

Specific Use Permit

1101 N. Business 45 Suite B, Recycling Business

Answer the questions on the following pages, as evidence that the Specific Use Permit request complies with the conditions required for approval. Extra pages and supplemental illustrations or photographs may be requested by staff.

Requested Specific Use Permit:

1. The proposed use is in agreement and compatible with its surrounding existing uses or proposed uses, because...

The proposed site at 1101 N. Business 45, Corsicana, TX will be used for the warehousing, reprocessing and logistical support of industrial plastic scrap. The non hazardous plastic materials will be sorted, size reduced in grinders, packaged in gaylord boxes and shipped out of state for final processing or directly to clients within the state of Texas. This is a relocation of a local business previously at 3100 State Hwy 31 W, Corsicana, TX 75109.

2. Please explain how the proposed activities are normally associated with the requested use.

Our customers will ship materials (primarily window manufacturing scrap frames / sashes) to this location in gaylord boxes. The scrap materials will be sorted to remove any contamination (paper, metal, wood), size reduced using a grinder, packaged in gaylord boxes and either returned to the customer or sent to another processing center of Return Polymers.

The contamination is less than 5-7% and consists of paper, metal or wood contamination that is disposed of using standard industrial trash collection.

3. The nature of the proposed use is reasonable, because...

Return Polymers is a division of a publicly traded company. The AZEK Company(NYSE: AZEK), with over 2000 employees nationally in over 14 facilities. Our facilities are Vantage Vinyl certified and actively participate in the corporate mission to utilize over 1 billion lbs of recycled materials into our products on an annual basis.

Return Polymers has been processing plastic industrial scrap for over 30 years in Michigan and Ohio. This operation is our first expansion in the Texas region. Our team has a great deal of experience and proven practices to ensure compliance with all OSHA , EPA and NFPA requirements. Similarly, Return Polymers also has a robust safety and environmental programs that all locations must follow and which are regularly audited. None of the waste from the operation is defined as hazardous or would require any special handling.

4. Please state what measures will be taken in order to mitigate the impact on the surrounding area

Return Polymers has been processing plastic industrial scrap for over 30 years and has a proven record of proactively working with all levels of government (city, federal, state) and environmental / safety agencies (OSHA, NFPA, EPA). The two areas of mitigation related solely to sound pollution and fugitive dust. No water is used in the process. All process equipment will be engineered with a focus on reducing ambient noise through advanced engineering and baffling. This facility is designed to complete the first phase of size reduction which is between 1/8" to 1/2" in diameter in order to minimize dust creation. The lines will also have dedicated dust collection systems that will contain 99.9% of fugitive dust from the processing lines.

