



City of Dallas

Concrete or Asphalt Batch Plant – Ph II Public Input Meeting

**Planning and Urban Design
(PUD)**

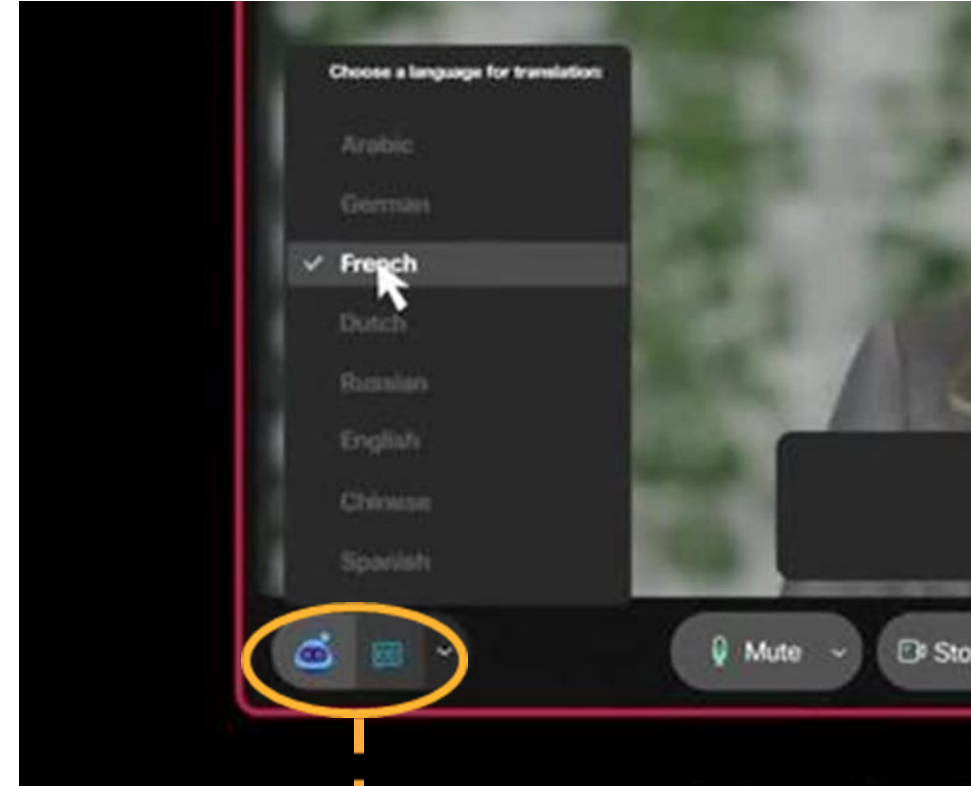
December 3, 2022

Lori Levy, AICP, Senior Planner
Planning and Urban Design
City of Dallas

Accessibility



- ❖ Captions in English, Spanish and other languages are available
- ❖ Click the captions icon in the left corner of the screen to select the language and display captions



Captions



Public Input Meetings



AGENDA

Nov. 28th,

Nov. 29th, Dec. 3rd

- Welcome and Introduction
- Staff Brief Presentation
 - Phase 1: Update
 - Phase 2: Draft Regulation Discussion
- Public Input and Discussion (Q&A)
- Staff Closing Comments

Contact us:

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Sarah May, AICP
sarah.may@dallas.gov

Project webpage:

<https://dallascityhall.com/departments/pnv/Pages/CABatchPlants.aspx>



Introductions



City Staff

Planning and Urban Design (PUD):

- ❖ Lori Levy, AICP
- ❖ Andrea Gilles, AICP
- ❖ Mike King (Host)



Background/History



Timeline	
November 12, 2021	Staff prepared memo at the request of Councilmember Blackmon, Chair of the Environment & Sustainability Committee on strategies to effectively address batch plants.
January 28, 2022	Staff prepared memo on phasing approach to address batching plant zoning regulations.
March 3, 2022/March 24, 2022	Staff presented recommendations and received recommendation of approval for Phase I of a two-phased approach at the Zoning Ordinance Advisory Committee(ZOAC) and City Plan Commission(CPC) meetings, respectively.
May 11, 2022	Staff recommendations and ordinance to require a public process with public hearings by adding the requirement of a Specific Use Permit (SUP) for all temporary and permanent batch plants (Phase 1) was approved by City Council (CC).
September 13, 2022	Staff presented an update on Ph II and the Draft Batch Plant Interactive Map at the Zoning Ordinance Advisory Committee (ZOAC).



