



COLLIN COUNTY

Development Services
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To: Commissioners' Court
Pc: Bill Bilyeu, Administrative Services

From: Misty Brown, Development Services

Date: September 13, 2012

Re: Application for Salvage Yard – Nevada Import Parts and Auto (1500 W. FM 6, Nevada)
Environmental Health Inspection/Review for Application

Pursuant to Collin County Court Order 93-141-11-09 regarding regulation of Junk Yards, Automotive Salvage Yards and Wrecking Yards, Collin County Development Services performed an Environmental Health Inspection on Wednesday, September 5, 2012, at the existing site of Nevada Import Parts and Auto. In 2010 a building on the property sustained fire damage that was so extensive that the building could not be repaired. At this time, the owner is requesting a permit to (raze the burned-out structure and) build a new structure on the footprint of the existing building.

Development Services/Environmental Health inspects the property and surrounding land area for conflicts with surrounding, existing land uses and for potential hazards to public or environmental health. The following details requirements for permit approval and the findings from our site visit.

The location requirements for license issuance are:

1. The location of the proposed covered business shall not be detrimental to the public health, safety or welfare; the location of the proposed covered business shall not create a hazard to the environment; the location of the proposed covered business shall not be incompatible with surrounding development –
 - a. **There are containment systems in place on the property to keep pollutants/contaminants from washing to adjoining properties in the watershed. No strong odor of fuel is present on and around the property.**
 - b. **The majority of the surrounding development consists of other salvage yards. The property to the west has recently (past 6-12 months) become utilized as a residential property (camper/RV).**
 - c. **There is a very small pond (2 parcels to the west of the subject property) that is at a lower elevation and could potentially receive runoff from the business. Due to the containment practices on the property, the slope of the land and the size of the pond, there would be no impacts expected from the business. (Image 1)**
 - d. **There is an ephemeral creek/stream approximately 350' from the western property line of the subject property. The ephemeral creek/stream runs the length of the property and terminates into Lake Lavon (2,800 ft or approximately ½ mile). Near the property, the depression is approximately 5-6' wide and 1-2' deep. (Images 1, 2, 3, 4 and 5)**
2. The location of the proposed covered business shall not be within on thousand feet (1,000') of any downstream lake, river, creek, tributary or pond; the location of the proposed covered business shall not be within the one hundred (100) year flood plain –
 - a. **Not able to achieve the 1000' setback (Images 1, 2, 3, 4 and 5). However, this building is only replacing a building that previously burned. The addition of the building is not expected to result in an increase in business for the salvage yard or an increase in runoff.**

Recommendation: Based on an inability to comply with the specific requirements of Collin County Court Order 93-141-11-09, Development Services is unable to recommend approval. However, there is no indication that replacement of the building will result in any further/additional detriment to the environment.

