

Concrete or Asphalt Batch Plants – Ph II

Zoning Ordinance Advisory
Committee
(ZOAC)
December 13, 2022

The logo of the City of Dallas, featuring a stylized white 'D' with a three-lobed leaf inside, set against a dark blue background with a fine white grid pattern.

City of Dallas

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Planning and Urban Design
City of Dallas

Presentation Overview



- Background/History
- Purpose
- Operational Issues/Concerns
- Staff Recommendations
- Next Steps



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.



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





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)



Phase II Recommendations



Overview of Proposed Regulations for Concrete or Asphalt Batch Plants, including Concrete or Asphalt Recycling

- Revised categories of land uses
- Distances from sensitive land uses (residential structures and/or districts, public schools, public parks) – measured from property line to property line
- Distances from other batch plants – measured from property line to property line
- Revised renewal time limits
- Revised standards based on best management practices (BMP's) for stormwater management and dust
- Standardized signs posted on property with pertinent information
- Additional application information (part of internal checklist at application intake)
- Additional notification requirements
- Ingress/Egress roadway access
- Landscaping and Screening
- Site Requirements
- Site Restoration and remediation



Phase II Recommendations



	Permanent	Temporary
		</= 180 days or the length of the project in which it serves per the submitted construction contract, whichever occurs first
Land Use Category	Industrial (Outside)	Temporary Use
Land Use Subcategory	Potentially Incompatible Industrial Use (when conducted outside)	Temporary Use, On-Site Temporary Use, Off-Site Temporary Use, Off-Site (Public Projects) Temporary Use, Off- Site (in R.O.W.)
Specific Uses	Asphalt or Concrete Batch Plant	Asphalt or Concrete Batch Plant
	Alternative (Green Concrete) Batch Plant	Alternative (Green Concrete) Batch Plant
	Asphalt or Concrete Recycling	
Zoning Districts Allowed	IM* (Industrial Manufacturing) with Specific Use Permit (SUP) only	Allowed in all nonresidential districts* Allowed in residential (A, R, RTN, D, TH, CH, MF, WR and WH) when the plant is serving construction or partial reconstruction of a residential development; otherwise, SUP required (Temporary Use, Off-Site will require an SUP)



* Uses shown with (*) require additional provisions as specified in the chart under Additional Provisions.

Phase II Recommendations



Subcategory Descriptions	Permanent	Temporary
Purpose	<ul style="list-style-type: none"> • To allow operators to provide concrete or asphalt to various off-site locations • Batch plants serve multiple projects • Designed not to be erected and removed with ease 	<p><u>Temporary Use, On-Site</u></p> <ul style="list-style-type: none"> • To allow operations to provide concrete or asphalt on the same site or subdivision in which the project site is intended to serve • Operate only for the length of time of construction project and needs concrete or asphalt • Designed to be erected and removed with ease • Typically serves large, high-rise construction on-site or for new infrastructure needs within a new residential subdivision
Intent	<ul style="list-style-type: none"> • To reduce the number of temporary batch plants by allowing some batch plants to operate off-site serving multiple sites 	<ul style="list-style-type: none"> • To minimize or eliminate amount of mixing truck traffic required for large asphalt and concrete construction projects



Phase II Recommendations



Subcategory Descriptions	Permanent	Temporary
Purpose	<ul style="list-style-type: none"> To allow operators to provide concrete or asphalt to various off-site locations Batch plants serve multiple projects Designed not to be erected and removed with ease 	<p><u>Temporary Use, Off-Site (Public Projects)</u></p> <ul style="list-style-type: none"> To allow operators performing work for public projects to move concrete or asphalt from an off-site location onto the project site it is intended to serve Operate for one to several years, depending on scope of project Provide concrete or asphalt for public use
Intent	<ul style="list-style-type: none"> To reduce the number of temporary batch plants by allowing some batch plants to operate off-site serving multiple sites 	<ul style="list-style-type: none"> To reduce the overall number of temporary batch plants that serve an individual project and for much larger projects



Phase II Recommendations



Subcategory Descriptions	Permanent	Temporary
Purpose	<ul style="list-style-type: none"> To allow operators to provide concrete or asphalt to various off-site locations Batch plants serve multiple projects Designed not to be erected and removed with ease 	<p><u>Temporary Use, Off-Site</u></p> <ul style="list-style-type: none"> To allow operators to move concrete or asphalt from an off-site location onto the project site or sites it is intended to serve Operate for much longer periods and serve larger developments or multiple developments occurring simultaneously
Intent	<ul style="list-style-type: none"> To reduce the number of temporary batch plants by allowing some batch plants to operate off-site serving multiple sites 	<ul style="list-style-type: none"> Reduce overall number of temporary batch plants on the site of project or projects it serves Allows operator to take advantage of multiple pours for nearby projects, such as large subdivisions or fast-growing areas where development occurs simultaneously or at similar times Option for plants that cannot meet distance requirements by locating on site it is serving



Phase II Recommendations



Subcategory Descriptions	Permanent	Temporary
Purpose	<ul style="list-style-type: none"> To allow operators to provide concrete or asphalt to various off-site locations Batch plants serve multiple projects Designed not to be erected and removed with ease 	<p><u>Temporary Use, Off-Site (in R.O.W.)</u></p> <ul style="list-style-type: none"> To allow contractors for public projects (City or TxDOT) to provide concrete or asphalt from the location of the right-of-way onto the project site Operate from one to several years depending on scope of project Provide concrete and asphalt for public use
Intent	<ul style="list-style-type: none"> To reduce the number of temporary batch plants by allowing some batch plants to operate off-site serving multiple sites 	<ul style="list-style-type: none"> Reduce the overall number of temporary batch plants on individual project site or sites and for much larger projects Allow operator to take advantage of multiple pours for nearby projects, such as highway projects



Phase II Recommendations



Additional Provisions*	Permanent			Temporary	
	Asphalt or Concrete Batch Plant	Alternative (Green Concrete) Batch Plant	Asphalt or Concrete Recycling	Asphalt or Concrete Batch Plant Alternative (Green Concrete) Batch Plant	Asphalt or Concrete Batch Plant Alternative (Green Concrete) Batch Plant
Land Use Subcategories				Temp, (On-Site) Temp, (Off-Site) in R.O.W.	Temp, (Off-Site) Temp, (Off-Site) Public Projects
Distances ¹ from a residential structure, residential district, public school and school district facilities or public park ^{2*}	>/= 1,640'	>/= 1,320'	>/= 3,281'	>/= 330'	>/= 1,640'
Distances from another batch plant ^{3*}	>/= 1,640'	>/= 1,320'	>/= 3,281'	N/A	>/= 1,640'

