



Legislation Details (With Text)

File #: 17-2491 **Version:** 3 **Name:** Ordinance - Third and Final Reading on an Ordinance Approving a Specific Use Permit for Liquid Waste Processing on Approximately 2.498 Acres Known as Lot 2R1, Block 2 of Mansfield Industrial Park, Generally Located at 525 S. 6th Avenue; SouthWaste Disposa

Type: Ordinance **Status:** Passed

File created: 9/13/2017 **In control:** City Council

On agenda: 10/23/2017 **Final action:** 10/23/2017

Title: Ordinance - Third and Final Reading on an Ordinance Approving a Specific Use Permit for Liquid Waste Processing on Approximately 2.498 Acres Known as Lot 2R1, Block 2 of Mansfield Industrial Park, Generally Located at 525 S. 6th Avenue; SouthWaste Disposal (ZC#17-013)

Sponsors: Joe Smolinski, Lisa Sudbury

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Maps and Supporting, 3. Exhibits A-C, 4. Compliance History Report

Date	Ver.	Action By	Action	Result
10/23/2017	3	City Council	Approved on Third And Final Reading	Pass
10/9/2017	2	City Council	Approved on Second Reading	Pass
9/25/2017	1	City Council	Approved on First Reading	Pass

Ordinance - Third and Final Reading on an Ordinance Approving a Specific Use Permit for Liquid Waste Processing on Approximately 2.498 Acres Known as Lot 2R1, Block 2 of Mansfield Industrial Park, Generally Located at 525 S. 6th Avenue; SouthWaste Disposal (ZC#17-013)

To consider the subject specific use permit request.

The Planning and Zoning Commission held a public hearing on August 21, 2017, and voted 6-1 (Neuman) to recommend approval.

First Reading

The subject property is located at 525 S. 6th Ave. in the Mansfield Industrial Park. It includes a single-story 20,000 sq. ft. metal building primarily used for liquid waste processing, as well as a large concrete paved area used for parking, storage, and truck drive-through operations. Most of the property is impervious. The sides and rear of the property are fenced, with gated vehicular access on both sides, as well as two drive-thru bays.

The property has been used for liquid waste processing since 1996 and the owner is seeking to increase its liquid waste processing capacity. This will be accomplished through improved processes and no exterior improvements to the facility will be necessary. However, because the City amended its Zoning Ordinance to classify liquid waste processing as a use permitted in the I-1 zoning district only by SUP approval and since the applicant is increasing the intensity of this use, it is now necessary for them to obtain SUP approval. Prior to their SUP application, the applicant sought and obtained a permit amendment (TCEQ Permit No. MSW2256A) from the Texas Commission on Environmental Quality (TCEQ) to increase its liquid waste processing capacity. As part of this process, the application was evaluated with regard to land use, transportation/traffic, and surface water. This permit amendment was approved and issued by TCEQ on May

8, 2017.

Second Reading

Council requested a compliance history report which the applicant has provided.

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