

**SKYLINE LANDFILL
APPENDIX IIB
LAND USE ANALYSIS**

LAND USE ANALYSIS
Skyline Landfill
Type I--Expansion
MSW 42D

August 1, 2012 (Revision 1)

April 5, 2012

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Introduction

The existing Skyline Landfill (MSW 42C) is a Type I landfill permitted in 1995. The proposed expansion of the Skyline Landfill (MSW 42D) consists of a net change of 2.2 additional acres to the limit of fill, from 286.4 acres to 288.6 acres. The permit boundary will actually be reduced by approximately 5 acres, from 667 acres to 662 acres. There is no change to the maximum permitted elevation of 688 feet-msl.

The Skyline Landfill is entirely within the municipal limits of the City of Ferris and it straddles the Dallas-Ellis County line, approximately 18 miles southeast of downtown Dallas. [Please refer to Figure LU-1.](#)

Zoning

The property within the permit boundary of the landfill is zoned IM (Industrial-Manufacturing), by the City of Ferris. In 1992, the City of Ferris passed Ordinance No. 288 granting a Special Use Permit (SUP) for landfill operations and related uses. In 1998, the SUP was amended by Ordinance No. 349, extending the operating hours. Both ordinances are included in an appendix to this report.

In addition to the City of Ferris, the City of Wilmer is within two miles of the permit boundary. ~~With respect to Wilmer, the City annexed a five-foot wide strip along Ten Mile Creek, north of the landfill permit boundary. The most recent zoning maps for both cities have zoning ordinances and maps, as are~~ indicated in Figure LU-2.

Growth Trends

The Skyline Landfill is in the city of Ferris, approximately 18 miles southeast of downtown Dallas. The growth trends of the Dallas-Fort Worth Metropolitan Planning Area (MPA) are the dominant influence on growth trends within five miles of Skyline. Generally, from 2000 through 2010, the fastest growing cities in the 12 county Dallas-Fort Worth MPA were all north or west of Ferris and the Skyline Landfill. Refer to Figure LU-4. (Source: *North Central Texas Council of Governments (NCTCOG), 2011 Population Estimates, April 2011*).

The growth trends of the five cities within five miles of the Skyline Landfill are indicated below. See also Figure LU-5.

Population Growth Trends within Five Miles, by City

City	1970	1980	1990	2000	2010	2000-2010%
Ferris	2180	2228	2212	2175	2436	12.0
Hutchins	1755	2837	2719	2805	5338	90.3
Lancaster	10552	14807	22117	25894	36361	40.4
Red Oak	767	1882	3124	4301	10769	150.4
Wilmer	1992	2367	2479	3393	3682	8.5

Source: *NCTCOG, Census Population by City, U.S. Census 2010 PL94-171, NCTCOG February 2011*

This table indicates that the strongest historical growth trends within five miles of the permit boundary are in the cities of Red Oak, Hutchins, and Lancaster, all north and west of Skyline Landfill. Clearly, the growth of the MPA has not yet reached Ferris or Wilmer, both of which are slow-growing and remain relatively small. To the extent that growth is occurring south of Dallas, it is occurring along I-35 rather than I-45.

Within Ferris, most new residential growth is expected to occur in the developing Shaw Creek Ranch subdivision on the west side of Ferris, approximately 1500 feet south of the permit boundary and 2700 feet south of the edge of fill.

ORDINANCE NO. 349

AN ORDINANCE OF THE CITY OF FERRIS, TEXAS AMENDING SUBSECTION 1 OF SECTION 2 OF CITY OF FERRIS ORDINANCE NO. 288 TO CHANGE THE HOURS OF WASTE FILLING OPERATIONS UNDER A SPECIAL USE PERMIT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FERRIS, TEXAS:

SECTION ONE: That subsection 1 of Section 2 of the City of Ferris Ordinance No. 288 is hereby amended to read in its entirety as follows:

"1. Waste filling operations on the subject property shall not be conducted outside of the following hours: Monday through Friday, 5:00 a.m. to 7:00 p.m.; Saturday, 5:00 a.m. to 3:00 p.m.; Sunday, no waste filling operations."

SECTION TWO: That all other sections, subsections and other provisions, except as expressly amended hereby, of said Ordinance No. 288 are declared valid and enforceable in all respects.

SECTION THREE: That if any section, subsection, sentence, clause, phrase or any portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portion hereof.

SECTION FOUR: That this Ordinance shall be effective from and after the date of its passage.

