AGENDA ITEM NO. _____

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: April 21, 2021
PREPARED BY: Scott Dunlop, Assistant Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on an ordinance rezoning 2.13 acres, more or less, Lot 4, Bluebonnet Business Park, Section One, and being located at 15721 US Hwy 290 E from Agricultural (A) to Heavy Commercial (C-3).

Applicant: Keepers Land Planning
Owner: Lisa Nehring

BACKGROUND/SUMMARY:

This property was annexed in 2017 along with most properties fronting US Hwy 290 so the city could capture commercial growth and potential future sales taxes as well as controlling the growth along the city's primary corridor. The default zoning after annexing is Agricultural but the intent of bringing these properties into the city limits was to eventually have them zoned commercial. This is one of the reasons an earlier request of Light Industrial (IN-1) was denied, because the city sought a commercial designation. This request is for C-3 Heavy Commercial but due to the proximity of residential and because C-3 is a combination of commercial and light industrial uses staff supports a C-2 Medium Commercial designation, which most commercial properties fronting US Hwy 290 are zoned. The city has development regulations to protect residential properties from commercial development including larger setbacks and required 25' wide landscaped bufferyards. Had this property not been annexed in 2017 the previous industrial use (AmeriGas) would have likely been permitted by the County through administrative site review.

Planning and Zoning recommended approval 4-0 for C-2

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Ordinance
- Letter of Intent
- Rezoning Map
- Area Map
- Adjacent Property Owner Letters
- Notice Letter
- Mailing Labels

STAFF RECOMMENDATION:

It is the City staff's recommendation that the City Council conduct a public hearing.

PLANNING & ZONING COMMISSION:	**Recommend Approval**	**Disapproval**	**None**
	X C-2 Medium Comm.		