Purpose

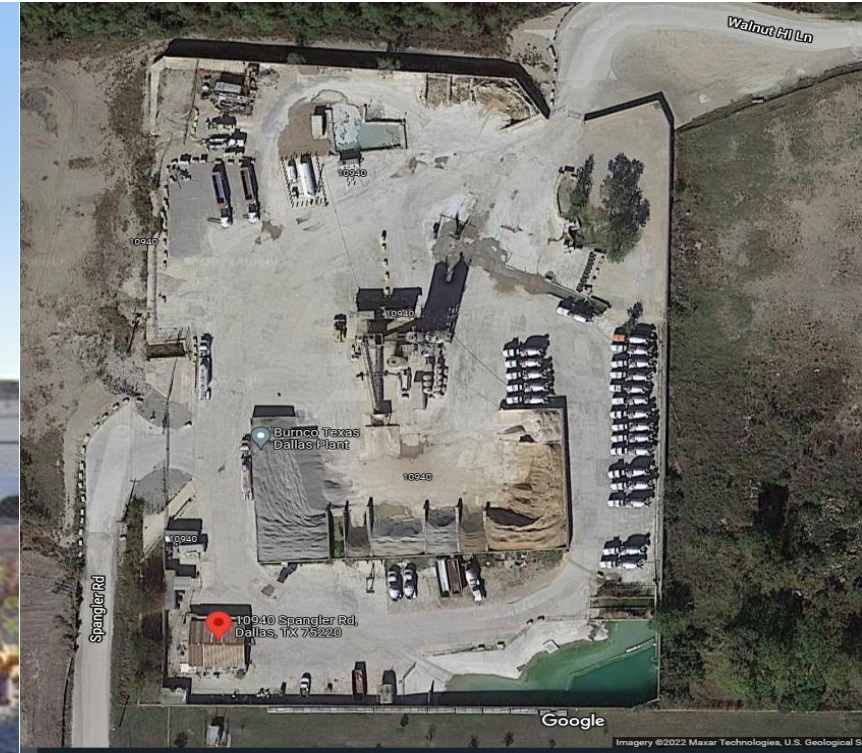


Planning & Urban Design staff initiated a zoning code amendment for concrete batch plants in support of the adopted Comprehensive Environmental & Climate Action Plan (CECAP) goal of ensuring new industries are an appropriate distance away from neighborhoods.

- ❖ Protect sensitive uses such as residences, parks, and schools.
- ❖ Improve public health and air quality.
- ❖ Provide appropriate locations for batching plant operations.



