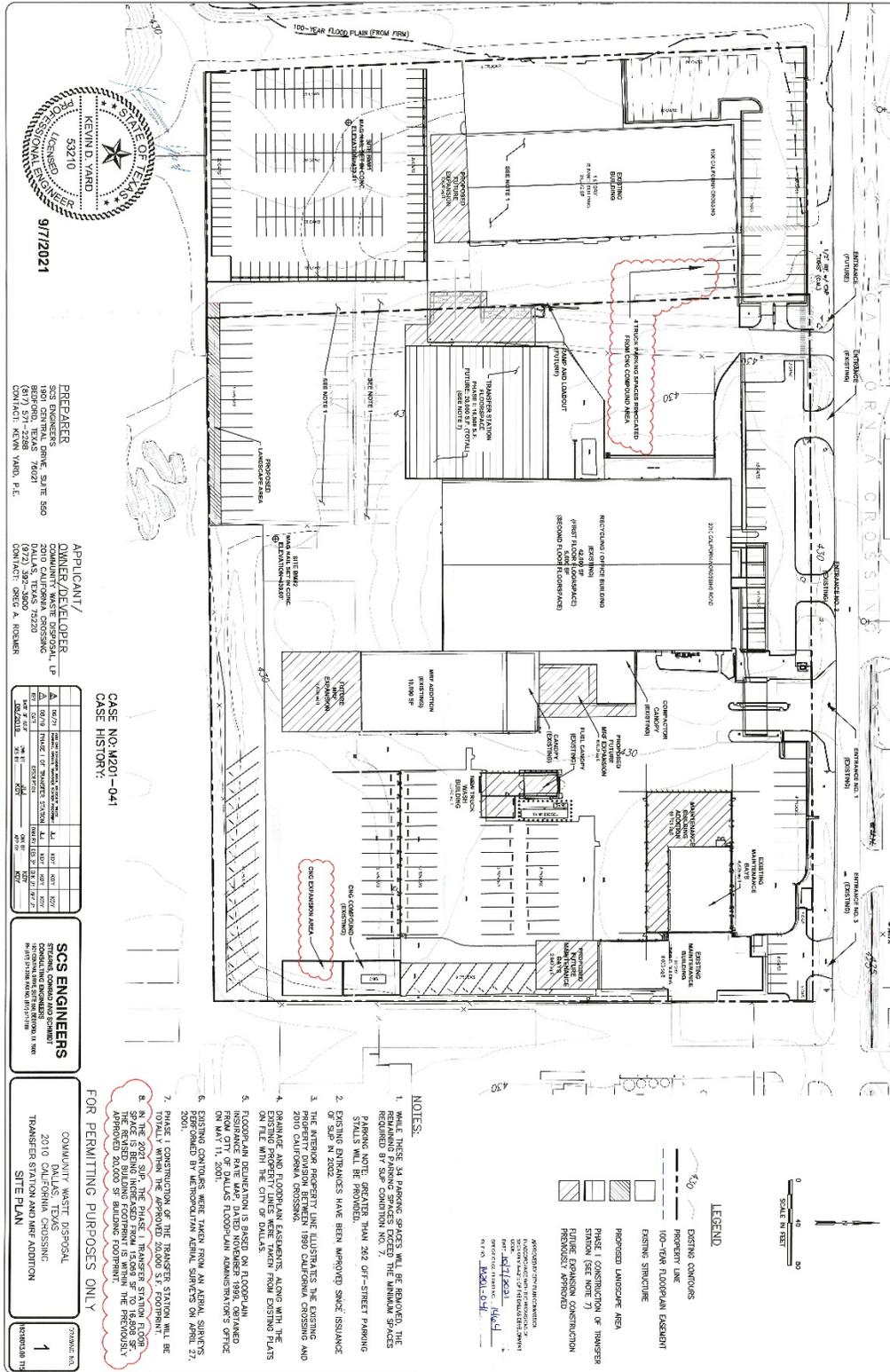
Jason Roemer, Owner

Nicole Roemer, Owner

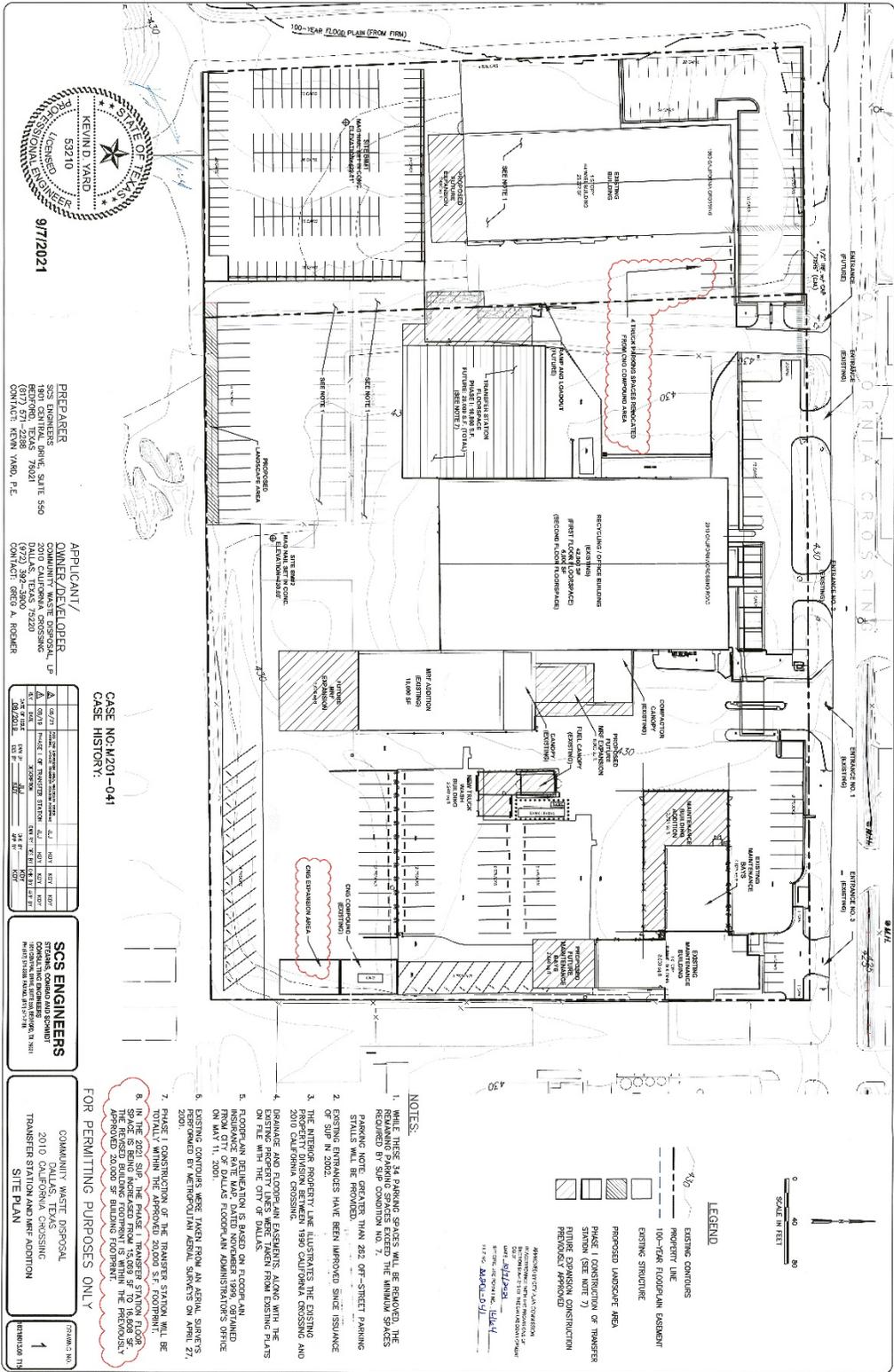
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a refuse transfer station.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on August 22, 2028 but is eligible for automatic renewal for additional 10-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.
4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan. Plant materials must be maintained in a healthy, growing condition.
5. INGRESS AND EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress and egress is permitted.
- ~~6. PLATTING: The Property must be platted as a single lot before issuance of a building permit or a certificate of occupancy for a refuse transfer station.~~
- ~~7. OFF-STREET PARKING AND LOADING: A minimum of 262 off-street parking spaces must be provided in the location shown on the attached site plan.~~
- ~~8. SOLID WASTE: This use must comply with Chapter 18 of the Dallas City Code, as amended.~~
- ~~9. STORMWATER DRAINAGE: Storm water drainage system and rain event sampling must comply with Chapter 19 of the Dallas City Code, as amended.~~
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