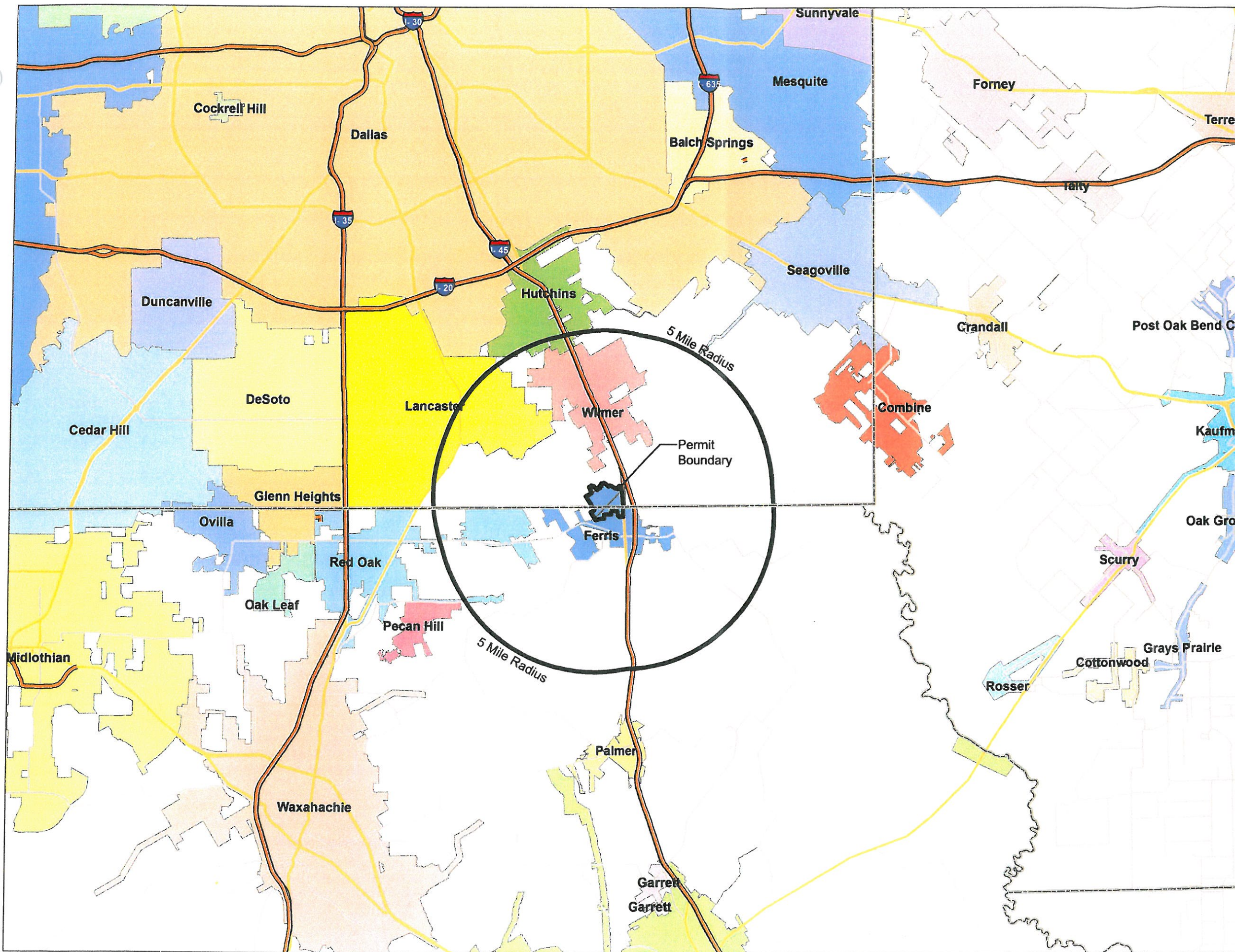
PASSED, APPROVED AND ADOPTED by the City Council of the City of Ferris, Texas on this the 19th day of October, 1998.



