



PLANNING

To: Planning & Zoning Commission **Item No. 5**

From: Dakari Hill, Senior Planner

Through: David Hoover, Director of Development Services

Cc: Suzanne Porter, Planning Manager

Re: Planning & Zoning Commission Meeting – October 17, 2023

Agenda Item:

Conduct a Public Hearing and consider and act upon a request for an extension of a Specific Use Permit for a Concrete Batching Plant on 5.0± acres, located south of West First Street and west of South Dallas Parkway. The property is zoned Planned Development-19 (PD-19) Lattimore Batch Plant North and Specific Use Permit-6 (S-6) Nelson Bros Concrete Batch Plant. (S20-0002)

Description of Agenda Item:

The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-19 & Specific Use Permit-6	Concrete Batching Plant	Tollway District
North	Agricultural	Wholesale Warehouse	Tollway District
East	Commercial Corridor	Wholesale Warehouse	Tollway District
South	Single Family-15	Concrete Batching Plant	Tollway District
West	Agricultural	Wholesale Warehouse	Tollway District

Requested Zoning – The purpose of this request is to extend the existing Specific Use Permit (SUP) for a Concrete Batching Plant. The original Specific Use Permit was approved in 2021 and

does not expire until October 2024; however, the extension will allow them to continue operating until October 1, 2026. The applicant has agreed to cease operations once this extension expires.

The Zoning Ordinance contains the following four (4) criteria to be considered in determining the validity of an SUP request.

1. *Is the use harmonious and compatible with its surrounding existing uses or proposed uses?*
2. *Are the activities requested by the applicant normally associated with the requested use?*
3. *Is the nature of the use reasonable?*
4. *Has any impact on the surrounding area been mitigated?*

Staff believes the applicant has satisfied the criteria and recommends approval of the request.

Future Land Use Plan:

The Future Land Use Plan recommends Tollway District. The proposed zoning request does not conform to the Future Land Use Plan; however, the existing use will be phased out and replaced with a use more compatible to the Future Land Use Plan.

Thoroughfare Plan:

This property has direct access to South Dallas Parkway.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has not received any response to the proposed zoning request to date.

Attached Documents:

1. Aerial and Zoning Maps
2. Ordinance

Town Staff Recommendation:

Town Staff recommends approval of the request for an extension of a Specific Use Permit for a Concrete Batching Plant on 5.0± acres, located south of West First Street and west of South Dallas Parkway. The extension to this Specific Use Permit will allow the concrete batching plant to continue operations until on or before October 1, 2026. However, the applicant has agreed to cease operations and relocate once the extension expires. Furthermore, all equipment from the property will be removed, including the on-site modular office, when the plant ceases operations. The applicant's agreement to these conditions upon approval of the extension will allow the property to be in conformance with the vision for Dallas North Tollway once the extension expires.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on November 14, 2023.