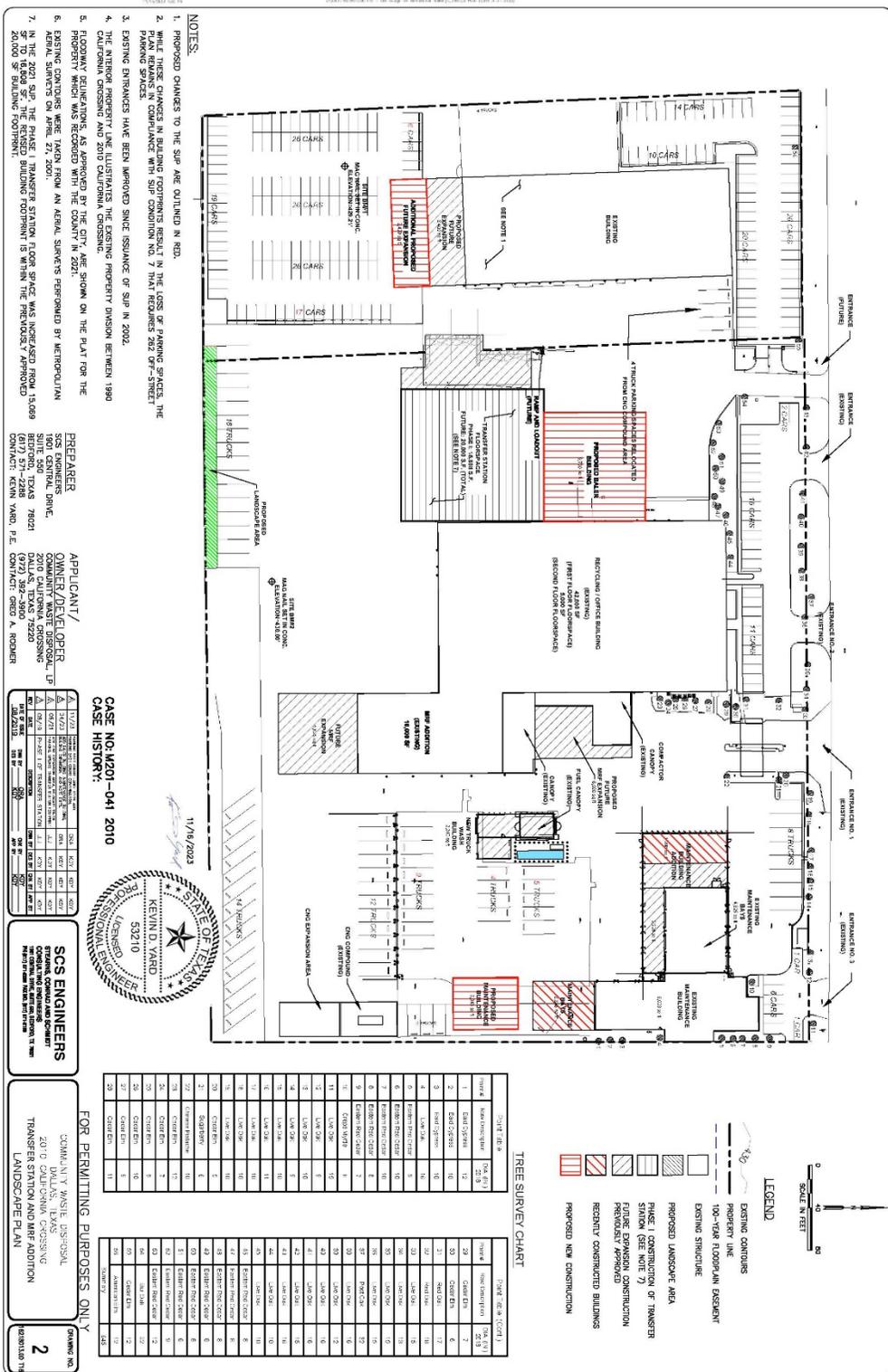
EXISTING SITE PLAN

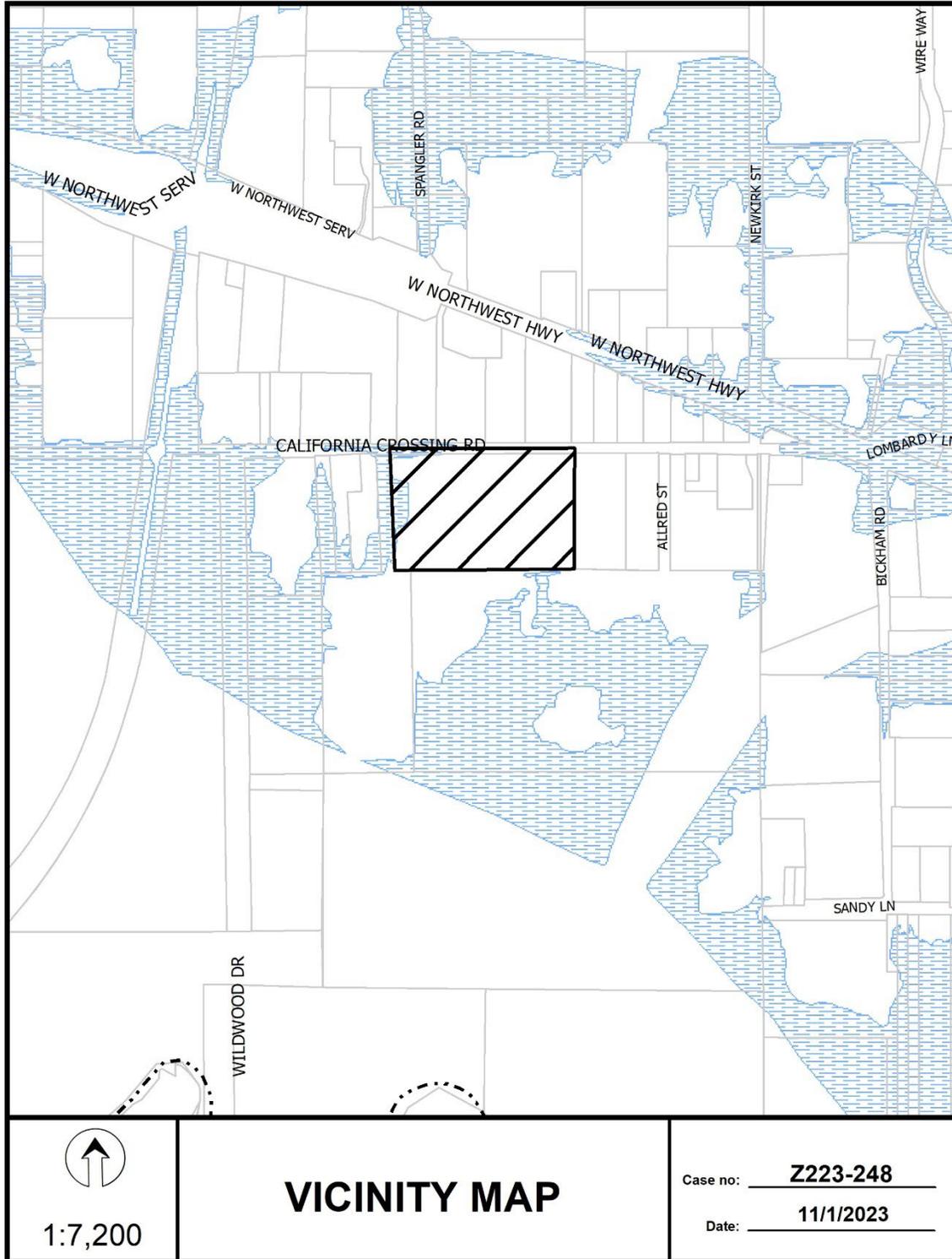


EXISTING LANDSCAPING PLAN

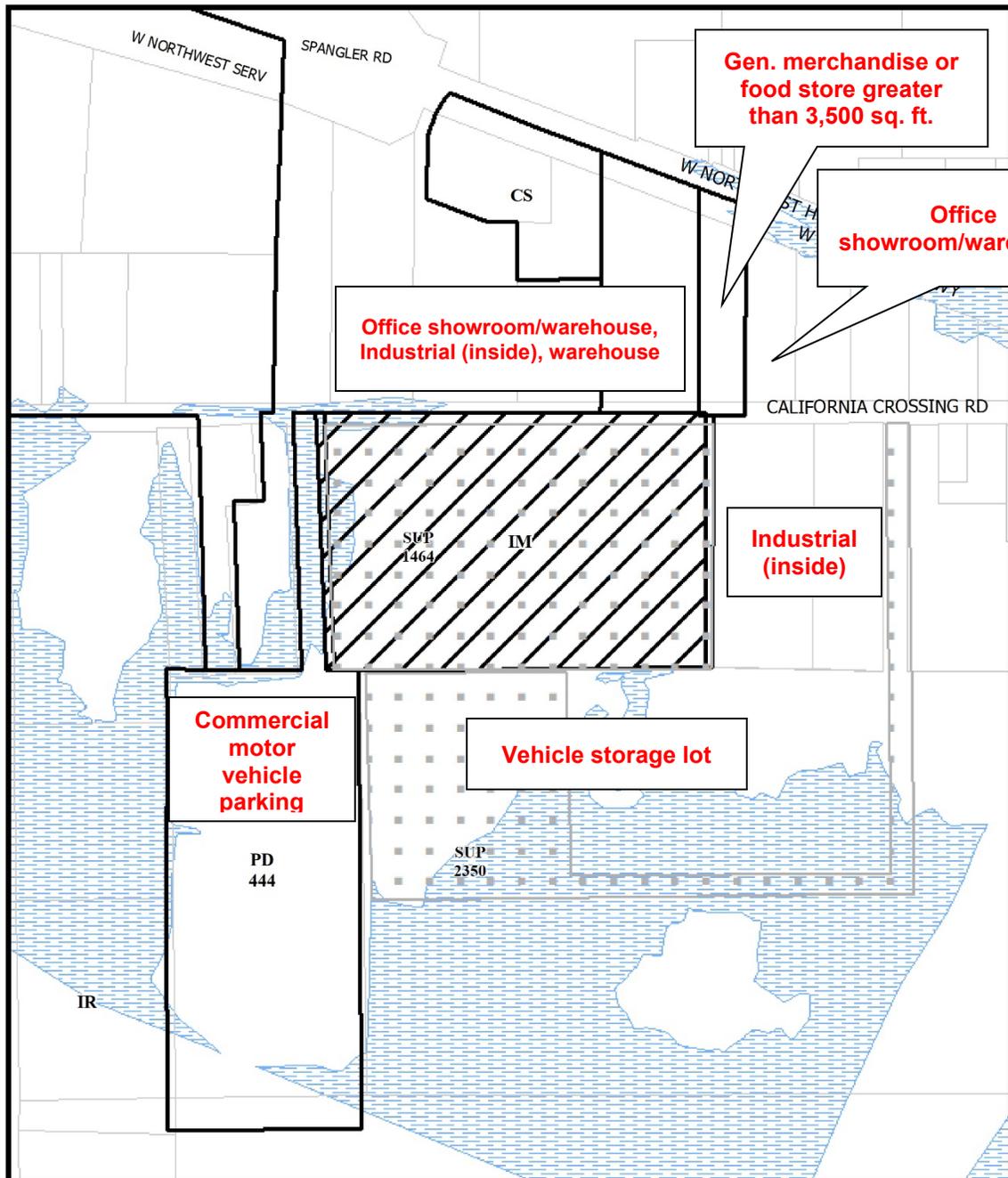


PROPOSED LANDSCAPING PLAN

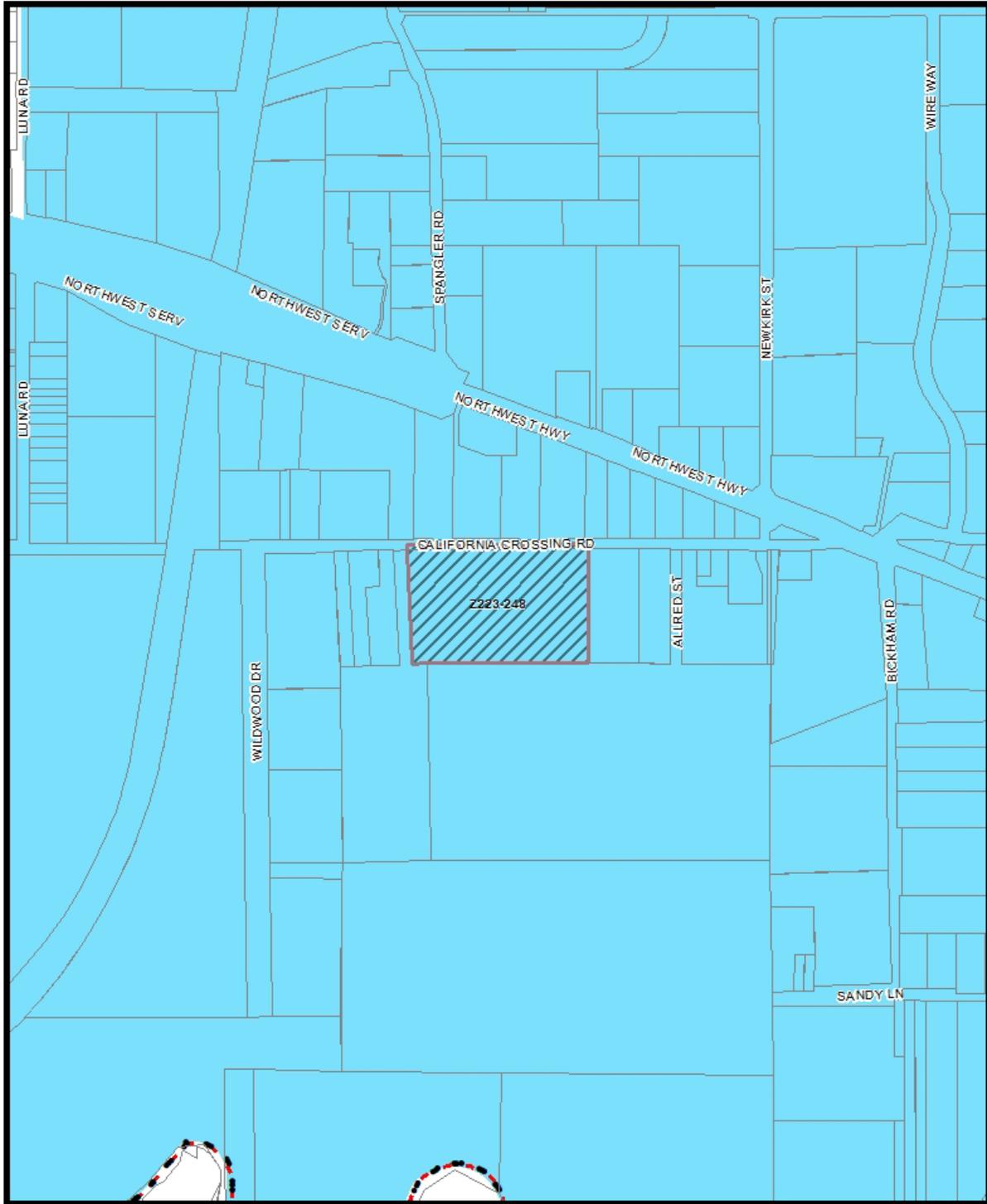








