

**NEW BOSTON LANDFILL
APPENDIX IIB
LAND USE ANALYSIS**

**NEW BOSTON LANDFILL
BOWIE COUNTY, TEXAS
TCEQ PERMIT NO. MSW 576C**

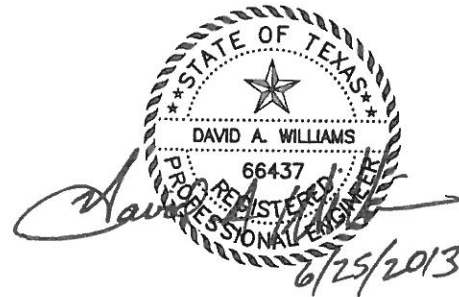
PERMIT AMENDMENT APPLICATION

LAND USE ANALYSIS

Prepared for

WASTE MANAGEMENT OF TEXAS, INC.

June 2013



Prepared by

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TBPE No. 354

Preface

This report was prepared to address the sections of the TCEQ rules pertaining to land use compatibility as outlined in the excerpted portions of the relevant sections of 30 TAC 330.61 as follows:

(g) Land-use map. This is a constructed map of the facility showing the boundary of the facility and any existing zoning on or surrounding the property and actual uses (e.g., agricultural, industrial, residential, etc.) both within the facility and within one mile of the facility. The owner or operator shall make every effort to show the location of residences, commercial establishments, schools, licensed day-care facilities, churches, cemeteries, ponds or lakes, and recreational areas within one mile of the facility boundary. Drainage, pipeline, and utility easements within the facility shall be shown. Access roads serving the facility shall also be shown.

(h) Impact on surrounding area. A primary concern is that the use of any land for a municipal solid waste facility not adversely impact human health or the environment. The owner or operator shall provide information regarding the likely impacts of the facility on cities, communities, groups of property owners, or individuals by analyzing the compatibility of land use, zoning in the vicinity, community growth patterns, and other factors associated with the public interest. To assist the commission in evaluating the impact of the site on the surrounding area, the owner or operator shall provide the following:

(1) if available, a published zoning map for the facility and within two miles of the facility for the county or counties in which the facility is or will be located. If the site requires approval as a nonconforming use or a special permit from the local government having jurisdiction, a copy of such approval shall be submitted;

(2) information about the character of surrounding land uses within one mile of the proposed facility;

(3) information about growth trends within five miles of the facility with directions of major development;

(4) the proximity to residences and other uses (e.g., schools, churches, cemeteries, historic structures and sites, archaeologically significant sites, sites having exceptional aesthetic quality, etc.) within one mile of the facility. The owner or operator shall provide the approximate number of residences and commercial establishments within one mile of the proposed facility including the distances and directions to the nearest residences and commercial establishments. Population density and proximity to residences and other uses described in this paragraph may be considered for assessment of compatibility.

Introduction

The existing New Boston Landfill is a Type I landfill located west of New Boston in Bowie County. The proposed expansion consists of the addition of a new Type I landfill unit and the addition of a new Type IV landfill unit. The proposed permit boundary encompasses 331.9 acres.

The site is outside of the city limits of New Boston and partially in the extraterritorial jurisdiction (ETJ) of New Boston as shown on Figure LU1.

Zoning

The property within the permit boundary of the landfill does not have any zoning designations since Bowie County does not have a zoning ordinance. New Boston does have zoning for properties within its city limits but does not place zoning on properties within its ETJ. The current zoning for New Boston is shown in Figure LU2.

Character of Surrounding Land Uses

The predominant land use within one mile of the permit boundary is open large lot rural type residential properties to the north, south, and west. To the east, within New Boston, urban small lot residential properties and multi-family housing along with typical small retail and neighborhood service businesses exist in the area which is compliant with the present zoning of the properties. Sparse industrial development is located within close proximity to the permit boundary. On the extremities of the one mile boundary the central business area of downtown New Boston exists along with public areas and public schools.

Land use within one mile is characterized as follows:

Land Use	Acreage	Percentage	Units
Open	3790	72.4%	N/A
Residential	960	18.4%	1254
Industrial	385	7.4%	4
Commerical	65	1.2%	47
Public	35	0.6%	4
Total	5235	100%	1309

The residential land is predominately single family residential with 3 locations of multi-family housing. The single family residences consist of 1,254 residences and 18.4% of the land use.

