



Neighborhood Notification

Case Number: ZC-26-046

Council District: 11 – Jeanette Martinez

ZONING CHANGE REQUEST

Owner/Applicant: Southwest Paper Stock, Inc. / Pedro Garcia / Westwood Professional Services, Ross Melton

Site Location: 112 – 212 (evens) W. Jessamine Street

Request:

Current Zoning:

Proposed: Add a Conditional Use Permit (CUP) in “K” Heavy Industrial for a recycling center with outdoor processing and stockpiling within 1,000-ft of a residential district; site plan included

Proposed Use: Metal Recycling

For More Information please contact:

Case Manager

Beth Knight

817-392-8190

Public Hearing Dates

Zoning Commission	October 14, 2026
City Council	November 10, 2026

Public Notification

A zoning change is requested for the property shown on the attached maps. You are listed as an organization within a ½ mile of the proposed change. The purpose of this notice is to provide you with an opportunity for public comment. You may:

1. Attend the public hearing to present your views and opinions or observe the proceedings; or
2. Provide a written statement to the Chair of the Commission expressing your support, concerns, or opposition to this case; or
3. Take no further action

Correspondence can be submitted via mail or email as described below. Please submit your response by Tuesday before the hearing by 5:00 pm. Correspondence should reference the relevant case number.

Email: zoninglanduse@fortworthtexas.gov



Neighborhood Notification

Mail: Chair of the Zoning Commission; c/o Development Services, City Hall; 100 Fort Worth Trail, Fort Worth, TX 76102

Organizations Notified

Organizations Notified	
United Communities Association of South Fort Worth	Hillside Neighborhood Association
Jennings May St Louis NA	South Hemphill Heights NA
Ryan Place Improvement Assn	Morningside NA
Fairmount NA	Near Southside, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Hemphill Corridor Development Collaborative	Southeast Fort Worth Inc
Fort Worth ISD	

Aerial Photo Map



0 200 400 800 Feet

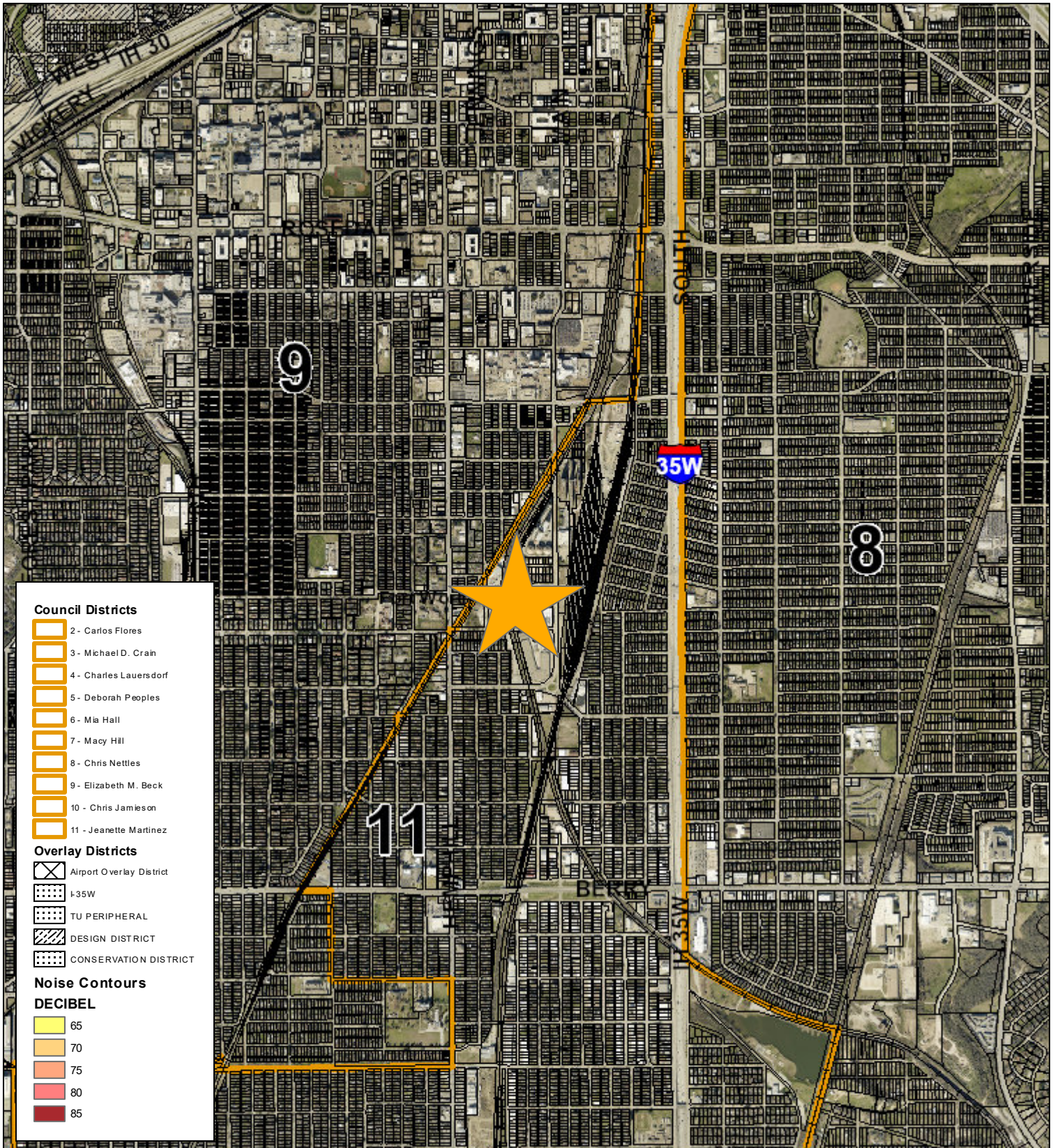
 FEMA 100 Year Flood Zone
 Non-FEMA City Flood Risk Areas