CITY SECRETARY

Jimmie Birdwell
JIMMIE BIRDWELL, MAYOR

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**FIGURE LU-1
METROPOLITAN CONTEXT**

Various shaded areas represent various city limits

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LAND USE ANALYSIS
SKYLINE LANDFILL


NORTH
 SCALE: 1:192,000

 Graphic Scale: Miles


DATA SOURCES:
 North Central Texas Council of Governments
 GIS Data Clearinghouse (Accessed October 2011)

**FIGURE LU-2
 ZONING - 2 MILE**

Legend

- CITY OF FERRIS**
 A - Apartments
 COM - Commercial
 IM - Industrial/Manufacturing
 LR - Local Retail
 PUD - Planned Unit Development
 R1 - Residential
 R2 - Residential
 R3 - Residential
 SUP - Special Use Permit

- CITY OF WILMER**
 SF1 - Single Family Residential
 C1 - Restricted Commercial
 I1 - Light Industrial

-  Proposed Permit Boundary
 - - - City Limit
 ——— County Line

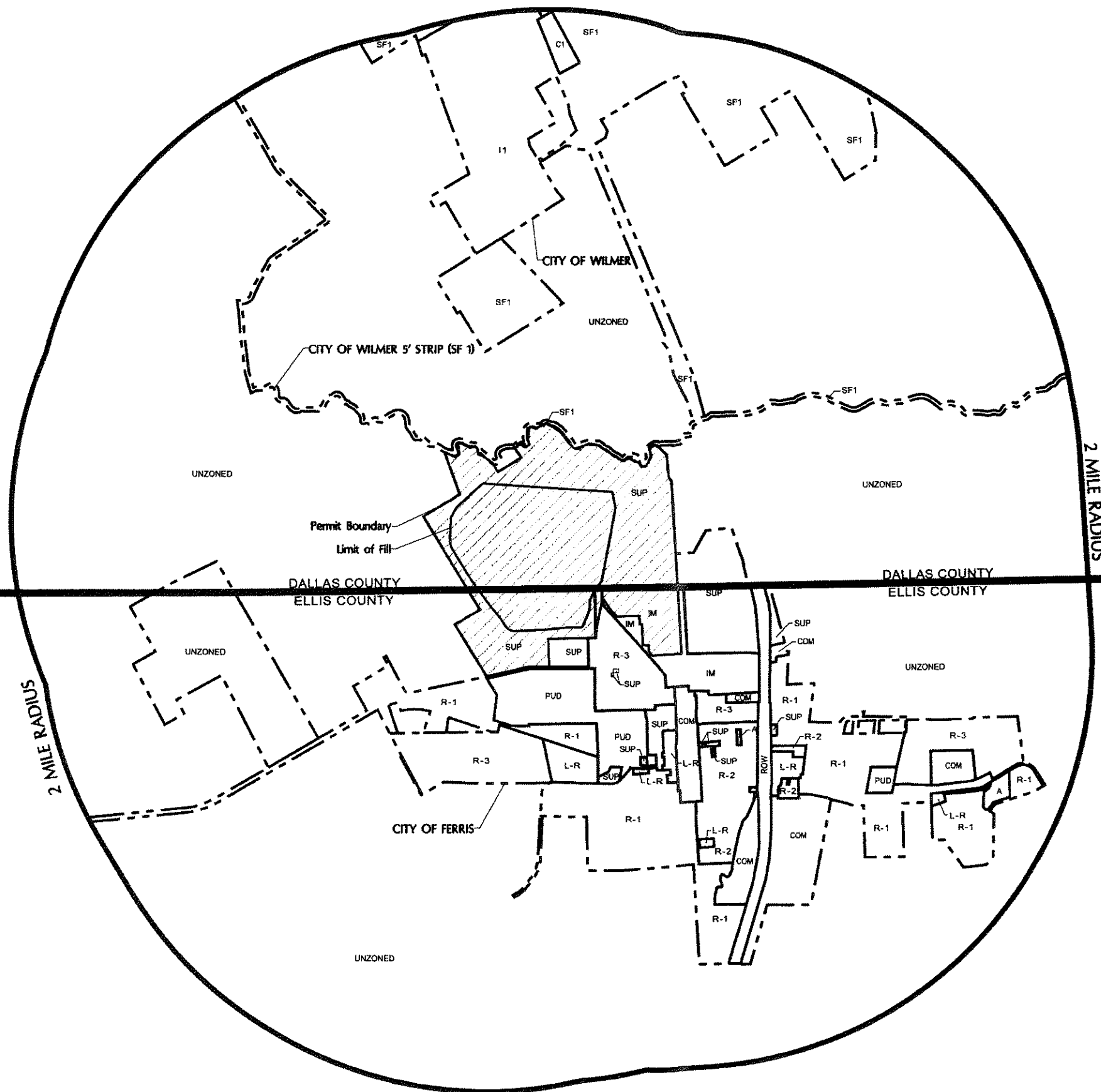
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**LAND USE ANALYSIS
 SKYLINE LANDFILL**