Concrete Batching Plant

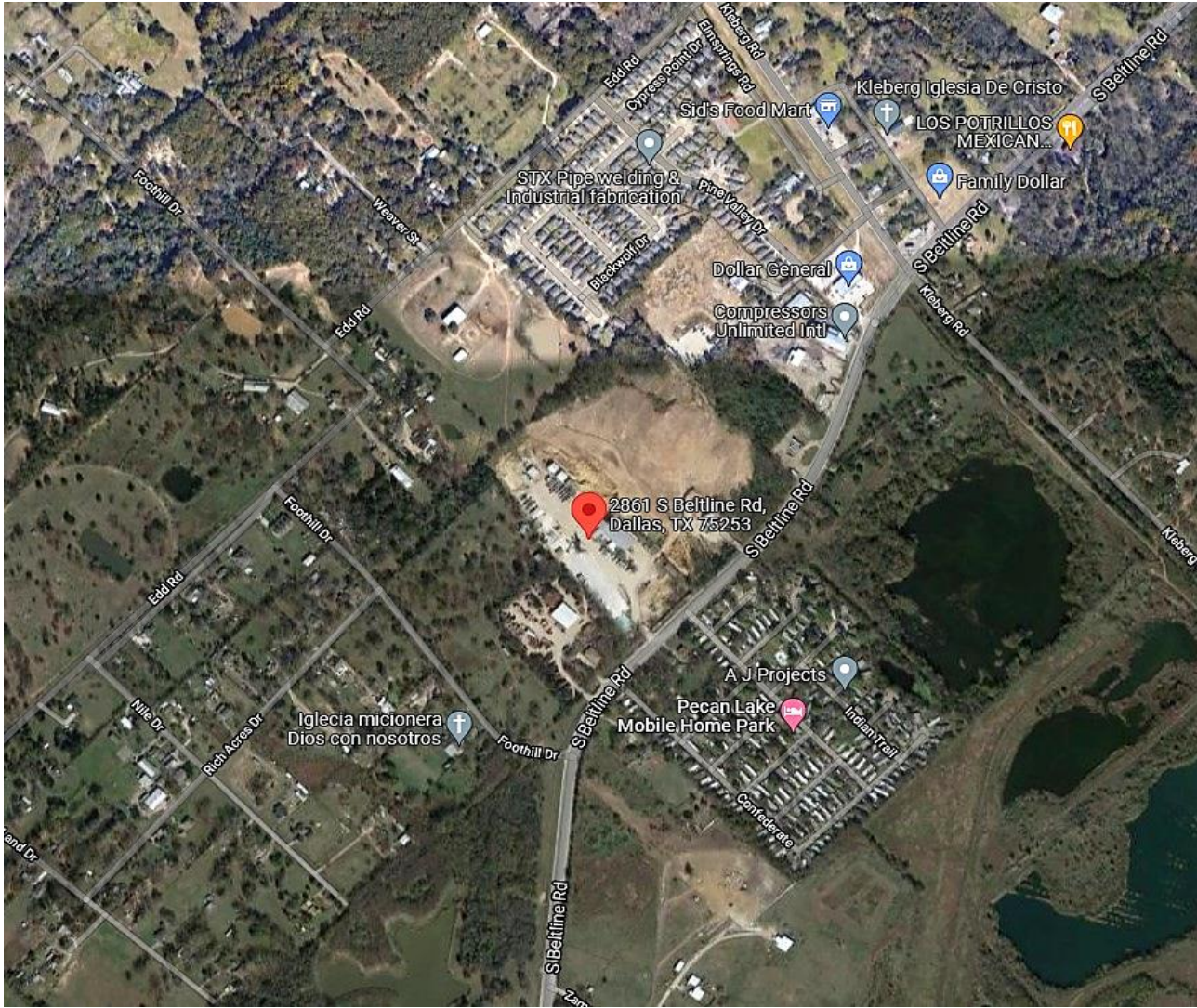


[Google Maps](https://www.google.com/maps)

<https://earth.google.com/web/search/10940+Spangler+Road,+Dallas,+TX/@32.87972688,-96.91377742,135.75991821a,0d,62.90186412y,41.72963913h,90.7883299t,0r/data=CooBGmASWgoIMHg4NjRIOWQ1MWE4NjAxYzE5OjB>

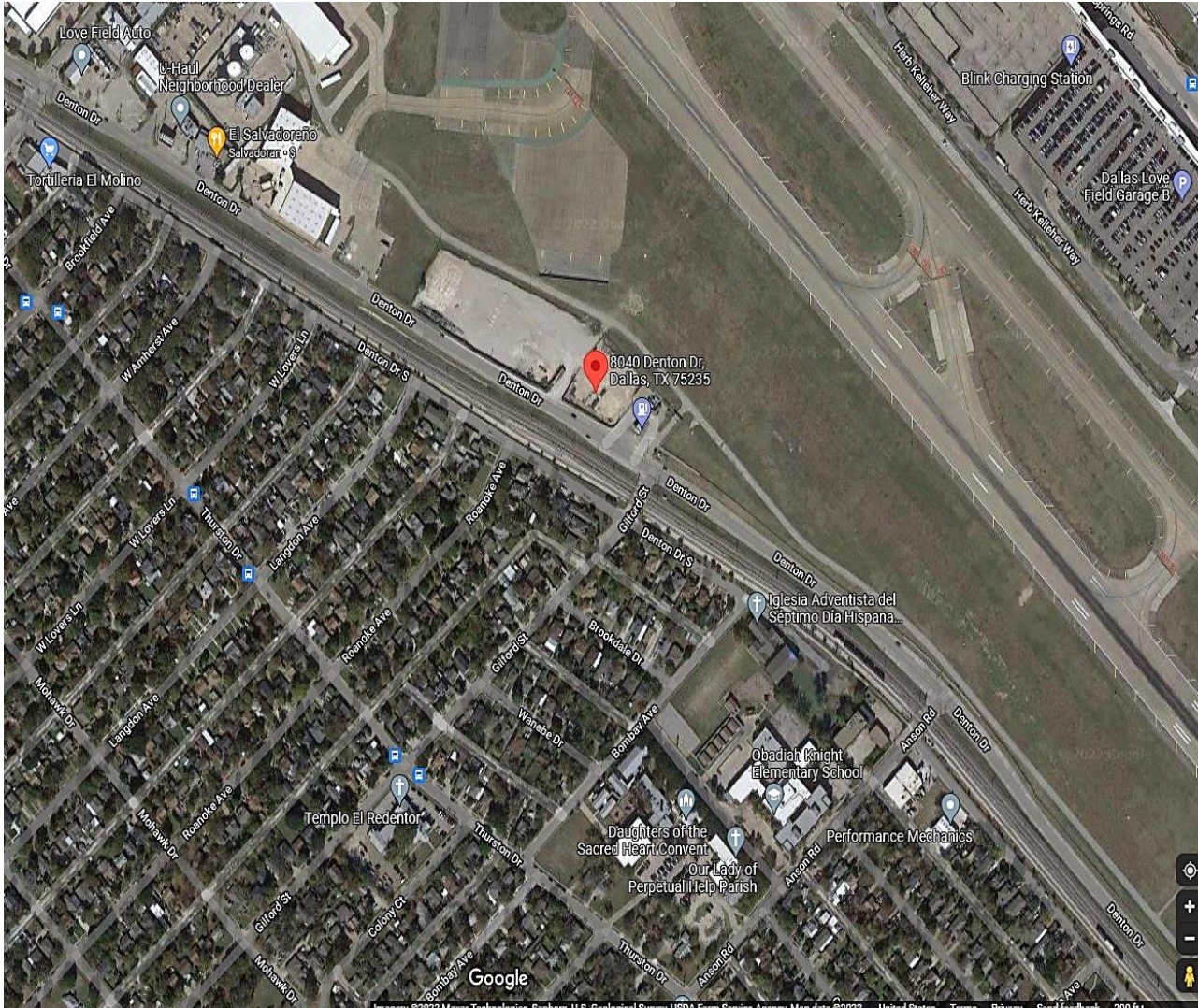
Concrete Batching Plant
Zoned: IM

Concrete Batch Plant



[Google Maps](#)