ZC-26-046

Area Map



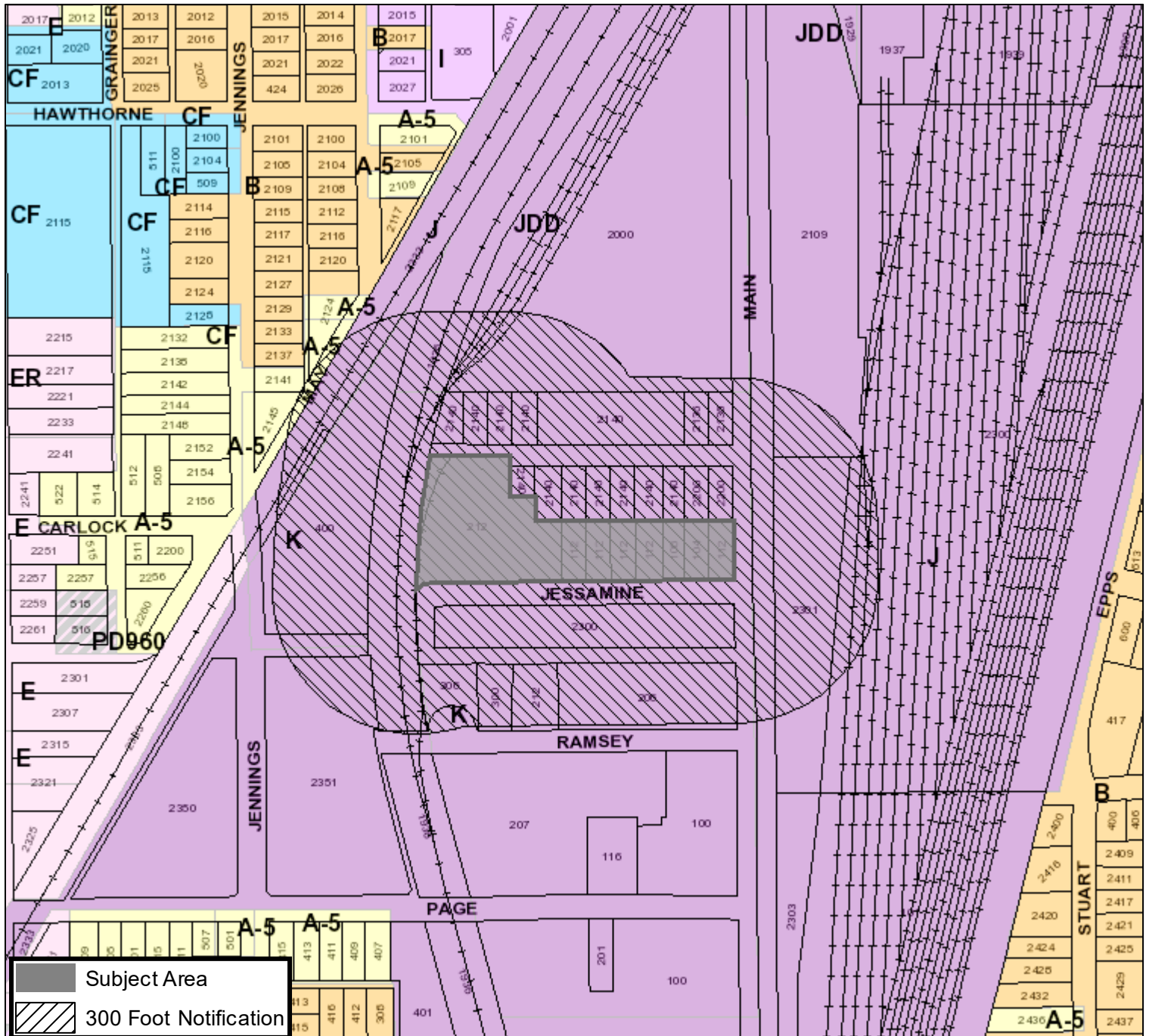
0 1,000 2,000 4,000 Feet



ZC-26-046

Area Zoning Map

Applicant: Southwest Paper Stock/Frontier Waste/Westwood PS
Address: 112 - 212 (evens) W. Jessamine Street
Zoning From: K
Zoning To: Add Conditional Use Permit for recycling materials and waste transfer pad
Acres: 2.54200817
Mapsc0: Text
Sector/District: Southside
Commission Date: 10/14/2026
Contact: 817-392-8190