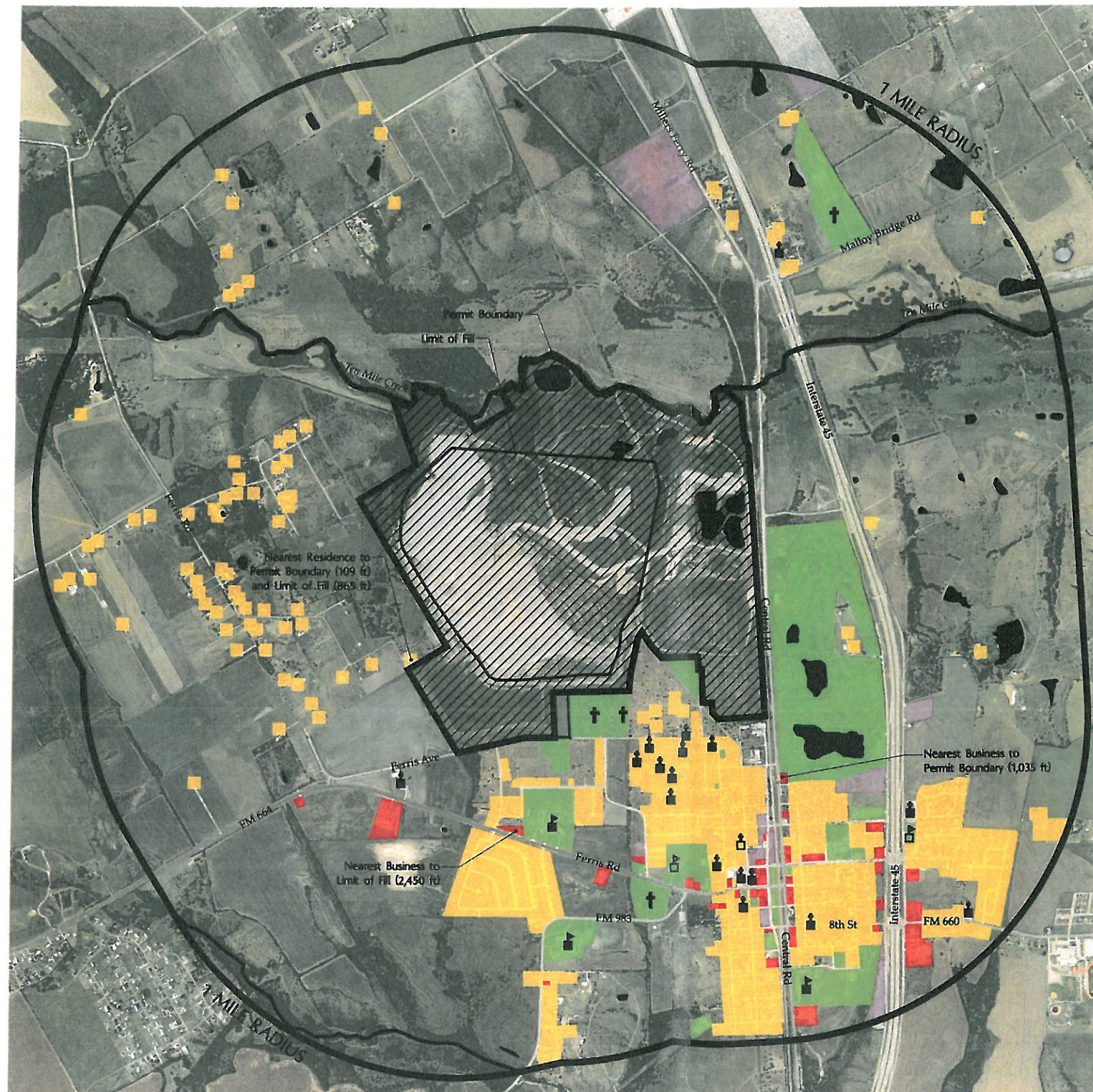


DATA SOURCES:
 City of Ferris Existing Zoning Map
 Date: 2007
 City of Wilmer Zoning Map
 Date: 2010

SCALE: 1:36,000
 0 1500 3000 6000
 Graphic Scale: Feet



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



Legend

LAND USE

- Open (includes rights-of-way, vacant, and undeveloped land)
- Public/Quasi-Public
- Residential
- Industrial
- Office/Commercial
- School
- Day Care
- Church
- Church - Historic
- Cemetery
- Water Body
- Proposed Permit Boundary

Note: Refer to Drawings IA.6, IA.7, IIA.13, and IIA.14 for drainage, pipeline and utility easements.