¹ Separation distance between Industrial and Sensitive Land Uses per Guidance for the Assessment of Environmental Factors (in accordance with Environmental Protection Act 1986), as amended

^{2,3} Measurements are from property line to property line



Phase II Recommendations



Additional Provisions*	Permanent	Temporary
Site*	<ul style="list-style-type: none">• Minimum 1 acre site• $\geq 100'$ from a floodplain or floodway, as defined in Article V• Performance Bond or insurance (infrastructure/roads into and out of site, site restoration) for the duration of the project or SUP approval period plus 1 year• Video or photos of the entire site, and a professionally prepared environmental report documenting existing conditions• Operational Plan• \geq TCEQ site distance requirements as amended including alternative options must be met• No more than 1 batch plant located on any 1 building site• Outside storage of any equipment or vehicles on the property must be necessary to serve the batch plant on the site and occupy no more than 50 percent of the lot• All truck queuing, filling and such other operations shall occur on the property in which the plant is located• A notice to employees permanently posted in a prominent place advising employees whom to contact in the event of a discharge of any kind and ensure that all employees are educated on procedures or such accidental discharges	



Phase II Recommendations



Additional Provisions*	Permanent	Temporary
Paving*	<ul style="list-style-type: none"> Parking/maneuverings/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. 	<ul style="list-style-type: none"> Parking/maneuverings/driveways must be on a compacted subgrade and must be concrete or asphalt or a dust proof surface. Crushed or pervious surfaces are prohibited in places where vehicles are operated.
Ingress/Egress *	<ul style="list-style-type: none"> Is prohibited on minor streets (defined as streets not listed on the Thoroughfare Plan, as amended - these are residential streets) 	<ul style="list-style-type: none"> Is prohibited on minor streets (defined as streets not listed on the Thoroughfare Plan, as amended - these are residential streets) unless the project in which the temporary batch plant is serving is a residential site and the site has no other access



Phase II Recommendations



Additional Provisions*	Permanent	Temporary
Best Management Practices (BMP's) Dust Suppression*	<ul style="list-style-type: none"> Dust cover or shroud required on all three-sides of the materials conveyor belt Wheel washing device required for all trucks that traverse the site New slump stands and bays and wheel-washing facilities shall be connected to the water management system to prevent contaminants such as spilt concrete, aggregate or concrete slurry from entering stormwater drains Slump stands shall be designed to avoid trucks driving through slurry water generated by wash-downs Batch plants shall be designed to enable recycled water from the water management system to be used for slumping Testing reports are required to be kept on-site for water used for mixing water for concrete Cleaning of batch plant rubbish on-site and off-site shall be required immediately upon spillage Concentration of transport shall be to muck storage areas only Work performed shall be during well weather only so as to avoid windy conditions that spread dust and debris off-site All trucks shall provide spill kits to cover clean-up needs in transit Spills during transit shall be cleaned up immediately to prevent contaminants entering stormwater drains or wastewater areas Permanent sprinkler system required on-site installed so as to wet all roadways into and out of the site, and watering of the stockpiles No chemicals (only water may be used for watering of the site and wheel washing for dust suppression) 	



Phase II Recommendations



Additional Provisions*	Permanent	Temporary
<p>Best Management Practices (BMP's) Dust Suppression*</p>	<ul style="list-style-type: none"> • Baghouses shall be maintained and emptied regularly, every 24 hrs. • A reverse pulse fabric filter dust collector (FFDC) or other dust control technology with an equivalent or better performance shall be used • Sand and aggregates shall be delivered on-site in a dampened state using covered trucks • Raw materials shall be loaded into truck agitators by either using a telescopic chute (preferred) or a flexible sleeve to prevent spillage of material • Adequate measures shall be put in place to ensure truck agitators are not overfilled • Raw materials shall be loaded into truck agitators by either using a telescopic chute (preferred) or a flexible sleeve to prevent spillage of material • Adequate measures shall be put in place to ensure truck agitators are not overfilled 	
<p>Site Restoration and Remediation*</p>	<ul style="list-style-type: none"> • OEQS must be contacted within 72 hrs. with notice of intent to vacate the property and with updated contact information to schedule an inspection of the site after expected site restoration date • Applicant shall provide copies of the original environmental report for inspection to confirm that site is restored to original condition • All structures and equipment shall be removed from the site and the site restored to original condition to begin within 24 hours of intent to vacate site or expiration of the approved SUP 	



Phase II Recommendations



Additional Provisions*	Permanent	Temporary
Signs*	<ul style="list-style-type: none">• Shall be posted on the property at the entrance or screening wall of the main use and parking with the following:<ul style="list-style-type: none">○ Name of the facility○ Address of the facility○ Use, SUP number and expiration date per the CO, if any○ Name, phone number and email of the contact person who will be answering all phone and email inquiries, complaints and/or violations for the site and responsible for operations on-site• Signs shall:<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	



Phase II Recommendations



Additional Provisions*	Permanent	Temporary
Screening*	<ul style="list-style-type: none"> Screening with a minimum height of eight feet is required for the use 	<ul style="list-style-type: none"> A temporary screening wall is required for the use Screening must be opaque and may include a combination of landscaping and sound blankets Minimum solid screening wall shall be a minimum of 8' in height
Landscaping and Tree Conservation*	<ul style="list-style-type: none"> Art. X (Landscaping and Tree Preservation) applies, except as provided. Div. 51A-10.120 Landscaping does not apply Section 51A-10.123 (c) Landscape Plan Submission is required. The landscape plan must be stamped by a landscape architect 	N/A



Phase II Recommendations



Additional Provisions*	Permanent	Temporary
<p>Landscaping and Tree Conservation*</p> <p>Buffer yard: (Adjacent to screening wall, full extent of property)</p>	<p>BUFFER YARD DEPTH:</p> <p><u>Adjacent To Streets:</u></p> <ul style="list-style-type: none"> • 30' <p><u>Adj. All Other Properties (Or Across An Alley):</u></p> <ul style="list-style-type: none"> • 20' <p><u>Street R.O.W. Buffer Yard:</u></p> <ul style="list-style-type: none"> • Street R.O.W. may be included up to 25% of required buffer yard (subject to city licensing, permit and tree location requirements of Art. X) 	<p>N/A</p>