Industrial land use consists of 4 locations within the one mile area and 7.4% of the land use. The most notable industrial land uses are a wood pallet factory immediately adjacent to the permit boundary and a steel fabrication facility across US 82 from the permit boundary.

Numerous churches are present within one mile of the permit boundary and are noted on the attached land use maps.

Four public areas exist within one mile of the permit boundary, including the City of New Boston City Hall, New Boston Independent School District high school campus, and two City of New Boston parks. All four of these areas are adjacent to the eastern limits of the one-mile radius from the permit boundary.

Growth Trends

The population growth trends for Bowie County indicate overall slight growth while the City of New Boston population indicates a slight declining trend. Historical population data are provided as follows:

Location	1990	2000	2010
Bowie County	81,665	89,306	92,565
City of New Boston	5,057	4,808	4,550

Source: Texas State Data Center

These data are indicative of the trend for rural type single family relocations to the areas outside of the City of New Boston. The only anticipated growth within one mile of the permit boundary is rural type single family residences. No anticipated major developments within one mile of the permit boundary within the City of New Boston are anticipated to occur.

Growth trends within five miles of the permit boundary indicate the potential for industrial and commercial growth on the east side of the City of New Boston on portions of the Red River Army Depot that have been closed and are available to the community for redevelopment. Due to the nature of the use when this area was a part of the depot, residential use is unlikely. Growth trends within the City of New Boston are expected to remain stagnant as indicated by population trends over the last 20 years. Growth trends for the other directions within five miles of the permit boundary are expected to remain consistent with past growth of large tract rural residences. No major growth trends are anticipated within five miles of the facility.

Proximity

Regarding proximity, the proposed eastward expansion of the landfill will result in the permit boundary and limits of fill being closer to a limited area of existing residential land uses, however with the substantial buffer provided by the permit boundary and existing vegetation, no impacts should be realized.

As of January 2012, there are an estimated 1,254 residences within one mile of the permit boundary. Of these residences, it is estimated that 1,045 are within the city limits of New Boston and 209 are in the rural area of Bowie County. The most proximate residence is located on Texas Lane and is approximately 198 feet east of the permit boundary and approximately 1,290 feet from the limits of fill as shown in Figure LU-3.

There are an estimated 51 industrial, commercial and neighborhood service businesses within one mile of the permit boundary. The business that is closest to the permit boundary is located on the north side of US 82 located approximately 46 feet from the existing and proposed permit boundary and is approximately 171 feet from the existing and proposed limits of fill.

The Texas State Historical Commission lists three historic markers within one mile of the permit boundary. One is for the City of New Boston located in downtown New Boston, one is for the Hubbard Home located at 108 Magnolia Street, approximately 5,040 feet southeast of the permit boundary, and one is for the Jones-Tyson House located at 211 Magnolia Street, approximately 3,800 feet southeast of the permit boundary.

There are eight churches, one daycare center, one cemetery, one school and three public use areas (parks and community areas) located within one mile of the permit boundary as shown on Figure LU-3.

Conclusions

The expansion of the New Boston Landfill represents a compatible land use because:

- Landfill operations have been ongoing at this site since 1968 and the current permit was issued in 2002 (Permit 576B).
- The proposed permit boundary will increase to 331.9 acres which represents a 234.8 acre increase over the currently permitted area. Of the proposed permit boundary increased acreage, only 78.6 acres will be utilized for fill. The eastward expansion is into open land.
- The maximum permitted elevation of 525 feet msl does not change.
- Since landfill operations have been ongoing at this location for 45 years, the majority of the land use within one mile of the permit boundary has not changed and the proposed expansion should not alter the current land use.
- In regards to proximity, the proposed eastward expansion will result in the limit of fill to become closer to a limited area of residential use, however with the substantial buffer provided by the permit boundary and existing vegetation, no impacts should be realized.
- The proximity of the nearest residence, business and cemetery are unchanged as a result of the expansion. The proximity of the nearest church, school and historical marker to the proposed fill unit are decreased by the proposed eastward expansion, however with the substantial buffer provided by the permit boundary with the closest distance still in excess of 0.7 miles, no impacts should be realized.

