

Staff Report

SUP/SITE PLAN – 100 E FM 2449 – FERTI TECHNOLOGIES	
P & Z Meeting: July 7, 2021	Agenda Item No.: 4

Here is an excerpt from Town Engineer, George Belcheff's review letter (attached in full)

Submittal information suggests that the proposed use is allowed in an M1 district subject to certain clarifications. The applicant has provide certification from a corporate representative stating that "the proposed uses do not emit dust, smoke, odor, gas, fumes, or present a possible hazard beyond the bounding property lines of the lot or tract upon which the use or uses are located, and which do not generate noise or vibration at the boundary of the lot or tract which is generally perceptible in frequency or pressure above the ambient level of noise or vibration in the adjacent area."

Town Engineer's Recommendation –

If the Town is inclined to approve the requested SUP with Site Plan, it is recommended that the following conditions be included:

1. Acceptance of certain structure heights in excess of the allowed 50' to a maximum of 70' as shown in the Site Plan
2. Acceptance of phased Landscaping Plan as shown in the Site Plan
3. Approval of reduced parking to 75 spaces as shown in the Site Plan
4. Resolution of construction plan comments to the satisfaction of the Town Engineer and Public Works Director
5. Authorizing the Mayor to enter the Town into a Development Agreement to include provisions for:
 - a. Developer design/installation and funding of onsite 8" public water lines
 - b. Developer funding of onsite 8" portion with Town design/installation and funding of oversizing to 12" as shown on the Site Plan
 - c. Town design/installation and funding of offsite 12" FM 156/BNSF RR water line crossing
6. Dedication of all necessary water/sewer utility easements by separate instrument