



## CITY COUNCIL ITEM SUMMARY

<b>MEETING DATE:</b>	October 20, 2022
<b>SUBCATEGORY:</b>	Public Hearing – 1 <sup>st</sup> Reading of Zoning/Annexation Requests
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	SU22-03. 315 Industrial Park Rd. Applicant: Cash Environmental Resources, LLC.
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	<p>Special Use permit request to allow a Waste Transfer Station at 315 Industrial Park Rd for municipal waste and construction debris. Zoning is Heavy Industrial. The applicant, Cash Environmental, was also a partner with Envicare, LLC who were approved for a similar special use permit on adjacent property at 375 Industrial Park Rd in 2019, SU19-07.</p> <p>Planning Commission recommends approval (4-1) with the following conditions:</p> <ol style="list-style-type: none"><li>1. No bare permeable ground conditions on the Premises. All grounds on the premises shall be covered with asphalt, concrete or crusher run base.</li><li>2. All buildings shall be 3-sided metal buildings with walls that extend from the ceiling to the floor. Buildings shall have opening facing away from Goolsby property (C061-0001-005).</li><li>3. All buildings must have concrete floors that can easily be drained and cleaned.</li><li>4. Wash water shall be collected in detention pond before entering undisturbed area behind facility.</li><li>5. All structures will be constructed with an overhead vapor ducting system to spray odor eliminators (ecosorbindustrial.com) that shall spray continuously while the facility is open and operating.</li><li>6. Ten foot (10') undisturbed buffer along east property line with Goolsby property (C061-0001-005).</li></ol>
<b>LEGAL:</b>	N/A