



CITY COUNCIL COMMUNICATION

DATE: September 6, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a Public Hearing on Ordinance 09-27-22 regarding a zoning change from A (Agricultural District) to I-1 (Industrial 1) 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 proposing 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. 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 Map shows this to be Medium Residential so the map would need to be amended prior to a 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. 09-27-22