Phase II Recommendations



Additional Provisions*	Permanent	Temporary
<p>Landscaping and Tree Conservation*</p> <p>Buffer yard: (Adjacent to screening wall, full extent of property)</p>	<p><u>Exterior and interior to screening wall:</u></p> <ul style="list-style-type: none"> • 1 lg. or med. canopy tree in a double staggered row every 30' linear feet for the total length of the perimeter • 75% of lg. or med. canopy trees must be evergreen <p><u>Exterior to screening wall:</u></p> <ul style="list-style-type: none"> • Min. 18 evergreen trees for every 100 linear feet along street R.O.W. (to provide continuous screen) or <p>Double staggered row of lg. evergreen shrubs along the front of screening wall</p> <ul style="list-style-type: none"> • Continuous shrub row along front of fence if fence is placed within 5' of property line. Lawn or groundcover is required for the buffer yard outside of shrub and tree planting areas <p><u>Other Buffer Yards:</u> Exterior and interior screening walls, if applicable:</p> <ul style="list-style-type: none"> • A lg. or med. canopy tree is required in a single row for the total length of the perimeter • Min. of 75% of lg. canopy trees must be evergreen 	<p>N/A</p>



Phase II Recommendations



Additional Provisions*	Permanent	Temporary
Alternative Buffering, Landscaping and Screening*	<ul style="list-style-type: none"> The applicant may submit alternative landscaping, buffering or screening or a combination thereof due to property constraints, water lines, easements or other with a Specific Use Permit (SUP) as long as, at a minimum, the alternatives presented are equivalent to or superior to the minimum standard and meets the spirit and intent of this section 	N/A
Public Notices*	<ul style="list-style-type: none"> Shall be 500' (Applies to SUP's only) All HOA's and public schools on record per specified distances (same as distances for sensitive land uses for the respective subcategories) (Applies to SUP's only) 	
Renewals*	<ul style="list-style-type: none"> N/A (no renewals unless specified in SUP approval) 	2 per the updated construction contract or as determined by the SUP (extensions will require an SUP)
Other Sensitive Land Uses*	<ul style="list-style-type: none"> Private schools, parks, and daycare facilities within the established distance requirements from sensitive land uses above shall be considered in determining the appropriateness of the SUP 	Private schools, parks, and daycare facilities within the established distance requirements from sensitive land uses above shall be considered in determining the appropriateness of the SUP, if the SUP is required



Phase II Recommendations



Proposed Definitions for Concrete or Asphalt Batch Plants, including Concrete or Asphalt Recycling

Asphalt or concrete batch plant means a plant that consists of an asphalt or concrete batch facility and associated abatement equipment, including, but not limited to: material storage silos, aggregate storage bins, auxiliary storage tanks, conveyors, weigh hoppers, and a mixer. Asphalt or concrete batch plants can add water, Portland cement, and aggregates into a delivery truck, or the concrete may be prepared in a central mix drum and transferred to a delivery truck for transport. This definition does not include operations that meet the requirements of 30 TAC § 106.141, Batch Mixer or 30 TAC § 106.146, Soil Stabilization Plants.

Permanent asphalt or concrete batch plant means an asphalt or concrete batch plant that is not a temporary asphalt or concrete batch plant.

Temporary asphalt or concrete batch plant means an asphalt or concrete batch plant that occupies a designated site for not more than 180 consecutive days or that supplies concrete for a single project (single contract or same contractor for related project segments) and is removed when the project is completed.



Phase II Recommendations



Proposed Definitions for Concrete or Asphalt Batch Plants, including Concrete or Asphalt Recycling

Alternative batch plant means a plant that consists of an alternative batch facility and associated abatement equipment, including, but not limited to: material storage silos, aggregate storage bins, auxiliary storage tanks, conveyors, weigh hoppers, and a mixer. Alternative batch plants can add water, Portland cement, and aggregates into a delivery truck, or the alternative materials may be prepared in a central mix drum and transferred to a delivery truck for transport. This definition does not include operations that meet the requirements of 30 TAC § 106.141, Batch Mixer or 30 TAC § 106.146, Soil Stabilization Plants.

Permanent alternative batch plant means an alternative batch plant that is not a temporary alternative batch plant.

Temporary alternative batch plant means an alternative batch plant that occupies a designated site for not more than 180 consecutive days or that supplies concrete for a single project (single contract or same contractor for related project segments) and is removed when the project is completed.



Phase II Recommendations



Proposed Definitions for Concrete or Asphalt Batch Plants, including Concrete or Asphalt Recycling

Buffer Yard means a landscape area to provide and maintain a year-round screen and vegetated buffer and to provide an aesthetic quality along rights-of-way which enhance travel corridors and screen industrial areas from public view while providing a natural cleaning of the air.

“Green Concrete” refers to the term used for concrete that is produced and used with environmental-friendly methods [Evaluation of environment and economy viable recycling cement kiln dust for use in green concrete - ScienceDirect](#)