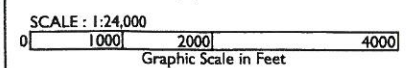
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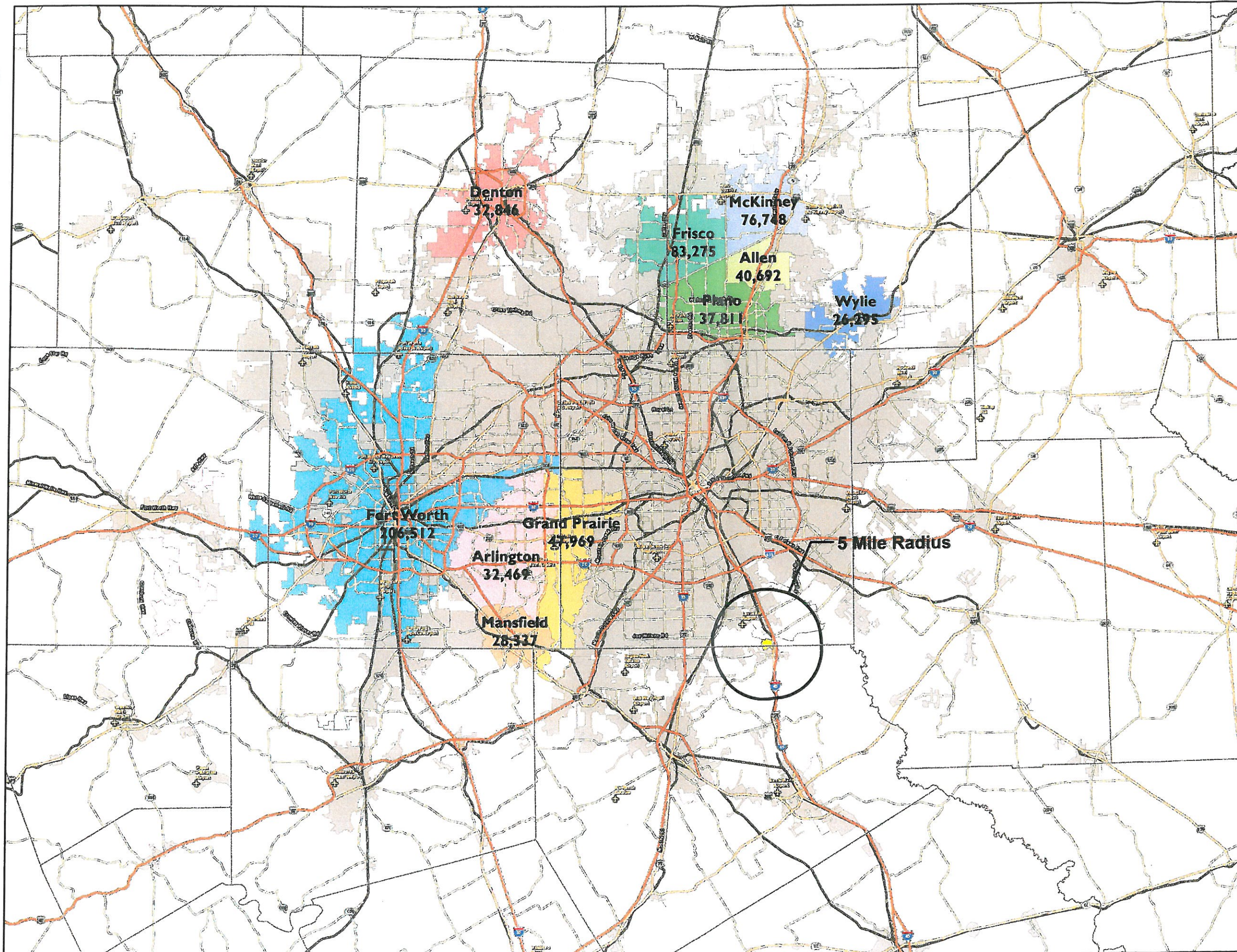
LAND USE ANALYSIS

SKYLINE LANDFILL



DATA SOURCES:
 Field Inventory, September 26, 2011
 AERIAL PHOTOGRAPHY:
 July 18, 2010