Specific Use Permit

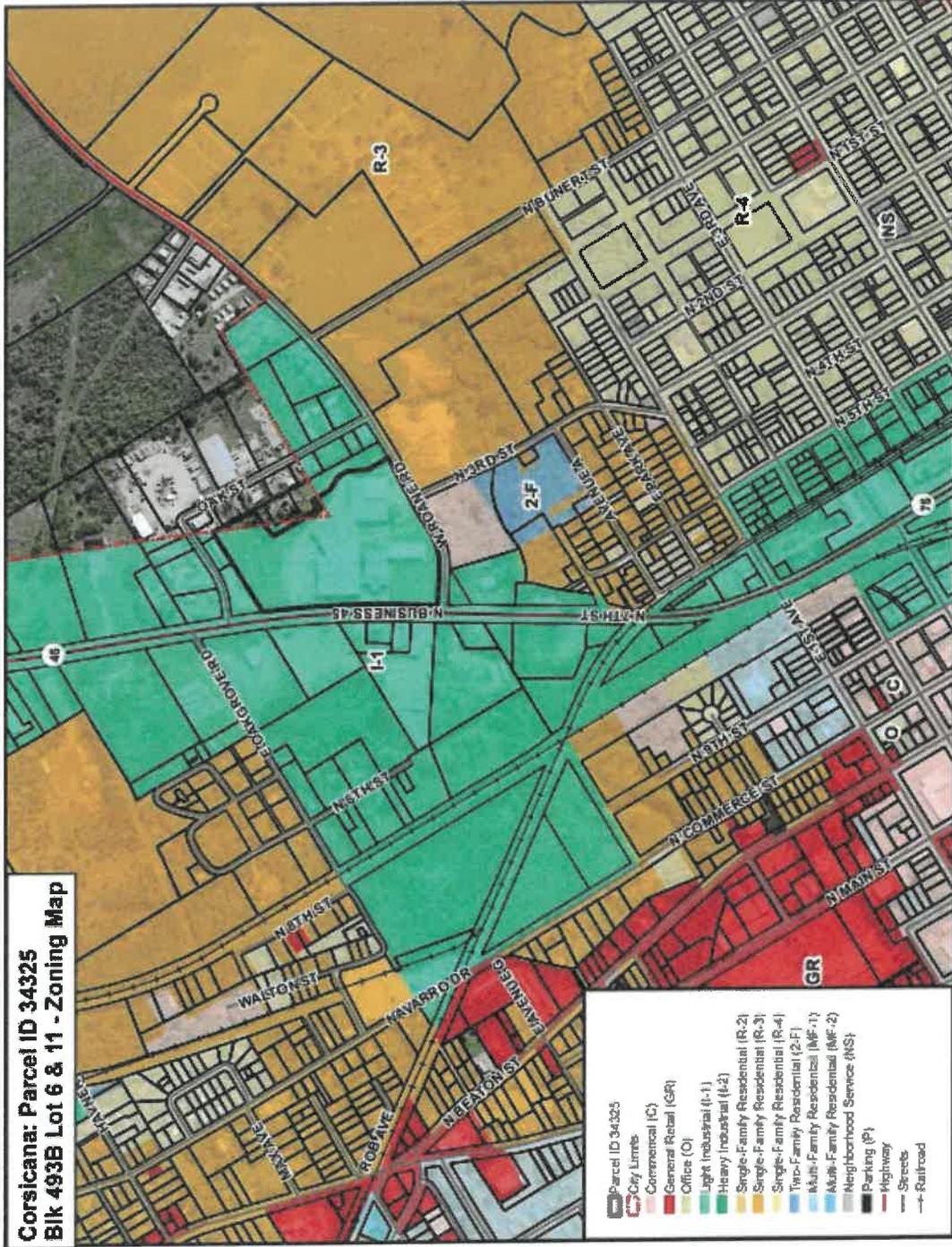
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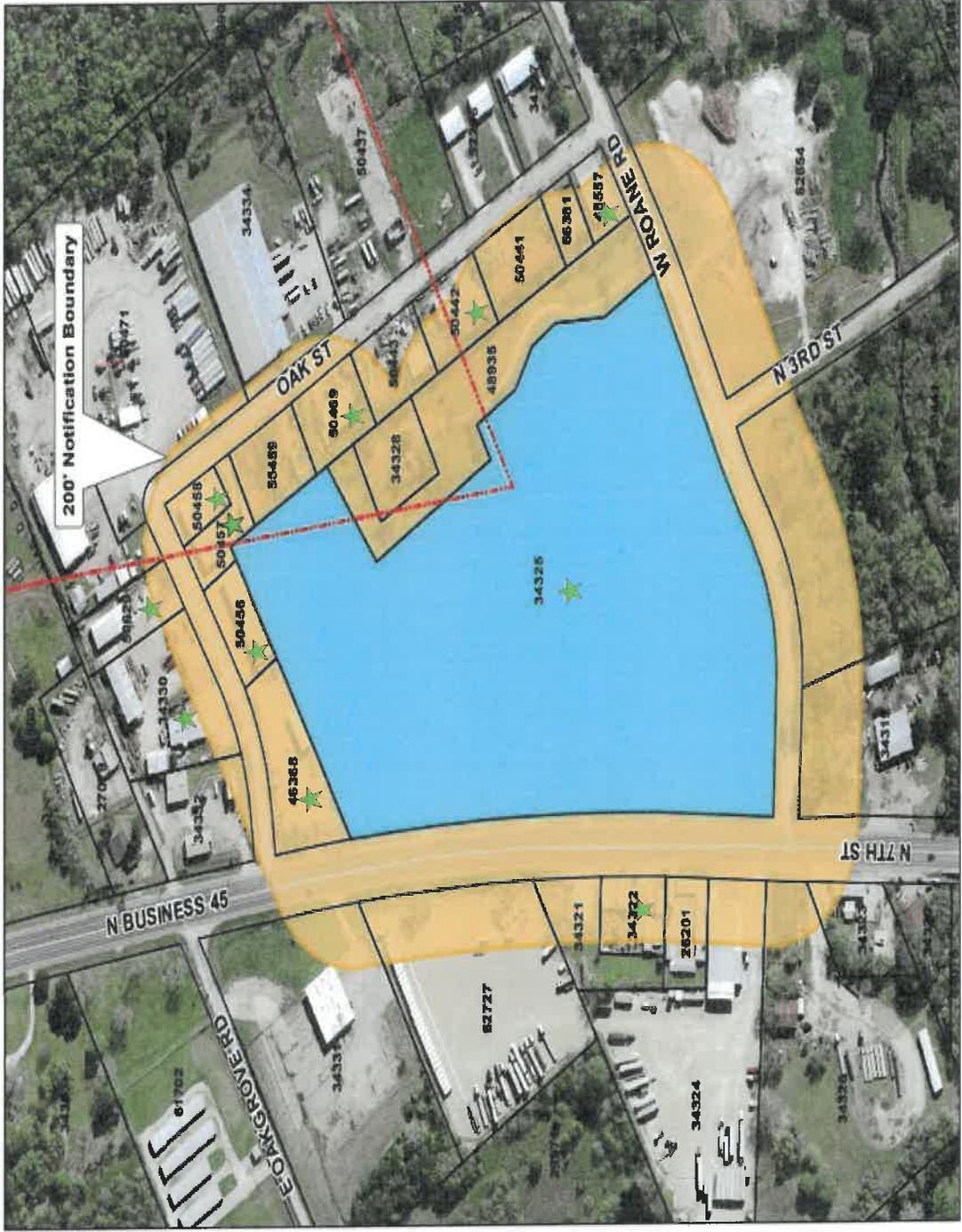
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Corsicana: Parcel ID 34325
 Blk 493B Lot 6 & 11 - Zoning Map