Concrete Batch Plant



Concrete Batch Plant



Google Maps

Proposed Actions



- ❖ Two-phased approach to address urgency of sensitive land use issues.
 - Phase I, short-term approach:
 - To immediately address the lack of public process staff proposed removing the administrative, by-right approval process.
 - Added a Specific Use Permit (SUP) process that will require public hearings at City Plan Commission (CPC) and City Council.
 - Phase II, draft new regulations through a comprehensive review and **public input**.
 - Includes review of departmental coordination, legal considerations of implications on existing land uses, research of local and national cities regulations and best practices, **input from the public**, industry and professional organizations, and coordination with state and federal jurisdictions.

We
are
here



Update (Phase II)



Comprehensive Review And Public Input

- ✓ Input from the public, industry and professional organizations, and coordination with state and federal jurisdictions.

Public Input Meetings (English and Spanish):

- May 17, 2022 • May 21, 2022 • May 23, 2022 • November 28, 29 and December 3, 2022

Industry/Professional Organizations Input Meetings:

TACA - May 26, 2022 • June 29, 2022 • December 5, 2022

TxDOT – June 2, 2022 • November 1, 2022

Environment & Sustainability Committee – June 17, 2022 • October 12, 2022

TCEQ – March 17, 2022 • November 15, 2022 (Rulemaking Public Meeting)

Interdepartmental Coordination

- ✓ Input from various internal departments (Current Planning, BI, OEQS, Code Compliance, Stormwater Management, Public Works, Transportation) – May 2022 to present (on-going)
 - ✓ Internal Checklist (Zoning Application Intake)



(Previous) Public Input and Draft Recommendations



APPROPRIATE DISTANCES FROM CONCRETE OR ASPHALT BATCH PLANTS TO RESIDENTIAL, SCHOOLS, PUBLIC PARKS

<u>Sensitive Land Use</u> Issues:	Suggestions:	Draft Recommendations:
<p>➤ Batch plants located next to residential, including multi-family</p>	<ul style="list-style-type: none">• Batch Plants should not be allowed in residential neighborhoods	<ul style="list-style-type: none">✓ Permanent Batch Plants only allowed in IM (Industrial Manufacturing) District with an approved Specific Use Permit (SUP)✓ Temporary Batch Plants only allowed in residential districts if the plant is serving construction or partial reconstruction of a residential site or with an approved SUP, if Temp, Off-site✓ Perm or Temp BP only allowed in Special Districts (WMU, WR, RTN, Historic Overlay or new PD's) with approved SUP



(Previous) Public Input and Draft Recommendations



APPROPRIATE DISTANCES FROM CONCRETE OR ASPHALT BATCH PLANTS TO RESIDENTIAL, SCHOOLS, PUBLIC PARKS

<u>Sensitive Land Use</u> Issues:	Suggestions:	Draft Recommendations:								
<ul style="list-style-type: none"> ➤ Kids are playing at the Soccer Complex within 300' of an existing batch plant ➤ 1,500' distance: <ul style="list-style-type: none"> ○ Is arbitrary and should not be predetermined ○ would prohibit most batch plants ○ would put most concrete trucks on the road contributing to more emissions and traffic 	<ul style="list-style-type: none"> • 440 yards as required by TCEQ (unless municipality has zoning regulations for batch plants) is a good place to start. Can we build on that? • At least ¼ mile is an appropriate distance – TCEQ dictates 1,320' from residential uses • No batch plants allowed to locate side by side • 1,500' minimum distance is the distance for other industrial uses, such as Oil and Gas Drilling • 1300'-1500' min. for permanent batch plants • Distance requirements (to prop. line) should be part of the zoning process as determined with SUP • Cap on number of batch plants per residential area or min. distance between existing and new facilities 	<p>✓ Distances¹ (min.) from residential structure and/or district, public school or park* and from another batch plant* (Perm and Temp, off-site only):</p> <table border="0"> <thead> <tr> <th data-bbox="1528 599 2127 685"><u>PERMANENT</u> Concrete or Asphalt Batch Plants</th> <th data-bbox="2140 599 2502 685"><u>TEMPORARY</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="1528 685 2127 849">✓ 1,640'**</td> <td data-bbox="2140 685 2502 849"> ✓ 1,640'** (Off-site) ✓ 330'* (On-site) (R.O.W) </td> </tr> <tr> <td data-bbox="1528 863 2127 956"> Alternative (Green Concrete) BP ✓ 1,320'** </td> <td data-bbox="2140 863 2502 999"> ✓ 1,640'** (Off-site) ✓ 330'* (On-site) (R.O.W.) </td> </tr> <tr> <td data-bbox="1528 1042 2229 1128"> Concrete or Asphalt Recycling (Perm) ✓ 3,281'** </td> <td data-bbox="2254 1042 2502 1128">N/A</td> </tr> </tbody> </table>	<u>PERMANENT</u> Concrete or Asphalt Batch Plants	<u>TEMPORARY</u>	✓ 1,640'**	✓ 1,640'** (Off-site) ✓ 330'* (On-site) (R.O.W)	Alternative (Green Concrete) BP ✓ 1,320'**	✓ 1,640'** (Off-site) ✓ 330'* (On-site) (R.O.W.)	Concrete or Asphalt Recycling (Perm) ✓ 3,281'**	N/A
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Concrete or Asphalt Recycling (Perm) ✓ 3,281'**	N/A									