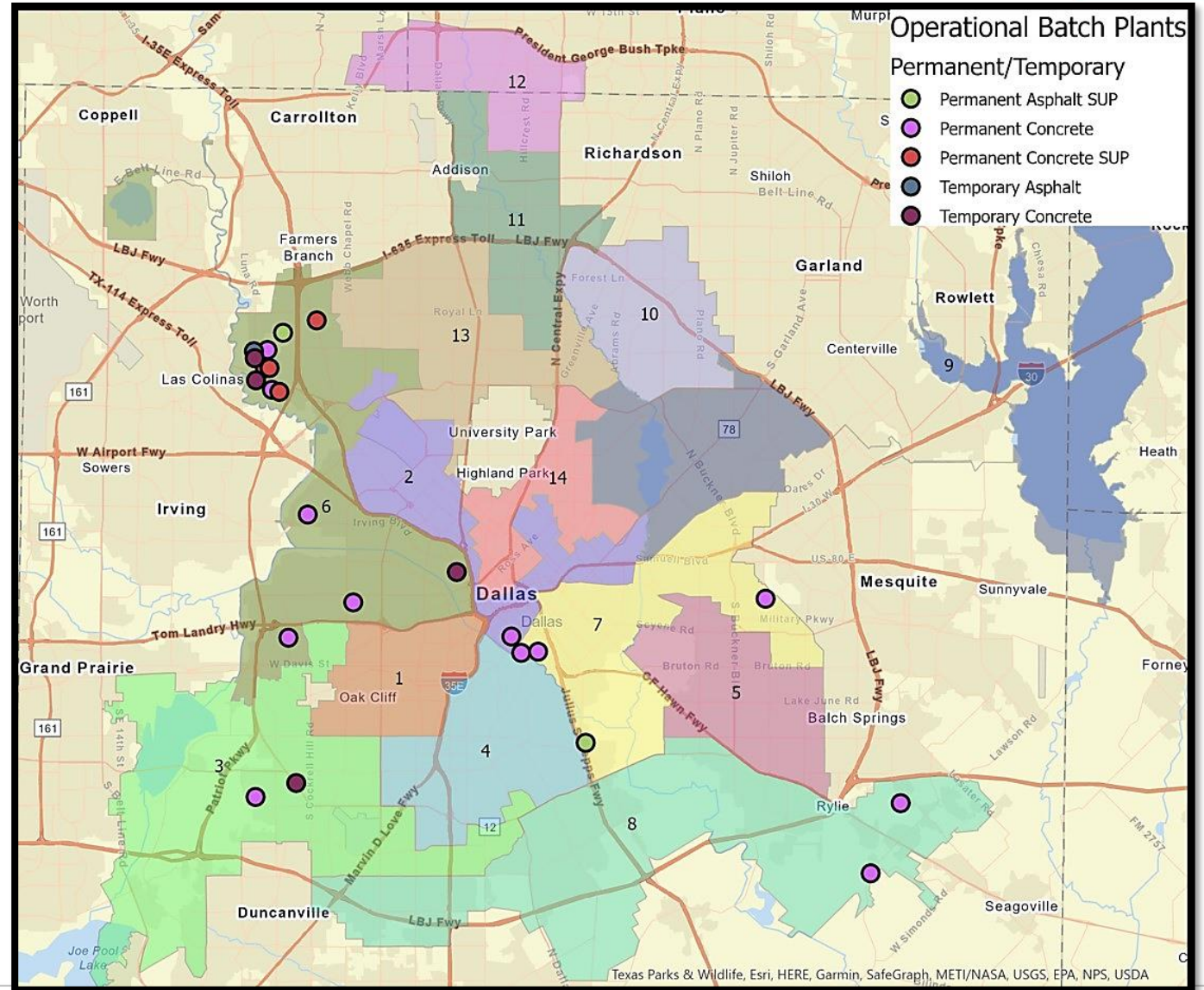


Operational Batch Plant Map View



Operational Batch Plants

Address	Permanent/Temporary	Council District	SUP Number
10940 Spangler Rd	Permanent Concrete	6	
1533 Chalk Hill Rd	Permanent Concrete	6	
8990 Forney Rd	Permanent Concrete	7	
10615 Spangler Rd	Permanent Concrete SUP	6	1483
10610 Spangler Rd	Permanent Concrete SUP	6	817
10361 Bickham Rd	Permanent Concrete SUP	6	884
11143 Goodnight Ln	Permanent Asphalt SUP	6	920
7410 S Central Expwy	Permanent Asphalt SUP	7	1715
2624 Joe Field Rd	Permanent Concrete SUP	6	1715
5526 Crystal Lake Blvd	Permanent Concrete	3	
2118 California Crossing Rd	Permanent Concrete	6	
1005 Forest Ave	Permanent Concrete	7	
4525 Leston Ave	Permanent Concrete	6	
12630 Ravenview Rd	Permanent Concrete	8	
580 Corinth St	Permanent Concrete	2	
10550 Luna Rd	Temporary Asphalt	6	
3301 National	Permanent Concrete	6	
2861 S Belt Line	Permanent Concrete	6	
2935 W Commerce St	Permanent Concrete	6	
1825 California Crossing Rd	Temporary Concrete	6	
3620 S Walton Walker Blvd	Temporary Concrete	3	
1700 S Riverfront Blvd	Temporary Concrete	2	
10808 Luna Rd	Temporary Concrete	6	