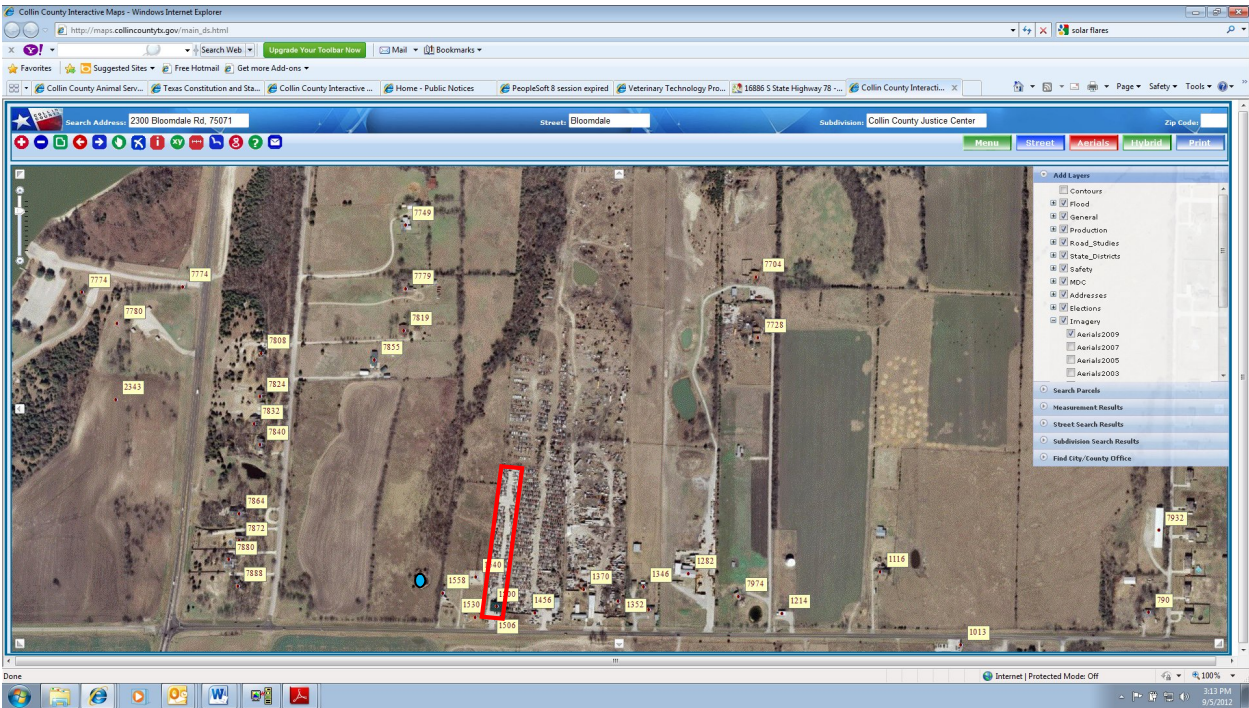


Image 1
 [Red Rectangle] Subject Property
 [Blue Circle] Pond

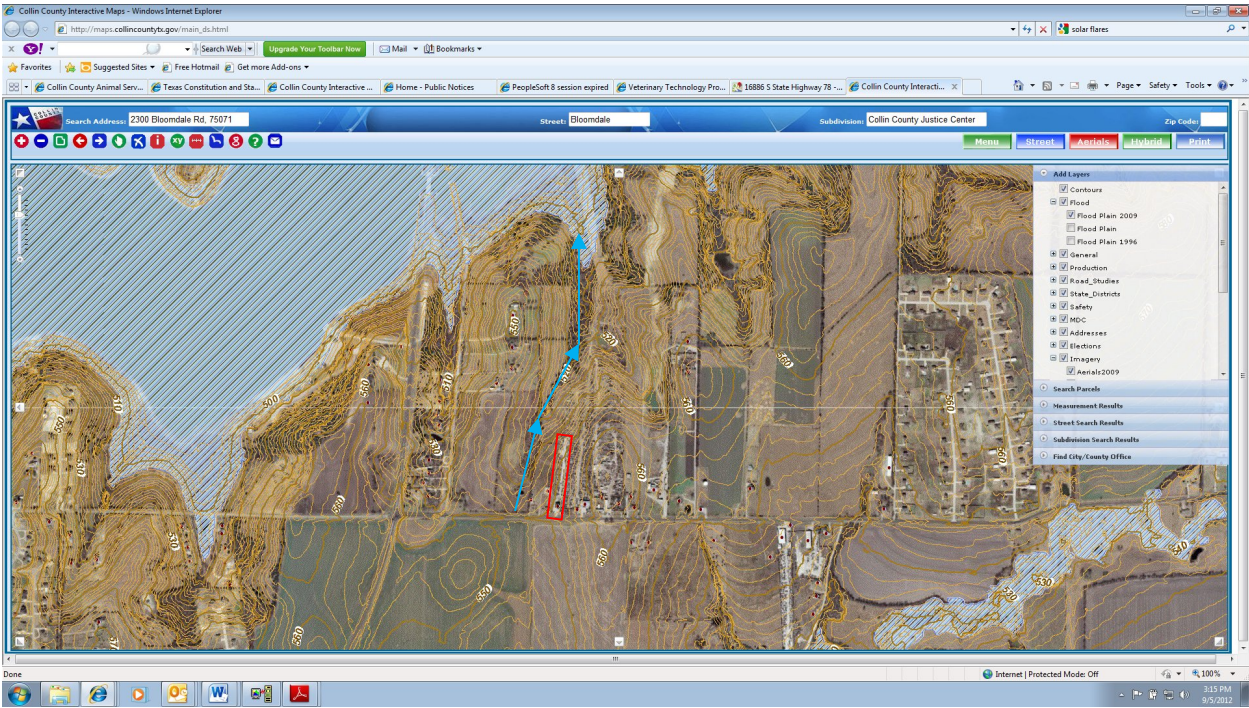