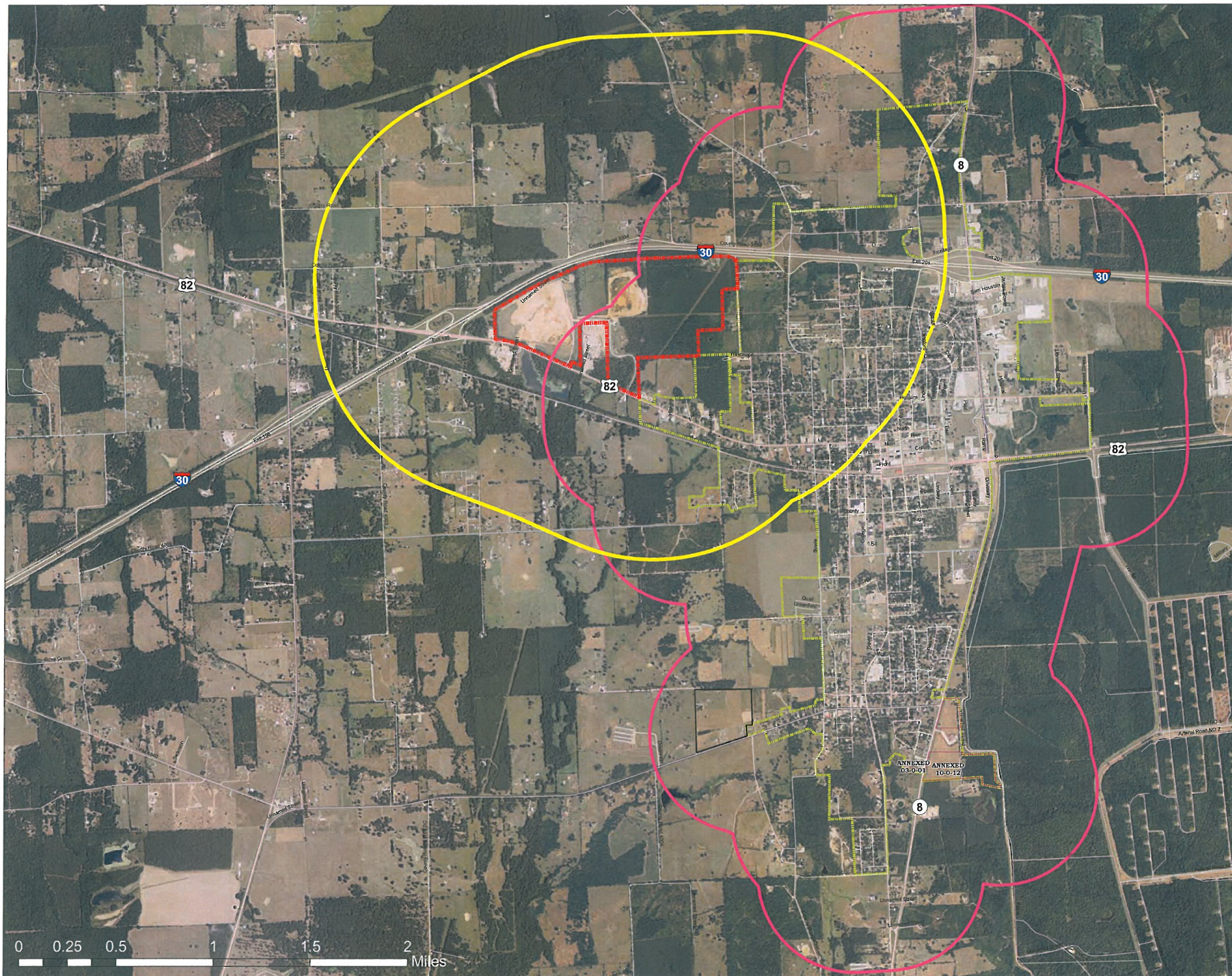


NEW BOSTON LANDFILL WASTE MANAGEMENT OF TEXAS

**FIGURE LU-1
CITY OF NEW BOSTON
CITY LIMITS AND
EXTRATERRITORIAL
JURISDICTION**

Legend

- 1 MILE RADIUS
- NEW BOSTON CITY LIMITS
- PERMIT BOUNDARY
- EXTRATERRITORIAL JURISDICTION



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NEW BOSTON LANDFILL WASTE MANAGEMENT OF TEXAS

**FIGURE LU-2
CITY OF NEW BOSTON
ZONING**

NOTE: BOWIE COUNTY DOES NOT HAVE A ZONING ORDINANCE.

