



CITY COUNCIL COMMUNICATION

DATE: September 6, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a Public Hearing on Ordinance No. 09-26-22 regarding a change to the Future Land Use Map from Medium Residential to Industrial for approximately 99.986 acres of land, described as A0029A R.BEBEE, TR 123, and 124, generally located on the east side of I-35 approximately 1897 feet north of 5th St and at the end of Sable Ave.

SUMMARY:

- The applicant is requesting to rezone the subject property of approximately 99.986 acres from (A) Agricultural to (I-1) Industrial 1 zoning.
- The property currently has a large portion that is within the floodplain on the west and south boundaries that creates access issues. The developer will need to construct a crossing.
- The site has never been zoned so placeholder zoning of Agriculture has been the zoning for the property.
- The applicant is proposing to build 2-3 industrial warehouses at this location.
- This site does provide an opportunity for the Belz Road connection if a crossing was granted from BNSF.
- The property is surrounded by B-2 to the west, SF-10 to the east across the railroad, and I-1 to the north and south.
- The Future Land Use Maps shows this area to be Medium Residential so the Map would need to be amended prior to any zoning change.
- The Planning and Zoning Commission recommended DENIAL; therefore, this will require a 3/4th majority of the City Council for approval.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Ordinance No. 09-26-22