Image 2
 [Blue Arrow] Direction of water flow

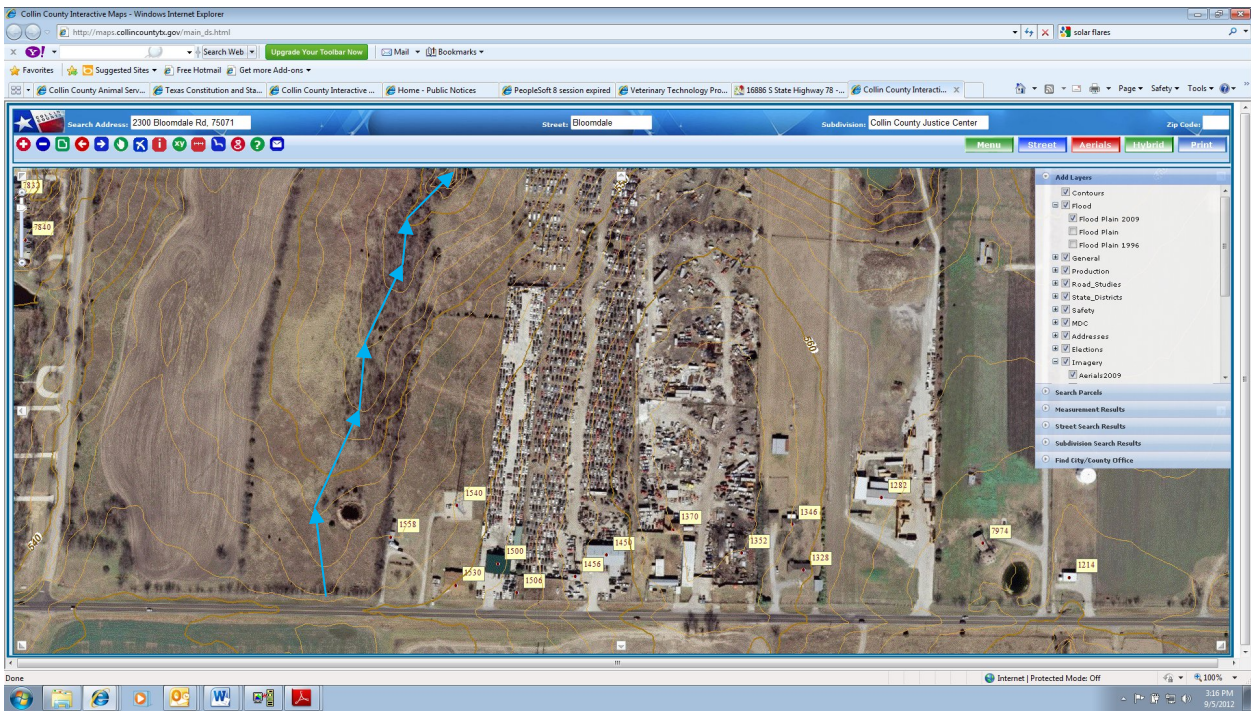


Image 3



Image 4



Image 5