



City of Dallas

Concrete or Asphalt Batching Plants – Phase II (DRAFT Map)

**Zoning Ordinance
Advisory Committee (ZOAC)
September 13, 2022**

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Presentation Overview



- Background/History
- Purpose
- Update – DRAFT Map
- Next Steps



Background/History



- On November 12, 2021, staff prepared a memo at the request of Councilmember Blackmon, Chair of the Environment & Sustainability Committee on strategies to effectively address batch plants.
- On January 28, 2022, staff prepared a memo on a phasing approach to address batching plant zoning regulations.
- On February 10, 2022, staff presented recommendations for Phase I of a two-phased approach.
- **On March 24, 2022, City Council approved Phase 1 of the concrete and asphalt batch plant code amendment.**



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.



Actions



- ❖ Two-phased approach to address urgency of sensitive land use issues.
 - Phase I, was a short-term approach to immediately address the lack of public process for these industrial land uses by removing the administrative and by-right approval process allowed by Code and adding a Specific Use Permit (SUP) process that will require public hearings in City Plan Commission (CPC) and City Council.
 - Phase II, development of new regulations through a **comprehensive review and public input**, (approx. 4 to 6 months). 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.



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

Industry/Professional Organizations Input Meetings:

TACA - May 26, 2022 • June 29, 2022

TxDOT – June 2, 2022

Environment & Sustainability Committee – June 17, 2022

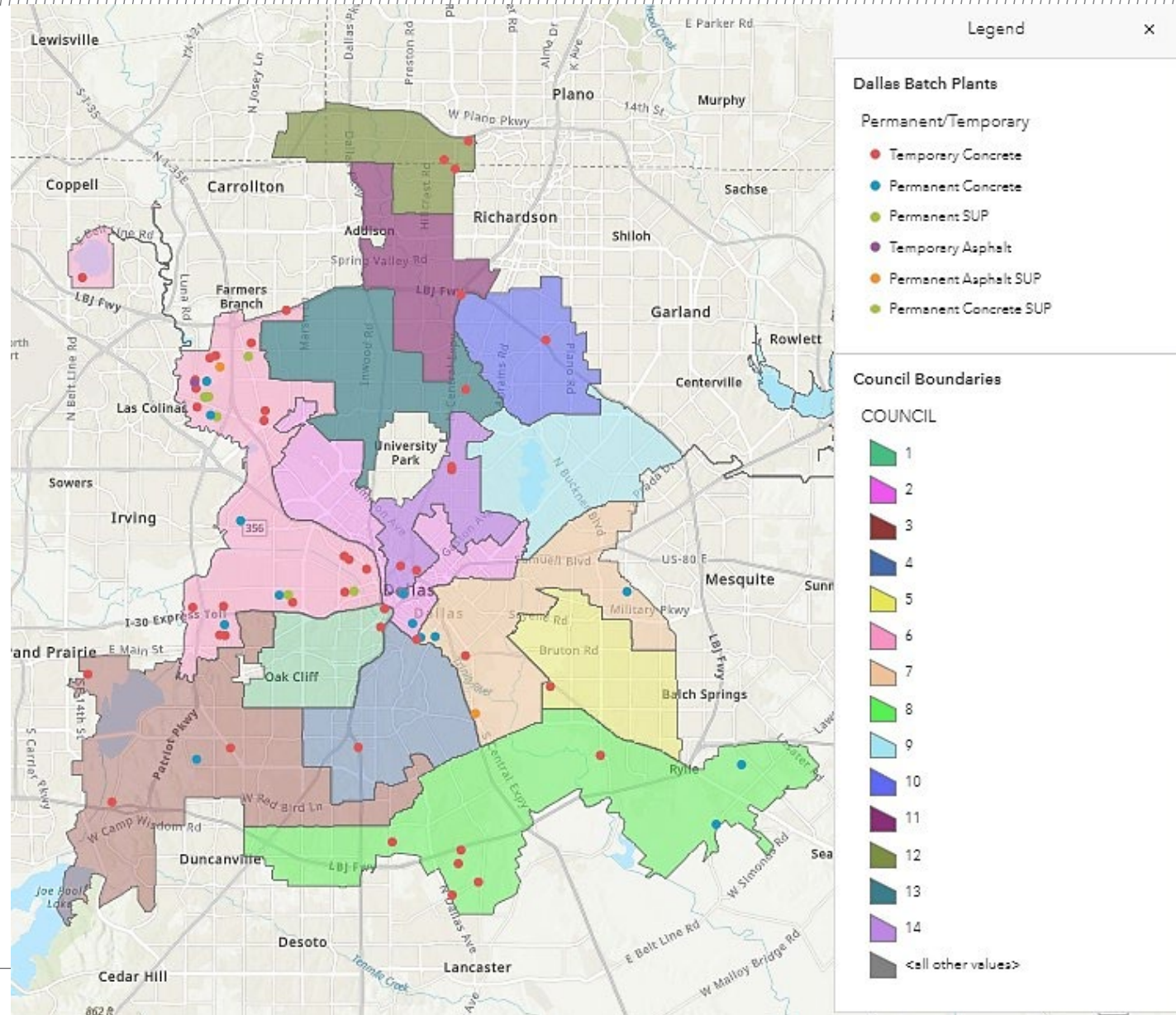
TCEQ – March 17, 2022

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)