¹ Distances per the Guidance for the Assessment of Environmental Factors (in accordance with Environmental Protection Act 1986) as amended



(Previous) Public Input and Draft Recommendations



APPROPRIATE DISTANCES FROM CONCRETE OR ASPHALT BATCH PLANTS TO RESIDENTIAL, SCHOOLS, PUBLIC PARKS

Equity Issues:	Suggestions:	Draft Recommendations:		
<ul style="list-style-type: none"> ➤ Large concentrations of batch plants in black and brown communities ➤ Black and brown communities have been taking the brunt of it and we need to consider being greener, cleaner ➤ W. Dallas is the most polluted - 75212 is the most polluted zip code in Dallas and contains the most batch plants ➤ W. Dallas is experiencing density and gentrification and the batch plants are allowed to build next to multifamily and build up to the property line 	<ul style="list-style-type: none"> • Batch Plants should not be allowed in residential neighborhoods • No batch plants allowed to locate side by side • Separate batch plants from residential uses, not just areas zoned for residential 	<ul style="list-style-type: none"> ✓ Perm. batch plants no longer allowed in IR (Industrial Research) District ✓ Perm. batch plants only allowed in IM District with approved SUP ✓ Temp plants only allowed in Resid. Districts when serving resid. construction or partial reconstruction and with SUP if Temp off-site ✓ Distances¹ (min.) from residential structure and/or district, public school or park* and from another batch plant* (Perm and Temp, Off-site only): <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><u>PERMANENT</u> Concrete or Asphalt Batch Plants ✓ 1,640'***</p> <p>Alternative (Green Batch Plant) ✓ 1,320'***</p> <p>Concrete or Asphalt Recycling (Perm) ✓ 3,281'***</p> </td> <td style="width: 50%; vertical-align: top;"> <p><u>TEMPORARY</u></p> <p>✓ 1,640'*** (Off-site) ✓ 330'* (On-site) (R.O.W)</p> <p>✓ 1,640'*** (Off-site) ✓ 330'* (On-site) (R.O.W.)</p> <p>N/A</p> </td> </tr> </table>	<p><u>PERMANENT</u> Concrete or Asphalt Batch Plants ✓ 1,640'***</p> <p>Alternative (Green Batch Plant) ✓ 1,320'***</p> <p>Concrete or Asphalt Recycling (Perm) ✓ 3,281'***</p>	<p><u>TEMPORARY</u></p> <p>✓ 1,640'*** (Off-site) ✓ 330'* (On-site) (R.O.W)</p> <p>✓ 1,640'*** (Off-site) ✓ 330'* (On-site) (R.O.W.)</p> <p>N/A</p>
<p><u>PERMANENT</u> Concrete or Asphalt Batch Plants ✓ 1,640'***</p> <p>Alternative (Green Batch Plant) ✓ 1,320'***</p> <p>Concrete or Asphalt Recycling (Perm) ✓ 3,281'***</p>	<p><u>TEMPORARY</u></p> <p>✓ 1,640'*** (Off-site) ✓ 330'* (On-site) (R.O.W)</p> <p>✓ 1,640'*** (Off-site) ✓ 330'* (On-site) (R.O.W.)</p> <p>N/A</p>			
<ul style="list-style-type: none"> ➤ City allowed these batch plant uses through zoning and land use to be located mainly in black and brown communities 	<ul style="list-style-type: none"> • Appropriate areas for these uses need to be addressed through ForwardDallas and then update zoning • Do not hesitate to rezone 	<ul style="list-style-type: none"> ✓ Not under the purview of Code Amendment 		