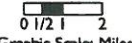



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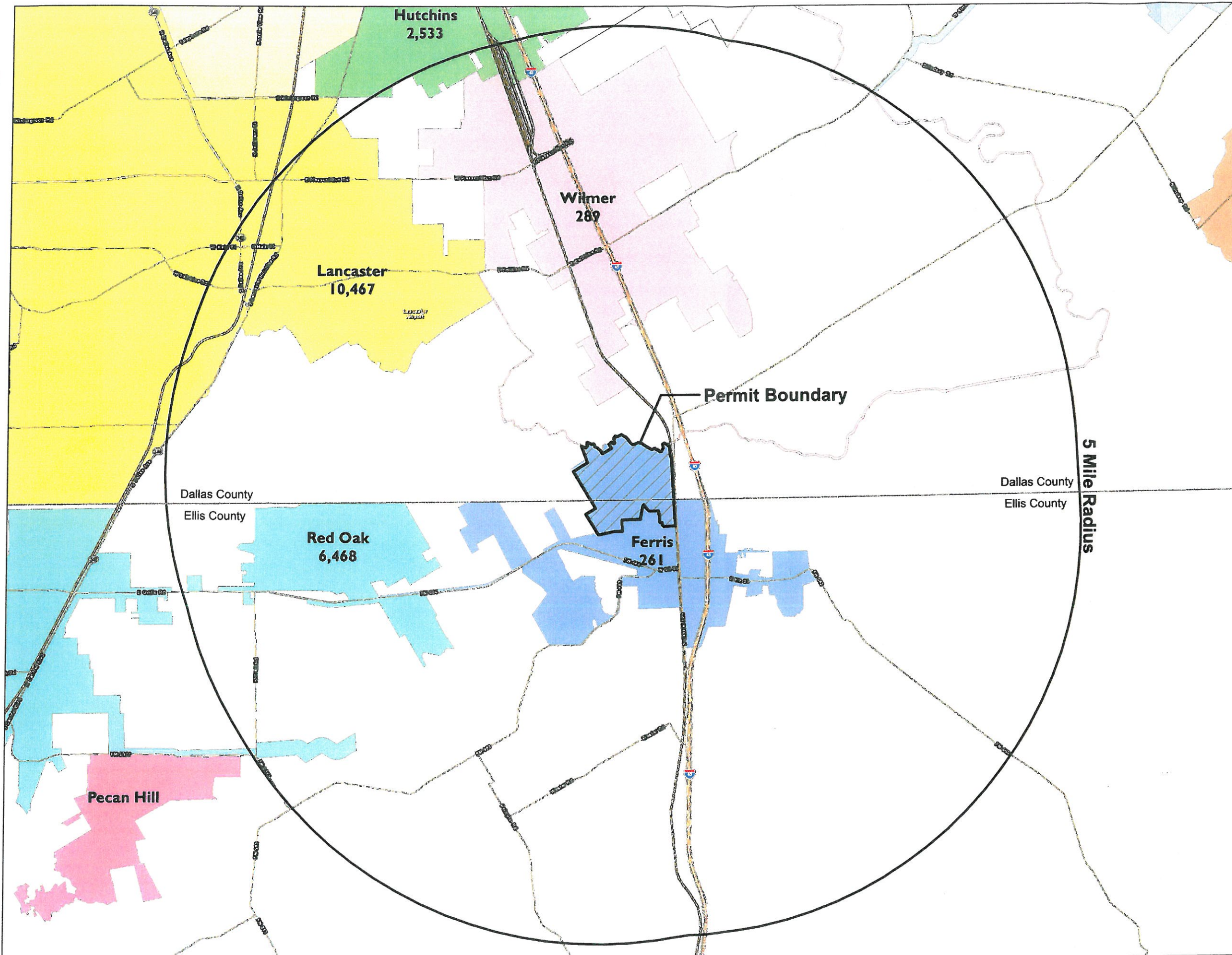
FIGURE LU-4
POPULATION CHANGE
2000-2010
TOP GROWTH CITIES OF
DALLAS-FORT WORTH MPA

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LAND USE ANALYSIS
SKYLINE LANDFILL


NORTH
 SCALE: 1:600,000

 Graphic Scale: Miles

DATA SOURCES:
 North Central Texas Council of Governments
 (NCTCOG), 2011 Population Estimates, April 2011






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FIGURE LU-5
POPULATION CHANGE
2000-2010, 5 MILE RADIUS

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LAND USE ANALYSIS
SKYLINE LANDFILL


NORTH
 SCALE: 1:72,000

 Graphic Scale: Miles

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 Revised August 10, 2012
 April 4, 2012