DRAFT Batch Plant Interactive Map Snapshot




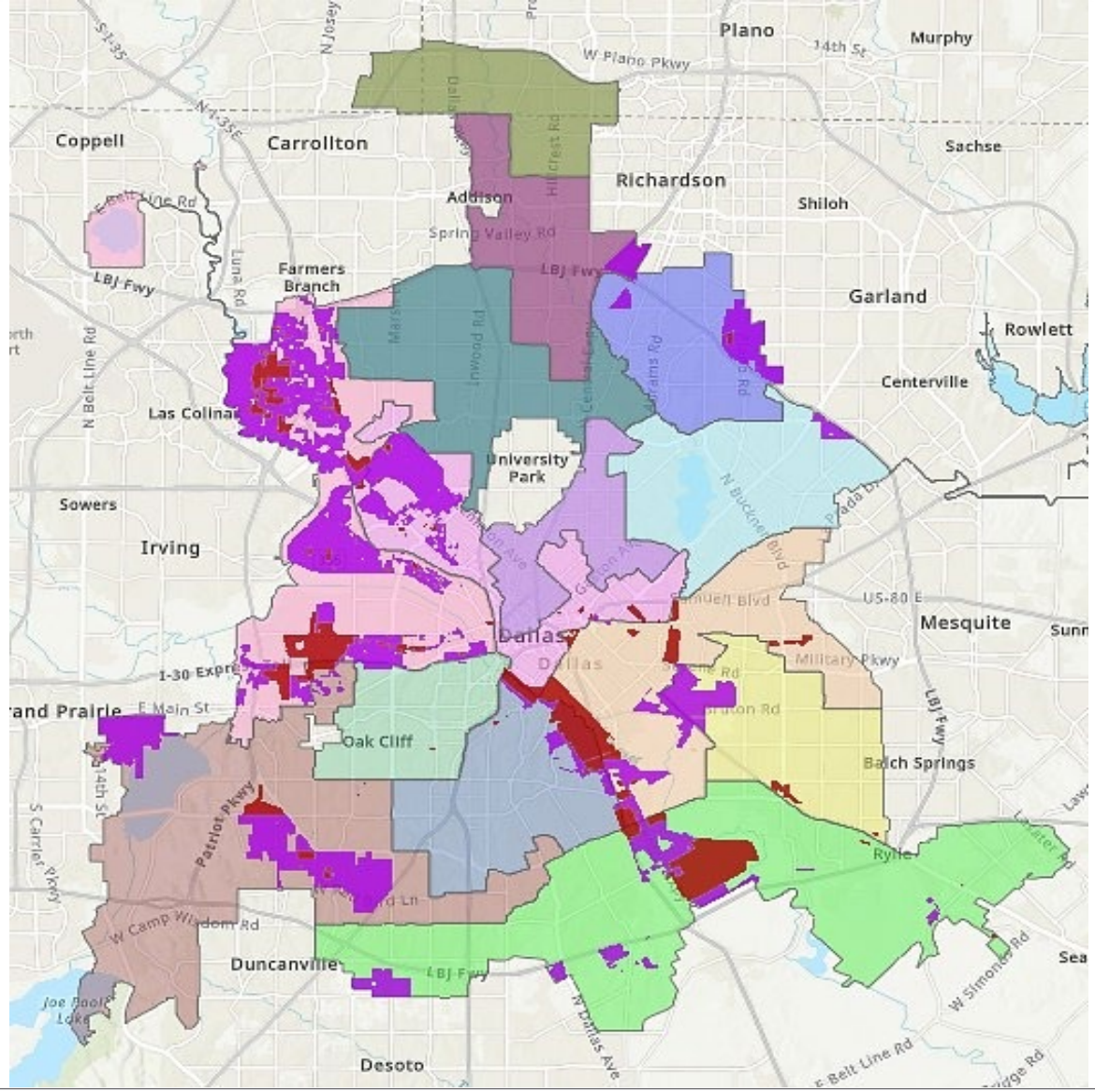
DRAFT Batch Plant Interactive Map Snapshot – IM and IR Districts