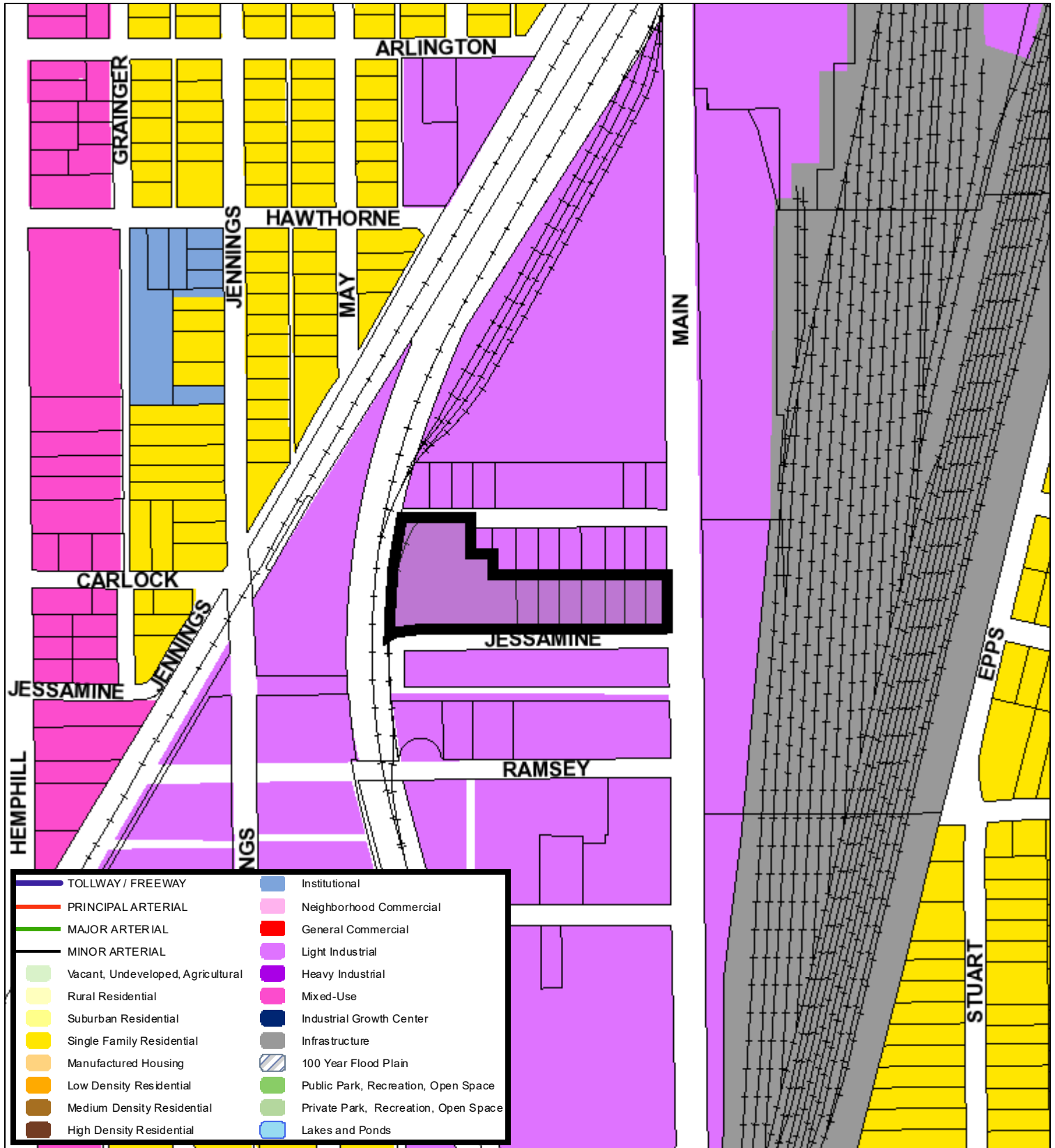
0 150 300 600 Feet

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ZC-26-046

Future Land Use



310 155 0 310 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.





ZONING CHANGE / SITE PLAN APPLICATION

CONTACT INFORMATION

PROPERTY OWNER Southwest Paper Stock, Inc.