Specific Use Permit

1101 N. Business 45 Suite B, Recycling Business



(30) Letters Sent
(11) Approvals
(0) Protests

34322



NOTICE OF SPECIFIC USE PERMIT APPLICATION

NOTICE is hereby given to owners of property adjacent to and to all other persons, as provided by the law, that the Planning & Zoning Commission for the City of Corsicana, Texas, will hold a public hearing **Thursday, March 21, 2024 at 2:00 p.m.** and the City Council will hold a public hearing **Monday, March 25, 2024 at 6:00 p.m.** in the Council Chambers of the Government Center, 200 North 12th Street, to consider the following request and at which time and place all interested persons will be given an opportunity to be heard.

Consider a request for a specific use permit for the purpose of establishing a recycle business, Block 493B, Lots 6 & 11, also known as Parcel 34325 and 1101 N Business 45 Suite B

Owner: Moran Real Estate Properties LTD
Applicant: Return Polymers Inc., Steve Cavender

As an interested property owner in this area you are requested to make your views known by attending these hearings. It is also requested that you express your views on this application by returning the form below to Planning & Zoning, 200 North 12th Street, Corsicana, TX 75110. Please return the form prior to the March 21st meeting date. If you have any questions regarding this application, please contact the Planning & Zoning Department at 903-654-4872.

SUP – 1101 N. Business 45, Suite B
Date: March 21, 2024

As an interested property owner in this area, I PROTEST APPROVE (circle one) the requested Application represented above because:

Economic growth and sources of work
beneficial to the community and the city.

SIGNATURE [Handwritten Signature]

NAME Jose Reinos

ADDRESS 1104 N. Business 45 Corsicana, TX-75110

DATE 3/08/24.

THESE FORMS MAY NOT BE REPRODUCED BY ANYONE OTHER THAN THE CITY OF CORSICANA.

Planning & Zoning * 200 North 12th Street * Corsicana, Texas 75110 * 903-654-4870 * 903-654-4892

34325



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SUP – 1101 N. Business 45, Suite B
Date: March 21, 2024

As an interested property owner in this area, I PROTEST / APPROVE (circle one) the requested Application represented above because:

SIGNATURE 
NAME MATT GRUBER
ADDRESS 1101 N BUSINESS 45 SUITE B
DATE 03-05-2024



48557 50458
50442 50457
50469 50456
50629 46368
24330

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SIGNATURE _____

NAME _____

ADDRESS _____

DATE _____

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Planning & Zoning * 200 North 12th Street * Corsicana, Texas 75110 * 903-654-4870 * 903-654-4892



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Date: March 21, 2024

As an interested property owner in this area, I PROTEST / APPROVE (circle one) the requested Application represented above because:

Will look forward to Steve Cavender being a business neighbor. R

SIGNATURE *R Watkins*
NAME *Ronny Watkins*
ADDRESS _____
DATE *3-11-24*