 1:3,600	ZONING AND LAND USE	Case no: <u>Z223-248</u> Date: <u>11/1/2023</u>
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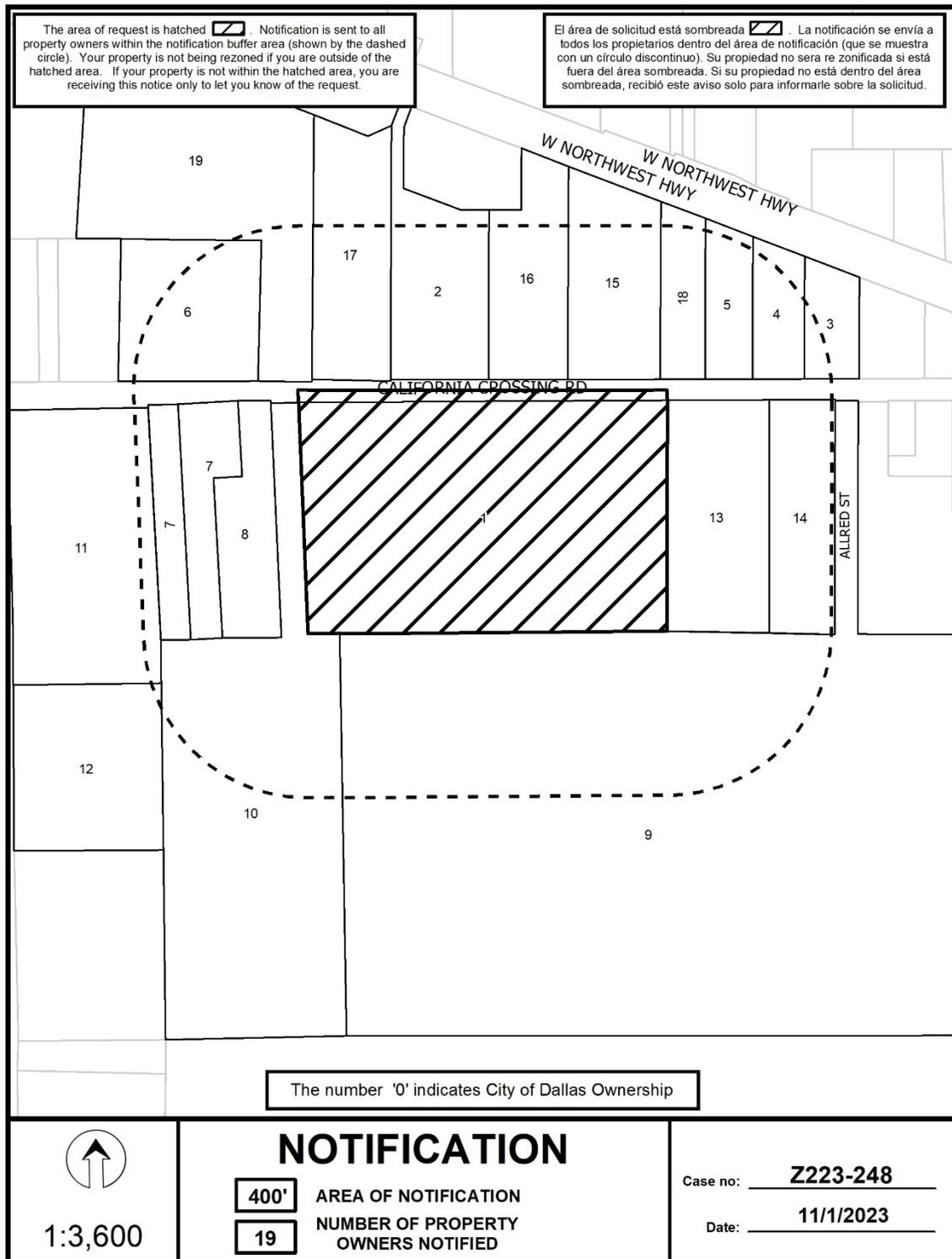


Market Value Analysis A B C D E F G H I NA

 1:7,200

Market Value Analysis

Printed Date: 12/29/2023



11/01/2023

Notification List of Property Owners

Z223-248

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2010 CALIFORNIA CROSSING RD	H R DEVELOPMENT INC
2	2011 CALIFORNIA CROSSING RD	FIRE PROTECTION &
3	2020 W NORTHWEST HWY	NORTHWEST HIGHWAY ENTERPRISES LLC
4	1990 W NORTHWEST HWY	PARSIYAR SAEED
5	1970 W NORTHWEST HWY	NORTHWEST PROPERTY
6	1975 CALIFORNIA CROSSING RD	VOGT JOHN ET AL
7	1964 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	1946 CALIFORNIA CROSSING RD	HOLLINGSHEAD MATERIAL LLC
12	10402 WILDWOOD DR	F & F INVESTMENT CO
13	2040 CALIFORNIA CROSSING RD	MBSR PPTIES LLC
14	2110 CALIFORNIA CROSSING RD	AHSU LLC
15	1960 W NORTHWEST HWY	YAW LP
16	1940 NORTHWEST HWY	BERRIDGE MANUFACTURING COMPANY
17	1888 W NORTHWEST HWY	MARTECO RENTAL CO INC
18	1966 W NORTHWEST HWY	LONE STARR MULTI THEATRES
19	1864 W NORTHWEST HWY	BBK PROPERTIES