Mailing Address 400 W. Jessamine Street City, State, Zip Fort Worth, TX 76110

Phone 303-435-5439 Email aorloff@frontierwaste.com

APPLICANT Pedro Garcia

Mailing Address 400 West Jessamine Street City, State, Zip Fort Worth, TX 76110

Phone 817-948-9603 Email pgarcia@frontierwaste.com

AGENT / OTHER CONTACT Ross Melton, P.E. for Westwood Professional Services

Mailing Address 500 W7th Street Suite 1300 City, State, Zip Fort Worth, TX 76102

Phone 817-965-4778 Email ross.melton@westwoodps.com

Note: If the property owner is a corporation, partnership, trust, etc., documentation must be provided to demonstrate that the person signing the application is legally authorized to sign on behalf of the organization.

PROPERTY DESCRIPTION

Site Location (Address or Block Range): 112 W. Jessamine Street

Total Rezoning Acreage: 0.904 ☒ I certify that an exhibit map showing the entire area to be rezoned is attached.

If multiple tracts are being rezoned, the exhibit map must clearly label each tract and the current and proposed zoning districts. A platted lot description or certified metes and bounds description is required for each tract, as described below.

Is the property platted?

☒ **YES - PLATTED**

Subdivision, Block, and Lot (list all): Q. Bones Addition, Block 2, Lots 1-7& 8R, Vol. 310, Page 51, PCTCT

Is rezoning proposed for the entire platted area? ☐ Yes ☒ No Total Platted Area: 0.904 acres

Any partial or non-platted tract will require a certified metes and bounds description as described below.

☐ **NO – NOT PLATTED**

A Registered Texas Surveyor’s certified metes and bounds legal description is required. The boundary description shall bear the surveyor’s name, seal, and date. The metes and bounds must begin at a corner platted lot or intersect with a street. All metes and bounds descriptions must close. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. The certified metes and bounds description must be provided in Microsoft Word format.

Total Area Described by Metes and Bounds: _____ acres

APPLICATION TYPE

Please check the box next to the description that applies to your project. Make sure to select the corresponding application type when submitting your application in Accela (Zoning Change or Site Plan Amendment).

Zoning Change Application	Site Plan Amendment
☐ Rezoning from one standard zoning district to another ☐ Rezoning to Planned Development (PD) District ☒ Adding a Conditional Use Permit (CUP) Overlay ☐ Modifying development standards, waivers, and/or land uses for an existing PD or CUP	☐ Submitting a required site plan for an existing PD (no change to development standards or waivers) ☐ Amending a previously approved PD or CUP site plan Existing PD or CUP Number: _____ Previous Zoning Case Number: _____

DEVELOPMENT INFORMATION

Current Zoning District(s): K - Heavy Industrial Proposed Zoning District(s): K - Heavy Industrial

Current Use of Property: equipment storage

Proposed Use of Property: Solid waste recycling and transfer

For Planned Development (PD) Requests Only

First, reference Ordinance [Section 4.300](#) to ensure your project qualifies for PD zoning. If so, complete the following:

Base Zoning District Proposed for PD: _____

Land Uses Being Added or Removed: _____

Are Development Standards or Waivers being requested? ☐ Yes ☐ No If yes, please list below:

- ☐ Site Plan Included (completed site plan is attached to this application)
- ☐ Site Plan Required (site plan will be submitted at a future time for approval by Zoning Commission and City Council)
- ☐ Site Plan Waiver Requested (in the box above, explain why a waiver is needed)

For Conditional Use Permit (CUP) Requests Only

Current Zoning of Property: K - Heavy Industrial

Additional Use Proposed with CUP: Solid waste recycling and transfer

Are Development Standards or Waivers being requested? ☐ Yes ☒ No If yes, please list below:

☒ A site plan meeting requirements of the attached checklist is included with this application (required for all CUP requests)

DETAILED PROJECT DESCRIPTION

Please provide a detailed summary of your proposal below. This should include a detailed description of the proposed use and reason for rezoning, how this use is compatible with surrounding land uses and the City's Comprehensive Plan, and any other details relevant to your request. Feel free to attach additional pages, concept plans, etc. as needed.

For PD or CUP requests, please explain why your proposal cannot be accommodated by standard zoning districts, clarify if any waivers are being requested and why, and detail any changes from previously approved site plans or development standards.

Southwest Paper Stock, Inc. (SWP) is a locally owned and operated recycling company processing recyclable materials and transferring them to end users since the mid-1980s. SWP's facility is and has always been zoned "K" Heavy Industrial.

On May 4, 1983, the City of Fort Worth Board of Adjustment approved Case Number B/A-83-073 granting a "Special Exemption" to SWP for outdoor processing and storage of materials on their facility at 400 W. Jessamine Street. Then in 1992, SWP expanded their recycling processing operations to their property at 212 W. Jessamine Street. On July 8, 1992, the Board of Adjustments approved Case Number B/A-92-111 granting SWP a "Special Exemption" for that parcel.

In conformance with Supplemental Standard 5.149, SWP is a fully registered Type V MSW Transfer Station authorized by the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code Title 30, Chapter 330, Municipal Solid Waste. Our Registration includes an extensive Site Development Plan that, among other things, addresses those items under Section 5.149(a), Subsections (1), (2) and (3) of the Fort Worth City Code – Zoning Ordinance. This Site Development Plan is in the public record of the TCEQ and is available for review upon request.