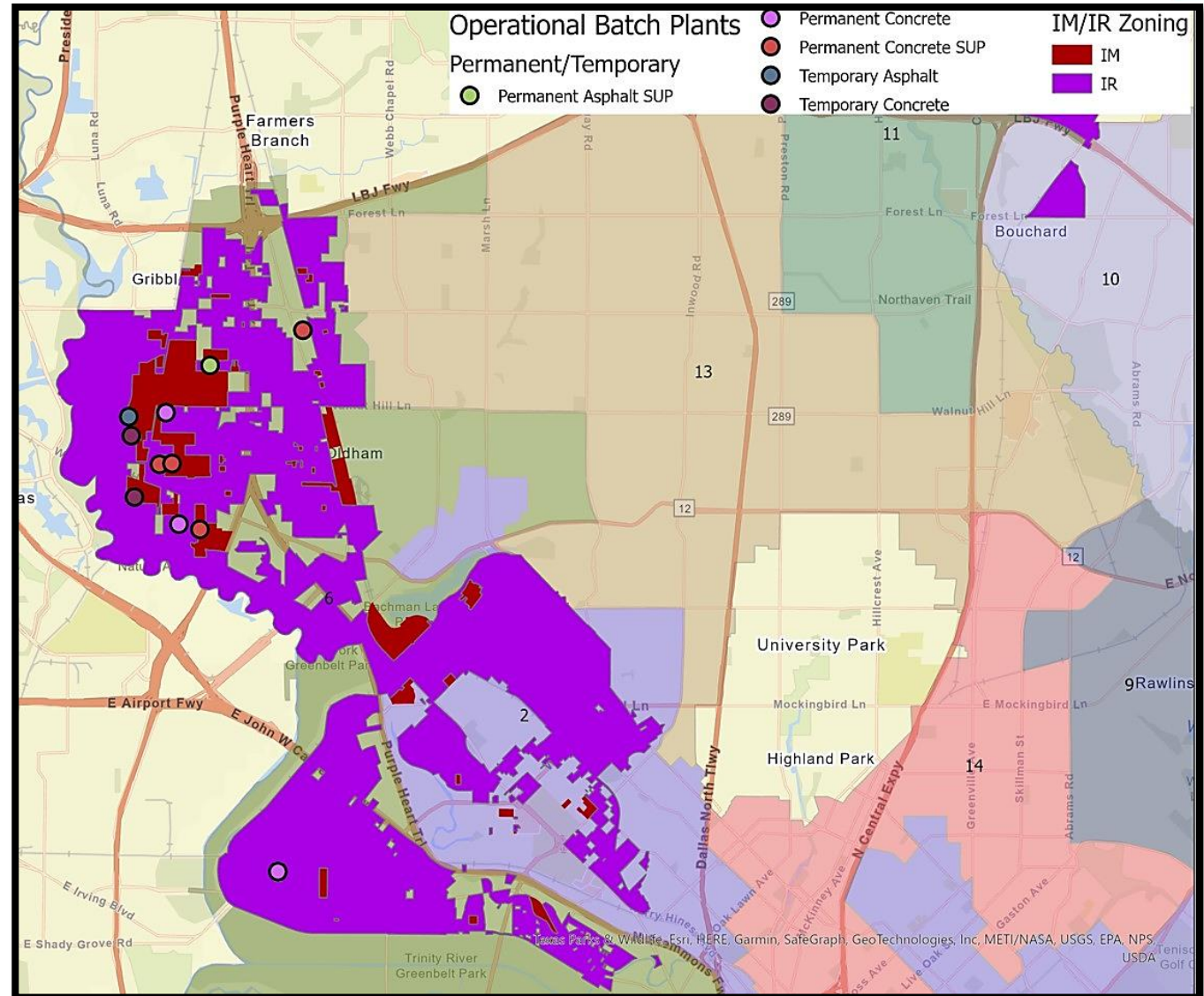


Permanent Batch Plants in IM and IR Zoning District

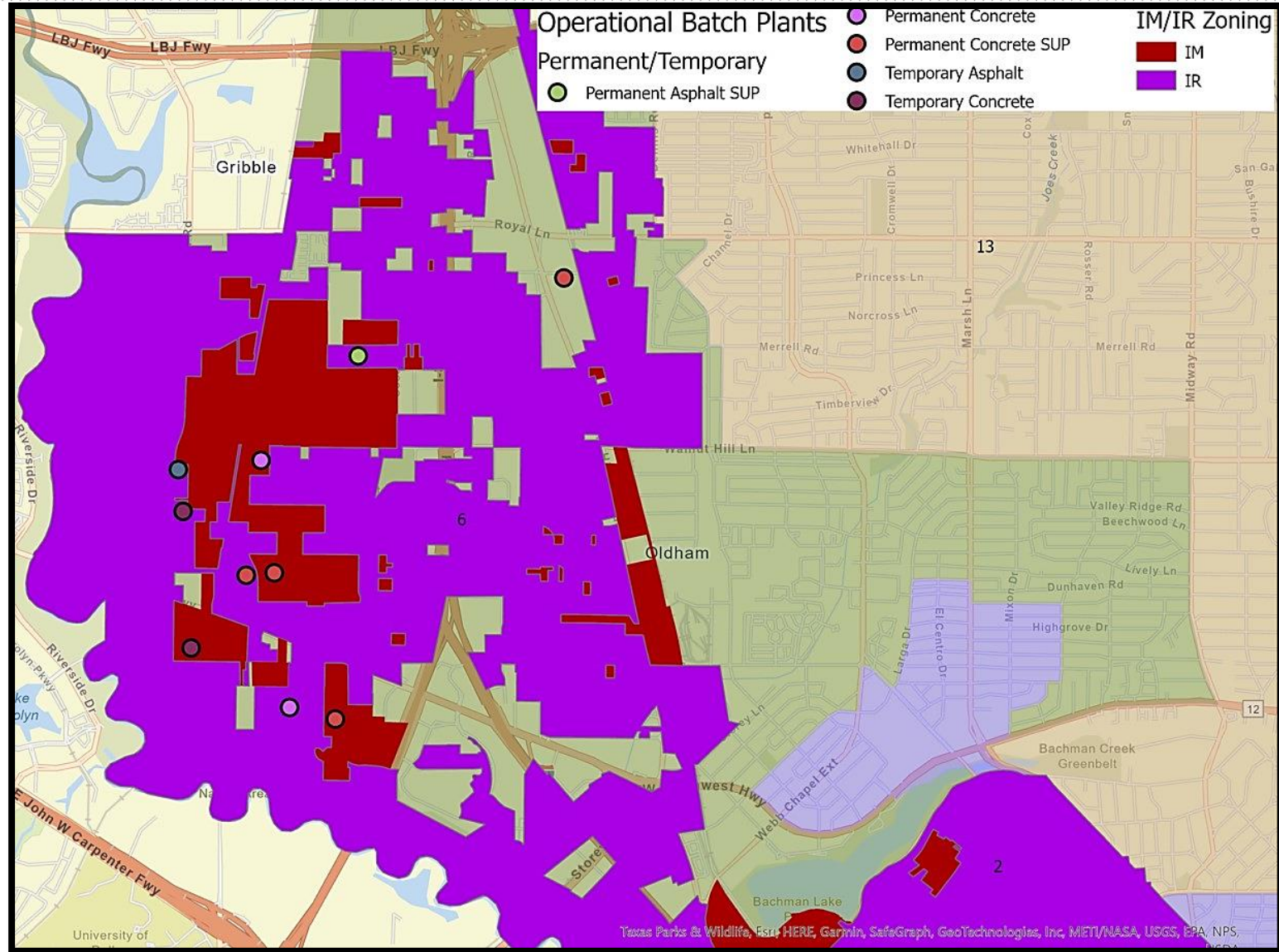


Operational Batch Plants Zoned IM/IR

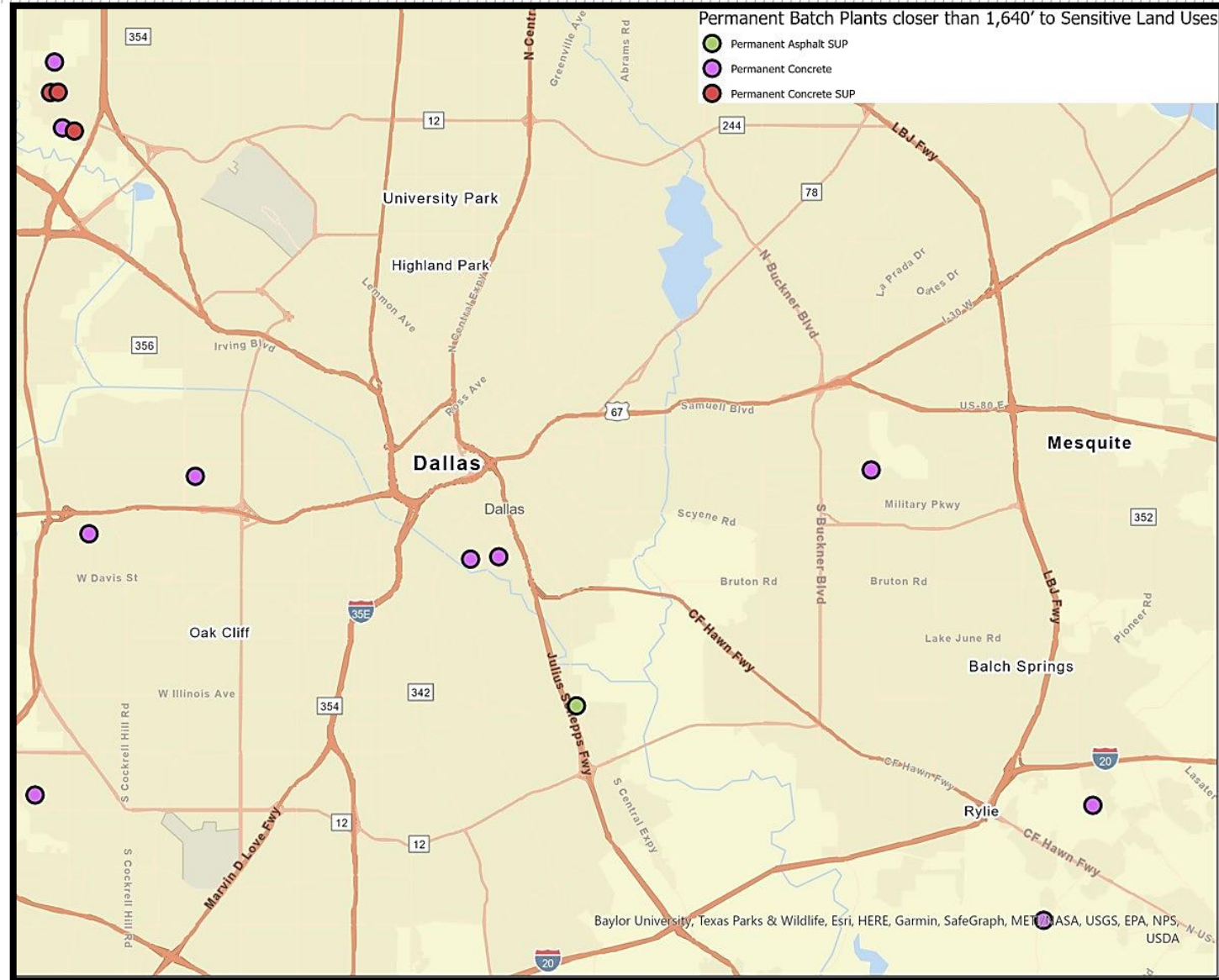
Address	SUP	Zoning	Council District	Plant Type
5526 Crystal Lake Blvd		IR	3	Concrete
10940 Spangler Rd		IM	6	Concrete
1533 Chalk Hill Rd		IM	6	Concrete
10615 Spangler Rd	1483	IR	6	Concrete
10610 Spangler Rd	817	IM	6	Concrete
10361 Bickham Rd	884	IM	6	Concrete
11143 Goodnight Ln	920	IR	6	Concrete
2118 California Crossing Rd	2350	IR	6	Concrete
4525 Leston Ave	1171	IM	6	Concrete
10550 Luna Rd	2003	IR	6	Concrete
3301 National		IM	6	Concrete
2861 S Belt Line	2003	IM	6	Concrete
2935 W Commerce St	2003	IM	6	Concrete
1825 California Crossing Rd		IM	6	Concrete
10808 Luna Rd	2003	IR	6	Concrete
7410 S Central Expwy	1715	IM	7	Asphalt
1005 Forest Ave		IM	7	Concrete