(Previous) Public Input and Draft Recommendations



APPROPRIATE DISTANCES FROM CONCRETE OR ASPHALT BATCH PLANTS TO RESIDENTIAL, SCHOOLS, PUBLIC PARKS

TCEQ and City Regulations

Issues:

- TCEQ cannot consider concentration of batch plants and particulate matter
- TCEQ standards are by no means strict

Suggestions:

- No batch plants allowed to locate side by side
- Cap on number of batch plants per residential area or min. distance between existing and new facilities
- 440 yards as required by TCEQ (unless municipality has zoning regulations for batch plants) is a good place to start. Can we build on that?
- Min. ¼ mile is an appropriate distance – TCEQ dictates 1,320' from residential uses

Draft Recommendations:

- ✓ **No more than 1 batch plant allowed on a site area or lot area**
- ✓ **Distance requirements between permanent and temporary (off-site) batch plants**
- ✓ **Distance requirements are a minimum of 1,320' for permanent batch plants (Green Concrete) only; otherwise, 1,640' for permanent batch plants and 3,281' for concrete or asphalt recycling**



(Previous) Public Input and Draft Recommendations



APPROPRIATE DISTANCES FROM CONCRETE OR ASPHALT BATCH PLANTS TO RESIDENTIAL, SCHOOLS, PUBLIC PARKS

TCEQ and City Regulations

Issues:

- Concrete/materials need to be close to projects they serve
- Batch plants have already been studied by TCEQ
- Regulations by municipality duplicative and confusing with TCEQ regulations
- TCEQ has oversight based on modeling
- 440 yards was established by TCEQ and not based on scientific data
- PH I requirements are onerous for temporary batch plants
- Timing is of essence for Ph II
- Potential for construction delays

Suggestions:

- TCEQ should be the main regulator

Draft Recommendations:

- ✓ Temp. Batch Plants allowed on-site, off-site and in R.O.W (with provisions)
- ✓ Distance requirements based on EPA Protection Act of 1986, as amended guidance for industrial uses and separation distances between sensitive land uses
- ✓ TCEQ distance requirements for on-site equipment are the same; distance to property lines are per City regulations based on EPA guidance
- ✓ TCEQ is currently assessing modeling of air contaminants under rulemaking
- ✓ Temp. batch plants allowed by-right in all districts except residential and special districts if all provisions are met



(Previous) Public Input and Draft Recommendations



RENEWAL PROCESS FOR SPECIFIC USE PERMITS (SUP'S)/Extensions for Temporary Batch Plants

<u>Renewals</u> Issues:	Suggestions:	Draft Recommendations:
<p>Temporary batch plants</p> <ul style="list-style-type: none"> ➤ Temporary batch plants are already allowed up to 180 days ➤ No definition for Temporary Batch Plant 	<ul style="list-style-type: none"> • Renewal process does need to provide accountability • Should run with construction project it serves and project timeframe should be easily verified • No unlimited extensions • Should allow 1 extension • Temporary plants should have to go back every 6 months • Define Temporary Batch Plant 	<ul style="list-style-type: none"> ✓ 2 renewals per the updated construction contract or as determined by the SUP ✓ Definitions for each of the Temporary batch plant subcategories, including the 180-day time frame



(Previous) Public Input and Draft Recommendations



RENEWAL PROCESS FOR SPECIFIC USE PERMITS (SUP'S)/Extensions for Temporary Batch Plants

Renewals Issues:

Permanent batch plants

- A batch plant has been in Joppa that received a 20-year permit with a 10 year auto renewal
- We are trying to become a much better community with respect to environmental justice
- What message are you sending to residents (auto-renewals)
- Permanent facilities are quite an investment and should be able to prove compliance
- Should have a longer leash

Suggestions:

- The 20% required for opposition to an auto renewal is a burden on residents – put the burden on operators
- No auto renewals
- If we consider auto renewals, we should keep the time frame as short as possible – helps community
- Put burden on operator to prove a good neighbor
- 10-year approval cycle but no less than 5 year
- Batch plants with demonstrated compliance should have at least a 5 yr. renewal

Draft Recommendations:

✓ **No renewals (unless imposed as part of approved SUP)**



(Previous) Public Input and Draft Recommendations



ADDITIONAL PROVISIONS - LOCATION/ACCESS/SCREENING/OTHER

<u>Air Quality</u> Issues:	Suggestions:	Draft Recommendations:
<p>Temporary/Perm batch plants</p> <ul style="list-style-type: none"> ➤Lack of focus on air quality ➤Dust is problematic ➤Environmental issue with these being in the floodplain and watersheds 	<ul style="list-style-type: none"> • More focus needed on air quality; not just water quality • Include air quality data for health to City Council • More consideration for environmental impacts, not just residential adjacency • No Screening for Temporary batch plants – not feasible • Address cumulative impacts • Site needs to be large enough 	<ul style="list-style-type: none"> ✓Land use regulations and additional provisions aimed at improving air quality (distances from sensitive land uses, dust suppression, ingress/egress (not on residential streets, except temp. plants if serving residential and no other access), screening and landscaping (Perm only), site restoration and remediation) ✓>/= 100' from a floodplain or floodway ✓Health data to be provided to ZOAC, CPC and Council ✓Cumulative impacts addressed with distance requirements between batch plants and only 1 batch plant allowed per site area or lot area ✓Temporary screening requirements for temporary batch plants only ✓Min. 1 acre site requirements