Now, with this application, SWP is seeking a "Conditional Use Permit" to compliment the existing "K" Heavy Industrial zoning on an adjoining parcel we own, known as 112 W. Jessamine, in order to expand our processing, storage and transferring capacity.

Southwest Paper Stock, Inc. has always been within this heavy industrialized area within the City and provides critical management of recyclable materials that would otherwise require landfill disposal. Sound management of solid waste and recyclables is a critical priority for the City and its implementation of their comprehensive solid waste management plan.

The long-standing operation of SWP has been an integral part of our local community and our operations have garnered the support of local Council Members, nearby property owner's associations and the Sierra Club of Greater Fort Worth.

ADDITIONAL QUESTIONS

1. **Is this property part of a current Code Compliance case?** ☐ Yes ☒ No If yes, please explain:

2. **Is the purpose of this request to provide a reasonable accommodation for a person(s) with disabilities?** ☐ Yes ☒ No

If yes, this application will be directed to the Development Services Director or Zoning Administrator for review pursuant to Ordinance No. 22098-03-2016, "Reasonable Accommodation or Modification for Residential Uses." Applications under a Reasonable Accommodation Ordinance review will not be heard by the Zoning Commission. Please see Ordinance No. 22098-03-2016 (Chapter 17, Division V) for more information. *(Note to staff: If yes, send a copy of this application and any attachments to the Zoning Administrator as soon as possible.)*

3. **Have you contacted the relevant Council Member to discuss your proposal?** ☒ Yes ☐ No [Click to find your Council District.](#)

4. **Have you contacted nearby neighborhood organizations and property owners to discuss your proposal?** ☒ Yes ☐ No

The [Fort Worth Neighborhood Database](#) includes contact information for each registered organization. To find a list of organizations in close proximity to your site, please use the [Online Zoning Map](#) or contact [Community Engagement](#). All registered groups within ½ mile of your site and property owners within 300 feet will be notified of the request.

5. **Would you need Translation Services to explain your case and answer questions at either the Zoning Commission and/or at City Council hearing? (at no cost to you)**

¿Va usted a necesitar servicios de traducción para explicar y contestar preguntas sobre su caso ante la Comisión de Zonificación y/o frente al Consejo de la Ciudad? (sin coste para usted) ☐ Sí ☒ No

If yes, please explain in which language you need translation/ *Si así lo quiere, explique en qué idioma:* _____

6. **The following items are required with your application.** Please confirm submittal by checking each item below.

- ☒ Completed copy of Zoning Change Application with original signatures (pages 2-6)
- ☒ Corporate documents demonstrating signature authority if property owner is a corporation, partnership, trust, etc.
- ☒ A copy of the recorded plat or certified metes and bounds description (page 2)
- ☒ An exhibit map showing the entire area to be rezoned with labels for current and proposed zoning districts
- ☒ If requesting Planned Development (PD) zoning or a Conditional Use Permit (CUP):
 - ☒ Site Plan meeting requirements of attached checklist (pages 7-8)
 - ☐ A list of all waiver requests with specific ordinance references

ACKNOWLEDGEMENTS / LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

I understand that Planning staff will not conduct a plan review for this development and any and all development / design standards must be adhered to unless otherwise specified through a waiver.

I understand that all recommendations of the Zoning Commission will be forwarded to the City Council for final determination, normally scheduled for the second Tuesday of the following month. I further understand that any actions of the Zoning Commission are considered recommendations to the City Council and that I may be heard by the City Council at the prescribed Council hearing date where a final decision will be made.

I further understand that if I am not present nor duly represented at the Commission's public hearing, the Zoning Commission may dismiss my request, which constitutes a recommendation that the request be denied. I further understand that if I am not present, or duly represented, at the City Council public hearing, the City Council may deny my request.

I reserve the right to withdraw this proposal at any time, within 14 days of the deadline filing date, upon written request filed with the Executive Secretary of the Commission. Such withdrawal shall immediately stop all proceedings thereon; provided, however, case withdrawal, filed any time after the 14 days following the filing deadline, shall constitute a denial by the Commission and City Council. I understand my filing fee is not refundable upon withdrawal of my case application after public notice, nor following denial by the Commission or Council of my case. I / we respectfully request approval and adoption of the proposed zoning / land use of property, within the City of Fort Worth, as identified in this application.

SIGN INSTALLATION AUTHORIZATION

Authority is hereby granted to the City of Fort Worth, or its agent, to install upon the above described property, sign or signs in a conspicuous place, or places, at a point, or points nearest any right-of-way, street, roadway or historic designation, or, special exception or public thoroughfare abutting said property. Such sign or signs indicate that a zoning amendment is proposed and that further information can be acquired by telephoning the number indicated. I shall inform City Staff if the sign is removed, lost, or otherwise ceases to be displayed on my property during the processing of the zoning case.