Permanent Batch Plants in IM and IR Zoning District



Permanent Batch Plants Closer than 1,640' to Sensitive Land Uses



Perm. Batch Plants Closer than 1,640' to Sensitive Land Use



Permanent Batch Plants Less than 1,640 feet to Sensitive Land Uses

Address	Permanent/Temporary	Zoning	Council District	Plant Type	Feature closer than 1640'	Nearest School	Nearest Park	Nearest HOA	Nearest Res District
580 Corinth St	Permanent Concrete	PD	2	Concrete		4,824	8,043	3,271	4,371
5526 Crystal Lake Blvd	Permanent Concrete	IR	3	Concrete	Residential Zoning Dist	8,177	19,445	3,060	372
10940 Spangler Rd	Permanent Concrete	IM	6	Concrete		10,872	39,950	11,191	6,596
1533 Chalk Hill Rd	Permanent Concrete	IM	6	Concrete	Residential Zoning Dist	984	755	1,860	451
10615 Spangler Rd	Permanent Concrete SUP	IR	6	Concrete		11,079	37,677	11,456	9,145
10610 Spangler Rd	Permanent Concrete SUP	IM	6	Concrete		10,240	37,366	10,592	9,284
10361 Bickham Rd	Permanent Concrete SUP	IM	6	Concrete		9,322	33,489	10,024	8,207
11143 Goodnight Ln	Permanent Asphalt SUP	IR	6	Concrete		8,227	41,393	8,946	4,063
2624 Joe Field Rd	Permanent Concrete SUP	PD	6	Concrete		3,919	42,208	4,190	1,942
2118 California Crossing Rd	Permanent Concrete	IR	6	Concrete		9,727	33,787	10,374	8,620
4525 Leston Ave	Permanent Concrete	IM	6	Concrete		8,088	15,261	10,609	2,126
3301 National	Permanent Concrete	IM	6	Concrete		2,609	5,963	3,775	2,817
2861 S Belt Line	Permanent Concrete	IM	6	Concrete	Residential Zoning Dist	8,126	33,971	2,060	0
2935 W Commerce St	Permanent Concrete	IM	6	Concrete	Residential Zoning Dist	2,388	1,890	3,407	1,404
8990 Forney Rd	Permanent Concrete	LI	7	Concrete	Residential Zoning Dist	1,661	9,985	4,648	169
7410 S Central Expwy	Permanent Asphalt SUP	IM	7	Asphalt	Residential Zoning Dist, HOA	4,536	9,275	1,382	0
1005 Forest Ave	Permanent Concrete	IM	7	Concrete		4,221	7,447	3,650	2,480
12630 Ravenview Rd	Permanent Concrete	R-10(A)	8	Concrete	Residential Zoning Dist	2,121	32,033	5,145	725