Legend

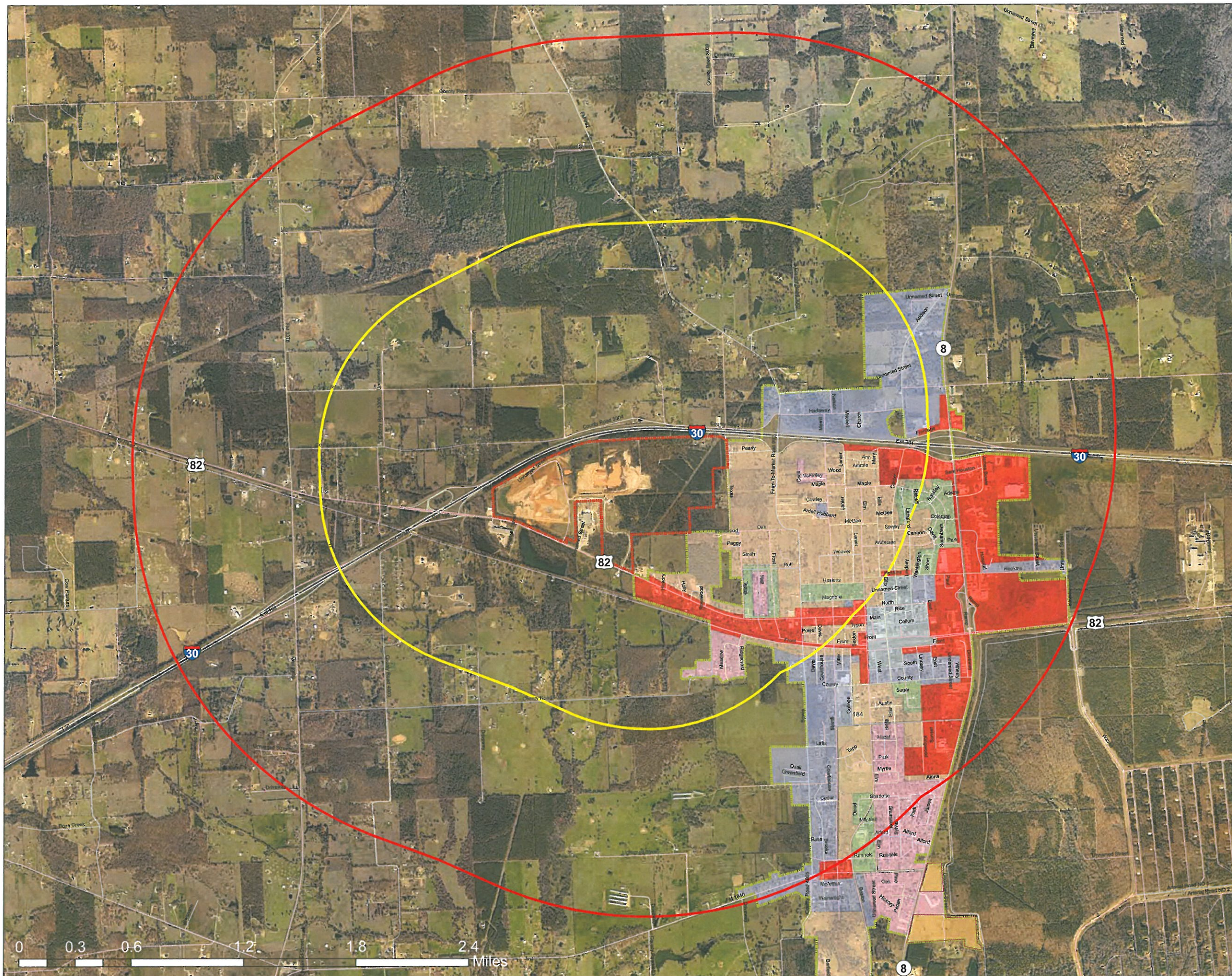
- 2 MILE RADIUS
- 1 MILE RADIUS
- - - PERMIT BOUNDARY
- NEW BOSTON CITY LIMITS

City of New Boston Zoning

- AGRI 1
- Comm 1
- Comm 2
- MF 1
- SF 1
- SF 2
- SF 3



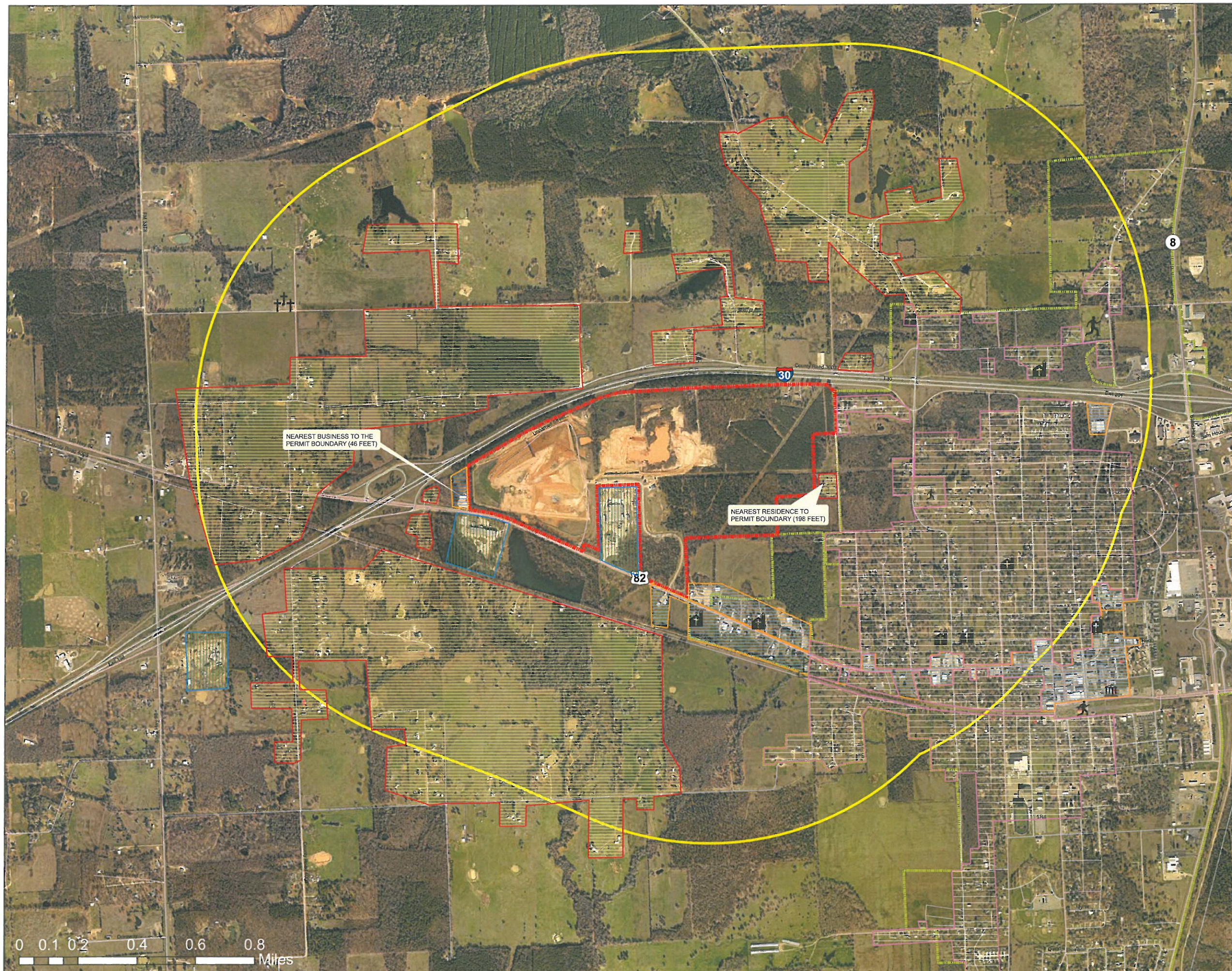
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NEW BOSTON LANDFILL WASTE MANAGEMENT OF TEXAS

**FIGURE LU-3
1 MILE LAND USE**



Legend

- 1 MILE RADIUS
- PERMIT BOUNDARY
- NEW BOSTON CITY LIMITS
- RURAL RESIDENTIAL/UNDEVELOPED
- URBAN RESIDENTIAL
- RETAIL/NEIGHBORHOOD SERVICES
- INDUSTRIAL
- SCHOOL
- DAYCARE
- CHURCH
- CEMETERY
- CITY HALL
- PUBLIC RECREATION

NOTE: ALL LAND USE NOT IDENTIFIED IS OPEN LAND WITH AN AGRICULTURAL USE.

NOTE: REFER TO APPENDIX IC, PERMIT BOUNDARY AND DRAWING IIA.13 FOR DRAINAGE, PIPELINE AND UTILITY EASEMENTS.



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