Owner's Signature (of the above referenced property):



Owner's Name (Printed): John Gustafson, Chief Executive Officer

If application is being submitted by an applicant or agent other than the property owner, complete the section below:

AUTHORITY IS HEREBY GRANTED TO (NAME) Ross Melton (for Westwood Professional Services) ACTING ON MY BEHALF AS THE OWNER OF THIS PROPERTY AS INDICATED AT THE APPRAISAL DISTRICT, TO FILE AND PRESENT AN APPLICATION TO THE CITY OF FORT WORTH, TEXAS, TO REQUEST A CHANGE IN ZONING CLASSIFICATION FOR THE FOLLOWING PROPERTY:

Q. Bones Addition, Block 2, Lots 1-7& 8R, Vol. 310, Page 51, PCTCT

(CERTIFIED LEGAL DESCRIPTION)



Owner's Signature (of the above referenced property)

John Gustafson

Owner's Name (Printed)



Applicant or Agent's Signature

Ross Melton

Applicant or Agent's Name (Printed):



SITE PLAN CHECKLIST AND REQUIREMENTS

Planned Development (PD) and Conditional Use Permit (CUP) Requests

Items to be Shown on All Site Plans

Project Identification:

- ☒ Site Address and Legal Description
- ☒ Title of project or development (in bold letters) in the lower righthand corner of the plan
- ☒ Date of preparation or revision, as applicable
- ☒ Name, address, and telephone number of engineer, architect, surveyor, and developer/owner
- ☒ Vicinity map, north arrow, and scale
- ☒ Label the zoning case number in the lower righthand corner of the plan, below the title
- ☒ Provide a signature line labeled: "Director of Development Services" with a "Date" line above the project title

Site Conditions:

- ☒ **Buildings and Structures** – The location and dimensions of all existing and proposed buildings and structures on the site, including those proposed for removal; the specific category of land/occupancy use(s) to be contained therein; the gross floor area, number of stories, land density per net acre of any residential buildings to remain or proposed, building height and separation, exterior construction material(s); and the location of all entrances and exits to buildings.
- ☒ **Streets, Parking, and Drives** – The location, paving and Right-of-Way widths, dimensions, and type(s) of all existing and proposed surface materials of perimeter and internal public and private streets, driveways, entrances, exits, parking and loading areas, including the number of off-street parking and ADA spaces, access ramps, wheel stops/curbing, and internal vehicular circulation pattern(s) or flow diagrams.
- ☒ **Supplemental Surfaces** – The types of surfacing i.e. grass turf, gravel, walks, etc. elsewhere existing or proposed on the site that is not proposed for vehicular paving and circulation.
- ☒ **Dumpsters/Air Conditioners/Compactors** – The size and location of all garbage containers, compactors, ground mounted air conditioners, etc., including the screening material identification and height thereof.
- ☒ **Fences and Screening** – Location, material, and height of all screen fences, walls, screen plantings, or bufferyards.
- ☒ **Setbacks and Easements** – Show all utility, drainage, and other easements, and all setbacks as appropriate to the zoning district and recorded plats.
- ☒ **Land Use and Zoning** – Label the land use and zoning classifications of both the site area and the immediately adjacent properties abutting the site.
- ☐ **For Multifamily Site Plans** - Provide a diagram showing areas being counted towards open space. If a waiver is required, provide a specific minimum percentage or other language defining how open space will be calculated for your project.

General Notes:

The following notes should be included on all site plans:

- ☒ This project will comply with [Section 6.301, Landscaping](#).
 - ☐ *Note: For multifamily projects, revise this note to state: "This project will comply with Enhanced Landscaping Requirements for Section ____." (reference section for your specific zoning district)*
- ☒ This project will comply with [Section 6.302, Urban Forestry](#).
- ☒ All signage will conform to [Article 4, Signs](#).
- ☒ All provided lighting will conform to the Lighting Code.

For multifamily projects in CR, C, or D districts, also include the following note:

- ☐ This project will comply with the Multifamily Design Standards (MFD) and an MFD Site Plan shall be submitted.

Please make sure to carefully review the development and design standards for your zoning district in [Chapter 4](#) of the Zoning Ordinance. If any waivers from these requirements are being requested, they must be clearly listed on the application and site plan. Once a site plan is approved by City Council, a PD or CUP Amendment will be required to add or modify any waivers. This is a full rezoning (public hearing) process that cannot be approved administratively.

Note: Approval of a zoning site plan does not waive health and safety requirements from Platting, Transportation/Public Works, Fire, Park & Recreation, and Water Department. These items cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions from these departments.

ADDITIONAL SUPPORTING SITE INFORMATION

Southwest Paper Stock, Inc. (SWP) has operated a solid waste processing facility located at 400 and 212 West Jessamine Street in Fort Worth for over 40 years. The family-owned business was purchased in 2021 by Frontier Waste Solutions, a solid waste management company based in the DFW area and servicing communities and customers across the State of Texas. With this acquisition, SWP is seeking to enhance and expand its material handling capabilities by adding additional operational capacity to the adjacent property it already owns. To facilitate this expansion, SWP is seeking a Conditional Use Permit to allow additional outdoor processing and storage capacity for this property that is already zoned "K" Heavy Industrial.