ALL OPERATIONAL PLANTS, WITH THE EXCEPTION OF 4525 LESTON AVE ARE WITHIN 1,640 OF A RESIDENTIAL PROPERTY LINE

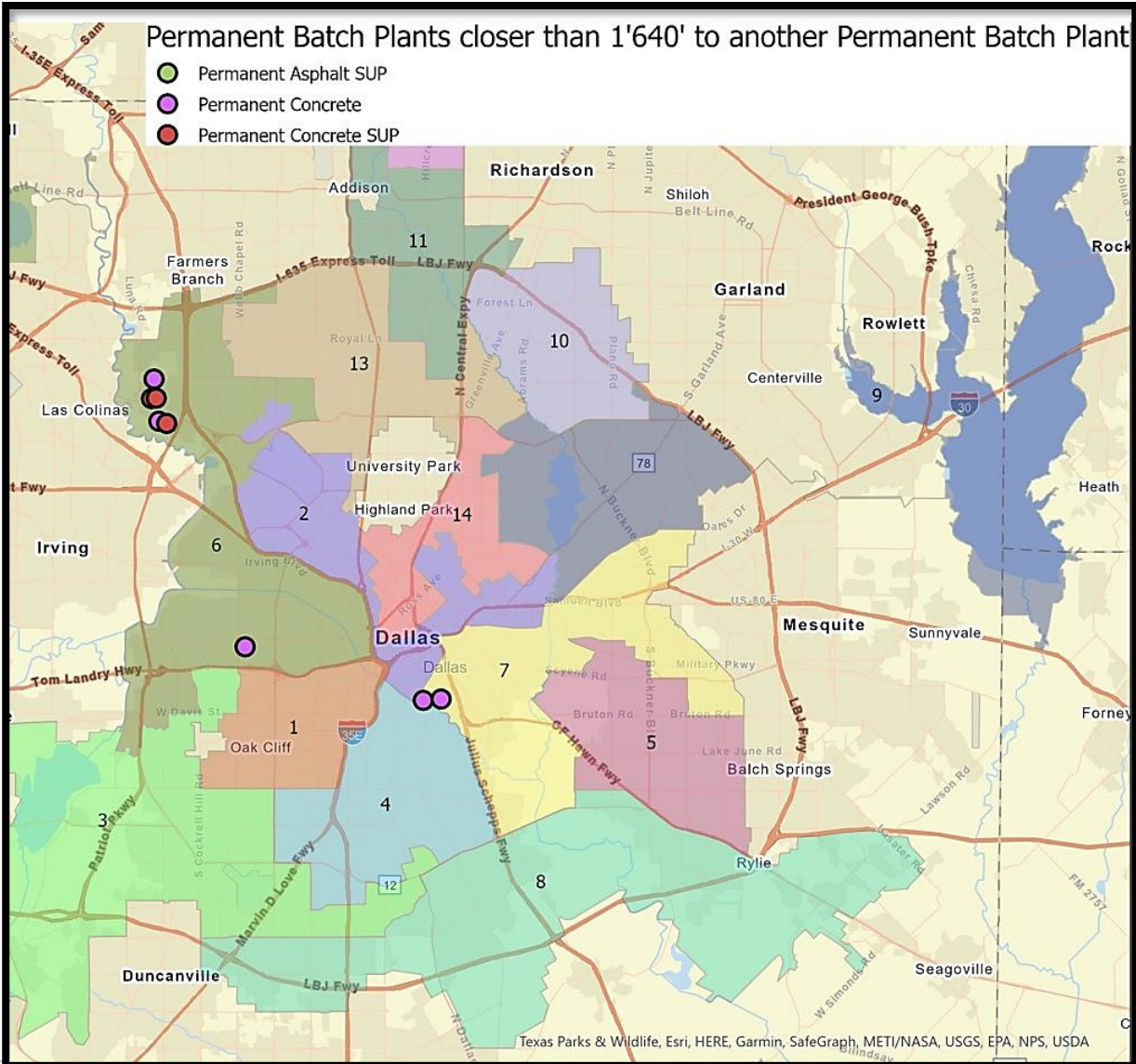


Perm. Batch Plants Closer than 1,640' to Another Batch Plant

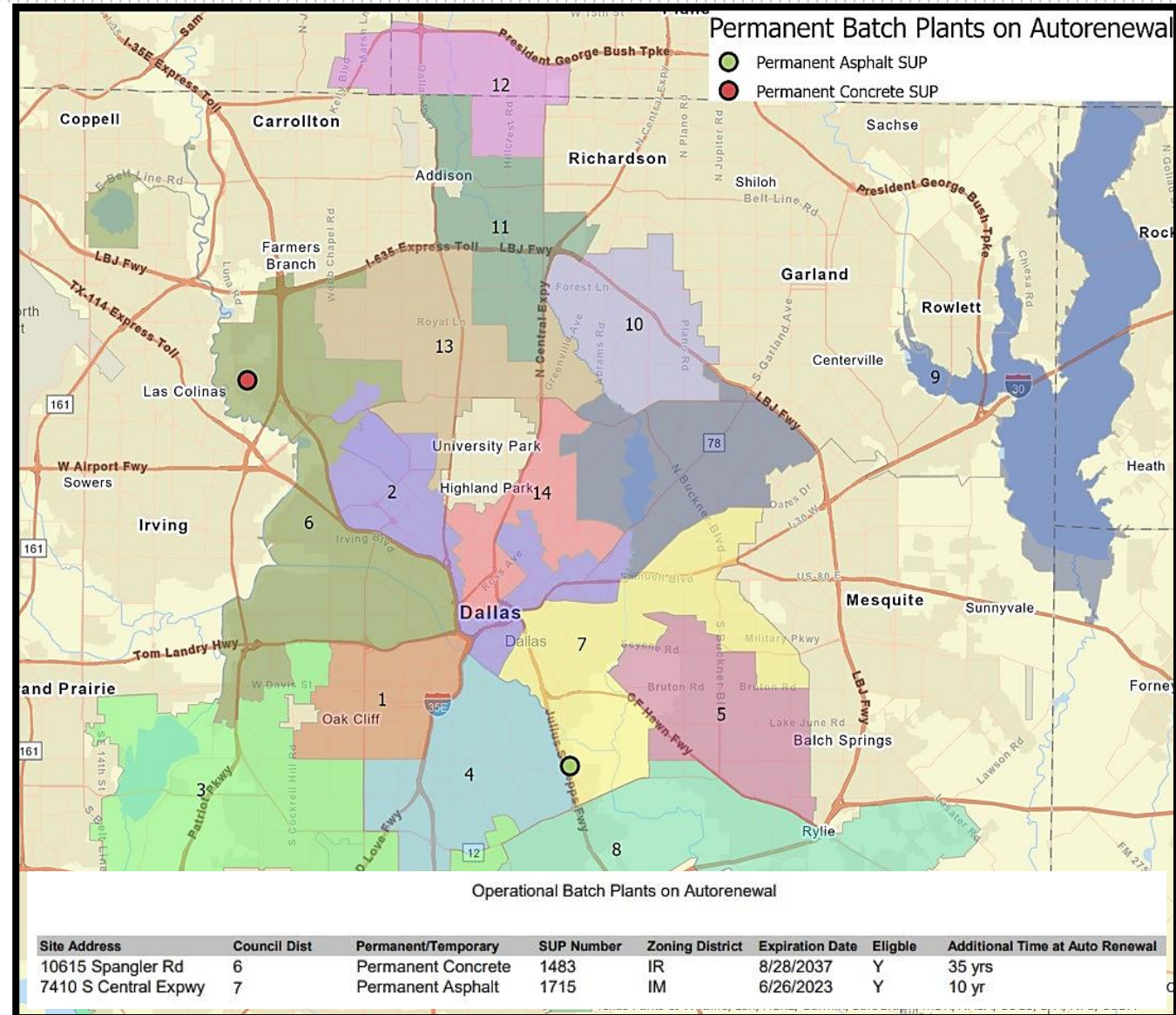


Distance to other Permanent Batch Plants

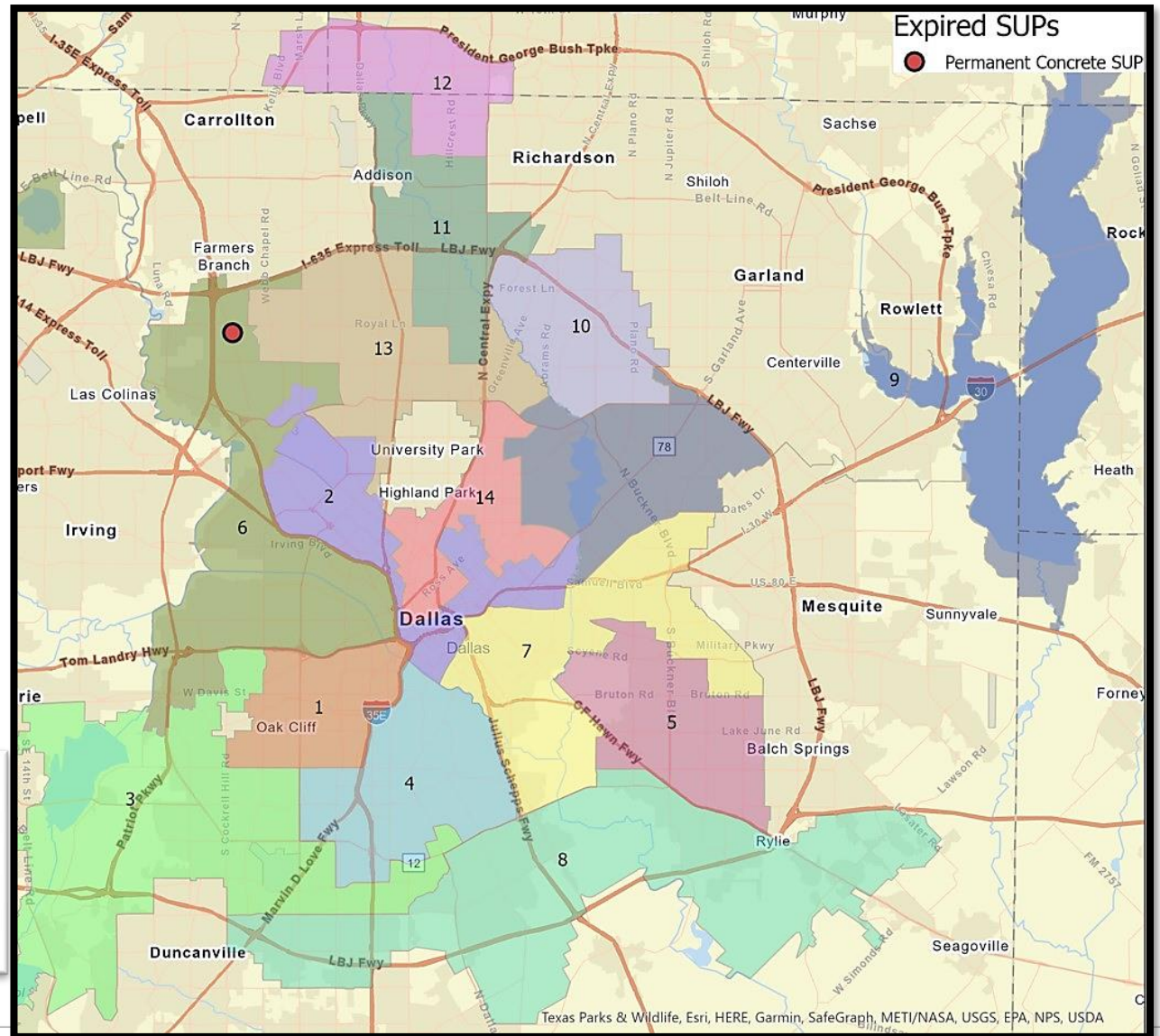
Address	Council District	Plant Type	Distance in Feet
580 Corinth St	2	Concrete	2,162
5526 Crystal Lake Blvd	3	Concrete	22,805
10940 Spangler Rd	6	Concrete	1,507
1533 Chalk Hill Rd	6	Concrete	10,592
10615 Spangler Rd	6	Concrete	52
10610 Spangler Rd	6	Concrete	52
10361 Bickham Rd	6	Concrete	adjacent
11143 Goodnight Ln	6	Concrete	2,444
2624 Joe Field Rd	6	Concrete	4,382
2118 California Crossing Rd	6	Concrete	adjacent
4525 Leston Ave	6	Concrete	14,089
3301 National	6	Concrete	1,455
2861 S Belt Line	6	Concrete	10,508
2935 W Commerce St	6	Concrete	adjacent
8990 Forney Rd	7	Concrete	32,003
7410 S Central Expwy	7	Asphalt	12,057
1005 Forest Ave	7	Concrete	1,455
12630 Ravenview Rd	8	Concrete	10,508



Permanent Batch Plants with Auto Renewal



Permanent Batch Plants with Expired SUP



Expired SUPs

Address	App Date	Operational?	SUP	Zoning	Council	Plant Type	Expiration
2624 Joe Field Rd	2003-04-07	Yes	1530	PD	6	Concrete	6/14/2022





(c) Automatic renewals. (Excerpts)

(1) As part of an SUP ordinance or ordinance amendment, the city council may declare that an SUP is eligible for automatic renewal pursuant to this subsection. Automatic renewal is an alternative to the standard method of renewing an SUP by amending the SUP ordinance. In order for automatic renewal to occur, the property owner or his representative must file a complete application for automatic renewal with the director after the 180th day but before the 120th day before the expiration of the current SUP time period. If a fee is required, the application is not considered “filed” until the fee is paid. For more information regarding fees, see Section 51A-1.105.