(Previous) Public Input and Draft Recommendations



ADDITIONAL PROVISIONS - LOCATION/ACCESS/SCREENING/OTHER

Air Quality

Issues:	Suggestions:	Draft Recommendations:
<p>Permanent batch plants</p> <ul style="list-style-type: none"> ➤ TCEQ requires a 12' tall fence to help capture 50% of the fugitive emissions if the stockpile is 50' from the property line ➤ City needs to think about the infrastructure needed to improve these areas 	<ul style="list-style-type: none"> • Consider combination of vegetation and screening; lighting 	<ul style="list-style-type: none"> ✓ TCEQ requirements still apply ✓ Min. 8' tall solid screening fence applies unless TCEQ requirements as stated to the left are not met ✓ Landscape buffers are required: <ul style="list-style-type: none"> ○ 30' adjacent to streets ○ 20' adjacent to all other ○ 1 lg. or med. canopy tree in a double staggered row every 30' linear feet of perimeter exterior and interior to screening wall ○ Min. of 18 evergreen trees for every 100' linear feet along street R.O.W. or double staggered row of lg. evergreen trees along front of screening wall ○ Continuous shrub row along front of fence if fence is placed within 5' of prop. Line ✓ Parking/maneuvering/driveways must be on a compacted subgrade and must be concrete or asphalt. Crushed or pervious surfaces are prohibited in places where vehicles are operated. (Permanent) ✓ Parking/maneuvering/driveways must be on a compacted subgrade and must be concrete or asphalt or a dust proof surface, and maintained as such. Crushed or pervious surfaces are prohibited in places where vehicles are operated. (Temporary)



(Previous) Public Input and Draft Recommendations



ADDITIONAL PROVISIONS - LOCATION/ACCESS/SCREENING/OTHER

<u>Property Notification</u> Issues:	Suggestions:	Draft Recommendations:
<ul style="list-style-type: none"> ➤ Need to look at 200 ft public notification area ➤ Public notification area does not include schools or homeowner associations (HOA) 	<ul style="list-style-type: none"> • 200' public notification areas should be 400' • Include schools within 3.5 miles for public notification • Include nearest HOA for public notification • Include businesses for public notification • Public notifications at min 500 ft like other situations 	<ul style="list-style-type: none"> ✓ Public notification shall be 500' (SUP's only) ✓ Notification to HOA's and public schools on record to be same as distance requirements for respective batch plant subcategories ✓ Suggesting to applicants to meet with nearby property owners, homeowner associations, and surrounding businesses to address concerns and incorporate into site plan (SUP's only)



(Previous) Public Input and Draft Recommendations



ADDITIONAL PROVISIONS - LOCATION/ACCESS/SCREENING/OTHER

Property Notification Issues:	Suggestions:	Draft Recommendations:
<p>Signs Posted on Property:</p> <p>➤ N/A</p>	<ul style="list-style-type: none"> • N/A 	<p>✓ Signs shall be posted on the property at entrance or screening wall of main use and parking, with:</p> <ul style="list-style-type: none"> ○ Name and address of facility ○ Use, SUP# and expiration date per the CO ○ Name, phone number and email of contact person responsible for answering phone/email inquiries, complaints and/or violations for site and operations <p>✓ Signs shall:</p> <ul style="list-style-type: none"> ○ illustrate or describe the location of the remote parking in relation to the main use; ○ be constructed of weather resistant material; ○ be no less than 30 inches wide and 24 inches long; and ○ contain clearly legible letters in a color that contrasts with the background material of the sign



(Previous) Public Input and Draft Recommendations



ADDITIONAL PROVISIONS - LOCATION/ACCESS/SCREENING/OTHER

Compliance Issues:	Suggestions:	Draft Recommendations:
<ul style="list-style-type: none"> ➤ Clear cutting of trees ➤ No real changes in policy ➤ Renegade, non-compliant plants ➤ Lack of focus from the city for enforcement 	<ul style="list-style-type: none"> • Codify some of TCEQ's requirements; operators are not complying with TCEQ requirements • Get operators in compliance • Change policies • Renegade, non-compliant plants need to be shut down • Need more focus from the city for enforcement • Need self-reporting check list • City needs check list beyond the TCEQ check list to determine compliance 	<ul style="list-style-type: none"> ✓ Clear cutting of trees is not allowed by the Landscape and Tree Preservation Ordinance and is an enforcement issue – call 311 to report ✓ Internal coordination with applications, approvals and non-compliance on-going ✓ Checklist developed for applications at intake (part of internal process) ✓ Checklist will require distances to confirm compliance, as well as self-reporting for violations and emissions incidents ✓ Checklist will require copy of TCEQ application and SWPPP application, if applicable ✓ Internal Interactive dashboard map for better record keeping and spatial analysis