SWP currently collects, bales and ships recyclable wastepaper and source-separated plastic materials to recycle plants that use these materials to create new products. SWP also collects and processes waste commercial packaging materials such as wood, plastic wrap, Styrofoam and cardboard and processes these materials using an enclosed shredder to create an end-product called PIRF (post-industrial recycled fuel) that is used as a supplemental fuel at area cement kilns, reducing their dependence on fossil fuels.

The facility's process lines include conveyor systems, balers, rubber-tired and tracked heavy equipment, sorting lines and a mechanical shredder and are under the roofed structures on site. Mixed loads of unsorted paper, cardboard, plastic, Styrofoam blocks and wood waste are delivered to the 212 West Jessamine Street site for processing. To prevent delivery of unacceptable waste loads to SWP, each company/generator/transporter's waste streams are pre-qualified using general information on the company/generator/transporter and developing a profile for each waste stream including, but not limited to, the type of facility and/or process which generates the waste, the average quantity of waste to be accepted and identification of any possible hazardous material contained in the waste.

After being weighed and screened for unacceptable waste materials (such as household garbage, regulated hazardous waste or chemicals), the waste materials are unloaded on a concrete slab and are immediately loaded and transferred to a permitted disposal site. The recyclable materials are moved onto one of two conveyer systems with a front-end loader and excavator. Cardboard is extracted by hand and directly baled. The remaining recyclable material is mixed with other recyclable material by a tracked excavator to ensure consistent material distribution. The mixed material is placed on a conveyor that leads to a manual sorting line where other unacceptable materials and materials detrimental to the shredding process are removed and segregated for later transfer to a permitted disposal facility. These visually screened materials then enter an enclosed mechanical shredder that produces a consistent 1" to 3" particle size and further mixes the PIRF output. The processed PIRF is then loaded directly into a waiting semi transfer trailer. When loaded, the PIRF trailer is manually covered with a tarp to fully contain the PIRF within the trailer during transportation.

Mixed recyclable materials waiting to be sorted and /or shredded are stockpiled under the roof structures or outdoor spaces immediately adjacent to the processing area. Orkin comes out monthly to treat for rodents and insects along with mosquito squads. Baled cardboard paper, and processed PIRF may be staged under the roof structures as they are being loaded into enclosed semi-trailers and open-top transfer trailers for offsite transfer. Material surge stockpiles not under cover are processed daily.

Materials are currently shipped to various paper recycling plants in the United States, specifically the International Paper facilities in Mansfield and Louisiana, and GP Harmon and

Kimberly Clarke Mexico. PIRF material is shipped to the Holcim (Texas) Midlothian cement kiln as a supplemental fuel source. Depending on market conditions and supply-demand cycles, materials may be sent to other material recycling facilities. Incidental nonrecyclable materials collected are shipped to either the Turkey Creek Landfill in Alvarado, Texas, Progressive C&D landfill in Kennedale, Texas, or the McCommas Bluff landfill in Dallas, Texas for disposal, although other disposal sites may be used in the future depending upon availability and market conditions.

HOURS OF OPERATION

The facility operates 6 days a week, Monday - Friday 8-3:30 PM, Saturday 8-1:00 PM. The facility is only open to the public from 8:00AM to 3:30 PM Monday through Saturday.

SITE SIGN

A sign posted near the entrance to the facility will adhere to the City Sign code and clearly indicate (1) type of site, (2) hours and days of operation, and (3) permit or site number. The sign will be a minimum of four feet by four feet and contain letters that are at least three inches in height.

CONTROL OF WINDBLOWN WASTE AND LITTER

The existing SWP facility has tarp-lined screening fences to prevent windblown waste and litter from leaving the facility's property. The windblown litter control provided by these perimeter fences will be further enhanced with the addition of litter netting attached to the side supports of the roof structures from the roofline down to a height that allows the movement of onsite equipment in and around those structures. Dust control is provided by wetting unpaved areas. Litter that is not immediately contained on site is collected from adjacent roadways daily. Finally, SWP will police the perimeter of the facility and the areas outside the facility several times a day to collect any windblown litter that escapes these preventative measures.

MATERIALS ALONG THE ROUTE TO THE SITE

The recyclable materials collected at the facility consist of primarily cardboard and paper. Most materials transported to and from the facility are enclosed in container trucks. In the event of an accident or unplanned occurrence that results in an excessive amount of material along the delivery route to the facility, SWP will provide the personnel required to clean up the waste. Additionally, SWP will have at least one person assigned full-time to collect litter in the immediate vicinity of the facility.

VENTILATION AND AIR POLLUTION CONTROL

The recyclable processing operations are conducted under covered roof structures. The structures are open on all sides, providing adequate ventilation for employees. As mentioned above, additional litter netting will be added to the structure supports to enhance the control of windblown litter.