LEGEND

IR 

IM 



DRAFT Batch Plant Interactive Map Data – Distances from Sensitive Land Uses



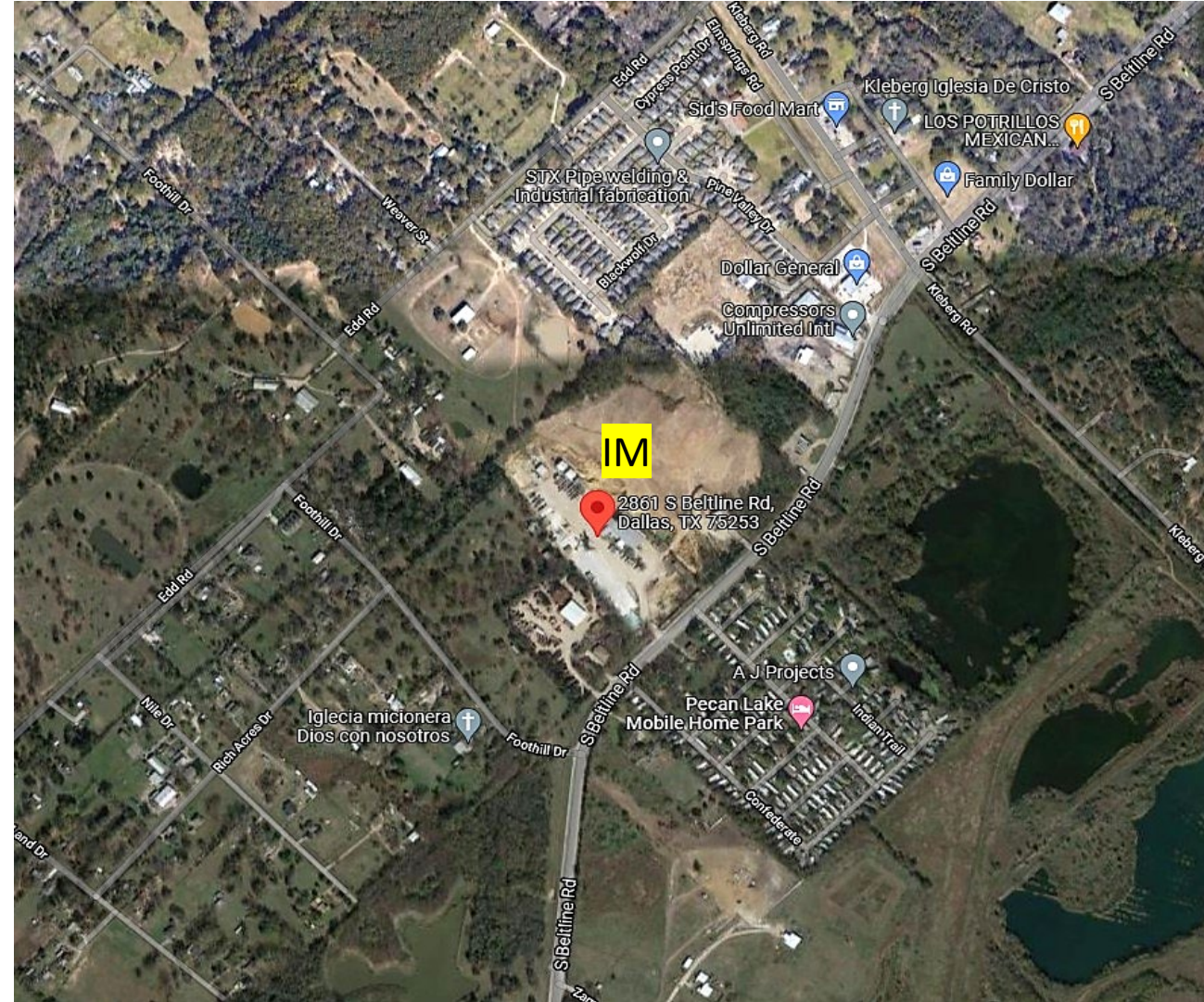
- Permanent Batch Plants (Operational) Meeting or Exceeding 1,500' from:

Sensitive Land Use	Number (Based on current DRAFT dataset) 17
Nearest Residence	12 (70%)
Residential Zoning District	14 (82%)
Public School	17 (100%)
Public Park	17 (100%)
*Nearest (Permanent) Batch Plant	Distances to be added to map

Note: the current distances are data point to data point and are being revised as from property line of the batch plants to the property line of the nearest residential zoning district, public school and public park and the distance from the batch plants to the nearest point of a residence.



2861 S Beltline Rd



[2861 S Beltline Rd - Google Maps](#)



Next Steps



- Industry and Public meeting with Draft Regulations
 - Staff anticipates meeting with industry and public with DRAFT regulations in September and early October.
- Zoning Ordinance Advisory Committee (ZOAC)
 - Staff anticipates bringing ZOAC recommendation for Phase II regulations in October 2022.
- City Plan Commission (CPC)
 - Staff anticipates bringing ZOAC recommendation for Phase II to CPC in November 2022.
 - If recommended by CPC, staff anticipates forwarding to City Council for final action approval and effective date in December 2022.
 - If Phase II is not approved temporary and permanent concrete batch plants will be required by SUP without uniform conditions and development standards.





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