Next Steps



Phase 2

- Staff anticipates bringing the results of the public input and the comprehensive recommendations for Phase 2 of the concrete or asphalt batch plant code amendment to ZOAC on December 13, 2022 of this year.
- If recommended by ZOAC, the staff and ZOAC proposal will be forwarded to the City Plan Commission (CPC) at the earliest available meeting.
- If recommended by CPC, the proposal will be advanced to City Council.



Procedure to Speak:




To speak during the discussion for public input:

1. Type “**Speak**” followed by your **name** and **address** in the **chat box** OR use the
Example: Speak – Sarah May, 1500 Marilla St.
2. A staff member will keep track and call on each speaker in order
3. **Before your comments**, state your name and address for the record



Call in attendees: staff will call out the first 6 digits of your phone number, the host will unmute you to speak, or you can say “pass”

To speak during discussion:


Type “Speak – your name and address” in the **chat box** OR raise your hand using the 



Procedure to Speak:



The screenshot shows a Cisco Webex meeting interface. At the top, there is a menu bar with options: File, Edit, Share, View, Audio & Video, Participant, Event, Help. The main area displays three participants: Lori Levy (Me), andreea udrea, and Mike King. On the right side, there is a 'Participants (7)' panel with a search bar and a list of participants categorized into 'Panelist: 4' and 'Attendee: 3 (2 displayed)'. The 'Attendee' list includes Donna Moorman and Erica Greene. At the bottom right, a 'Chat' window is open, showing a message input field with the text 'Speak – Sarah May - 1500 Marilla St.' and a dropdown menu set to 'To: Host'. A red box highlights the chat input area, and a red arrow points from the text 'To: Host' to the dropdown menu. Another red arrow points from the text 'Speak – Sarah May - 1500 Marilla St.' to the chat input field. A blue arrow points from the text 'using the' to the hand icon in the chat input field.

To speak during discussion:
Type “Speak – your name and address” in the chat box OR raise your hand using the 

To: Host

Speak – Sarah May - 1500 Marilla St.



Procedure to Speak:



The screenshot shows the Cisco Webex Events interface. The main window is titled 'Cisco Webex Events' and has a menu bar with 'File', 'Edit', 'View', 'Audio & Video', 'Participant', 'Event', and 'Help'. The main content area is mostly greyed out. On the right side, there is a 'Participants (1)' panel. This panel has a search bar and is divided into sections: 'Panelist: 2' (containing 'Dan Jakubiak, Host, me'), 'Panelist: 1' (highlighted in blue), and 'Attendee: 2 (0 displayed)'. A red circle with the number '2' is placed over the 'View all attendees...' link in the Attendee section. At the bottom of the interface, there is a 'Q&A' section with a 'Participants' button highlighted by a red circle with the number '1'. Below the main window, there is a control bar with buttons for 'Unmute', 'Play Audio Broadcast', 'Share', and a close button.

To view all attendees:
1. Open Participants tab

To view all attendees:
2. Click View all attendees





Contact and More Information

Project webpage:

<https://dallascityhall.com/departments/pnv/Pages/CABatchPlants.aspx>

Contact us:

- Lori Levy, AICP
- Lori.levy@dallas.gov
- Sarah May, AICP
- Sarah.may@dallas.gov





City of Dallas

Concrete or Asphalt Batch Plant – Ph. II Public Input Meeting

**Planning and Urban Design
(PUD)**

December 3, 2022

Lori Levy, AICP, Senior Planner
Planning and Urban Design
City of Dallas

Issues/Concerns (Permanent)



Sec. 51A-4.20 Industrial Uses

- ❖ Concrete or Asphalt Batching Plants are **not** listed as “Potentially Incompatible Industrial Use” in Industrial Manufacturing.
- ❖ Considered an industrial outside use and permitted in IM District with no public hearing process.



(Previous) Public Input and Discussion



1. What is an appropriate distance from concrete or asphalt batch plants to?:



Residential



Schools



Public Parks

2. What do you think about the renewal process for Specific Use Permits (SUP's)?:

- Automatic renewals
- Renewal timeframe
 - 2-year
 - 3-year
 - 5-year
 - 10-year
 - 15-year
- Extensions for Temporary Batch Plants (after 6 months)
 - Unlimited
 - 2
 - 3
 - 4 or more



(Previous) Public Input and Discussion



3. Do you think there should be any additional conditions for concrete or asphalt batch plants?:

- Location on a commercial or industrial roadway
- Screening of production equipment and trucks
 - If so,
 - Height?
 - Materials?
- Other

