



CITY COUNCIL COMMUNICATION

DATE: October 5, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and action on a request for Ordinance No. 09-31-26 for a Rezoning from Planned Development (PD) to Light Industrial (LI) of approximately 202.45 acres of land described as part of A0029A R. BEEBE, TR 107. Generally located South of Lois Road, approximately 1200 feet west of the intersection of Marion Rd and Lois Rd East. Property ID: 59829

SUMMARY:

- The property consists of 202.45 acres.
- The rezone request is for industrial use.
- A light industrial zoning district is appropriate for the subject property given its direct adjacency to the railroad and multiple parcels with Light Industrial zoning.
- Layout provides potential buffers.
- The area to the north and west are currently industrial uses.
- Staff mailed 124 notices at the time of this report we have received 20 response forms. There are 18 opposed and 2 in favor of the rezone.
- Planning & Zoning recommended approval on 9-14-26.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Ordinance No. 09-31-26 – Zoning Change
Exhibit A – Survey and Legal Description
Application
Letter of Intent
Response Forms 1-18 – Opposed
Response Forms 19-20 – In Favor