SWP operates under a Permit-By-Rule authorization for the recycling and transfer operations, including the shredder installation, under Title 30 of the Texas Administrative Code (30 TAC) Section (S) 106.534 - Municipal Solid Waste Landfills and Transfer Stations. The operation of the shredder may result in incidental emissions of particulate matter (PM), PM with an

aerodynamic diameter of 10 microns or less (PM₁₀), and PM with an aerodynamic diameter of 2.5 microns or less (PM_{2.5}) emissions. The recyclable materials collected at this facility, consisting of cardboard, paper, wood pallets and plastic packaging materials, do not present any odor that would cause a nuisance violation. Fugitive dust emissions from truck traffic over the unpaved area are controlled by wetting the unpaved areas. Any regulated air emissions from this facility are negligible.

DISEASE VECTOR CONTROL

Collection and processing of recyclable paper do not present a disease vector control problem. Litter is collected daily.

SITE ACCESS ROADS

The site has driveway access to both W. Jessamine Street and Main Street. W. Jessamine is paved with asphalt while Main Street is reinforced concrete. Both streets are in good condition, fully operational without need for repair. After departing from the site, all traffic heads southward onto Main Street toward the traffic circle at Morningside Drive and Main Street. The average traffic (inbound and outbound vehicles) for the operation is between 15-20 trucks/day.

OVERLOADING AND BREAKDOWN

It is anticipated that with the approval of this CUP application, the facility will have two process lines which will be located at 212 West Jessamine Street. If one of the process lines breaks down or becomes overloaded, the excess recyclable material will be sent to the other line for processing. The facility has an on-site maintenance crew that can repair most mechanical breakdowns. If this is not possible, third-party service technicians will be secured for repair.

Historical operation of the facility shows that both process lines should never been out of service due to breakdowns at the same time. However, should this occur, SWP will rent equipment until the facility's equipment is repaired. If rental equipment is not available, the facility will not accept additional recyclable materials until the equipment has been repaired. Material would be diverted until repairs are made.

SANITATION

The sanitation practices for the facility include sweeping down paved areas and picking up litter on and around the facility. All paved areas are swept twice a week or more often when the need arises. The paved area away from the material stockpile and processing areas will be picked up every day, and all litter on and around the facility will be collected daily.

Absorbent clay material ("kitty litter") is used during routine and maintenance and repair operations to absorb incidental amounts of spilled automotive fluids. The used absorbent will be scraped up, containerized and shipped off site to the landfill with other nonrecyclable materials for disposal.

WATER QUALITY AND PROTECTION

Ground and surface water are protected through a series of best management practices (BMP's). Driveways and other areas of the site that support vehicular traffic, are paved in

asphalt to prevent ground absorption of vehicular fluids. Onsite areas without vehicle access utilize gravel and landscaped ground cover. An absorbent clay material is used to absorb any spilled vehicle fluids during routine maintenance and repair operations. These materials are collected and shipped for appropriate disposal in the landfill. Haybales are used along the existing drainage course to capture erosion, sediment and or other solid waste from leaving the site. These measures are maintained on a regular basis and after precipitation events.

SAFETY

Equipment used at the facility currently consists of one (1) front-end loader, one (1) grapple-equipped excavator, two (2) forklifts, two (2) conveyor systems, one (1) horizontal baler, and one (1) enclosed shredder. Expansion of the facility operations will include the addition of one (1) front-end loader, one (1) grapple-equipped excavator, two (2) forklifts, two (2) conveyor systems, one (1) horizontal baler, and one additional (1) enclosed shredder. Employees receive training on the safe operation of the equipment and only trained employees will be allowed to operate that equipment. The facility foreman is responsible for ensuring that all equipment is operated safely.

FIRE PROTECTION

The site is within the jurisdiction of the City of Fort Worth Fire Department. The site is served by the 911 emergency response system that coordinates fire department, police, and medical emergency calls for minimum response time.

The facility is subject to periodic inspections by the City Fire Inspector in accordance with the Fire Department Standards. The placement of the fire extinguishers and water hoses at the current facility has been discussed with the fire inspector and are as follows:

Office Area at 400 West Jessamine Street

- 2 fire extinguishers inside
- 1 water hose outside

Shop at 212 West Jessamine Street

- 2 fire extinguishers inside
- 2 fire extinguishers outside

Process Area at 212 Jessamine Street

- 8 fire extinguishers on baler and around perimeter of building
- 2 water hoses

Additional fire protection measures for the expanded operations approved by this CUP will be integrated through consultation of the City Fire Inspector and are expected to include, at a minimum:

Scalehouse at 120 West Jessamine Street

- 2 fire extinguishers inside
- 2 fire extinguishers outside

Transfer Facility at 120 West Jessamine Street

- 4 fire extinguishers inside
- 2 water hoses

Security

All property is secure, with cameras and guards who work evening and weekend shifts.