(12) An SUP that is automatically renewed pursuant to this subsection may continue to be automatically renewed in perpetuity so long as the owner or his representative continues to timely file the applications for automatic renewal required under Paragraph (1). Failure to timely file this application during any renewal period renders the SUP ineligible for further automatic renewal. The city council may, however, reinstate the SUP’s eligibility for future automatic renewals as part of a new SUP ordinance or ordinance amendment.





(Excerpt)

(13) This subsection does not impair the ability of the city plan commission or city council to call a public hearing on its own motion for the purpose of passing an amending ordinance to repeal an SUP's eligibility for automatic renewal, or to supplement, remove, or amend any of the conditions or other provisions in an SUP ordinance. (Ord. Nos. 19455; 20132; 20496; 22053; 23997; 26270; 26730)



Next Steps



Phase 2

- 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.
- If Phase 2 is not approved, both temporary and permanent concrete batch plants will be required by SUP without uniform conditions and development standards, including appropriate distances from sensitive land uses causing delay and not meeting the CECAP goal of ensuring new industries are an appropriate distance away from neighborhoods.





Contact and More Information

Project webpage:

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

Contact us:

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Concrete or Asphalt Batch Plants – Ph. II



City of Dallas

**Zoning Ordinance Advisory
Committee
(ZOAC)
December 13, 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.

