



17-273Z

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, Located Approximately 400 Feet South of Bloomdale Road and on the West Side of McLarry Drive, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: December 5, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, AICP, CPM, Director of Planning
Matt Robinson, AICP, Planning Manager
Danielle Quintanilla, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed rezoning request.

APPLICATION SUBMITTAL DATE: September 21, 2017 (Original Application)
October 30, 2017 (Revised Submittal)
November 6, 2017 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 3.42 acres of land from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, generally for industrial uses.

ZONING:

| Location | Zoning District (Permitted Land Uses) | Existing Land Use |
|------------------|---|-------------------|
| Subject Property | "C" - Planned Center District and "CC" - Corridor Commercial Overlay District (Commercial Uses) | Undeveloped Land |

| | | |
|-------|--|---|
| North | "C" - Planned Center District and "CC" - Corridor Commercial Overlay District (Commercial Uses) | Undeveloped Land |
| South | "C" - Planned Center District (Commercial Uses) "LI" - Light Industrial District (Light Industrial Uses) and "CC" - Corridor Commercial Overlay District | Landmark Equipment and Undeveloped Land |
| East | "AG" - Agricultural District and "CC" - Corridor Commercial Overlay District (Agricultural Uses) | Undeveloped Land |
| West | "PD" - Planned Development District Ordinance No. 2013-10-099 (Mixed Uses) and "CC" - Corridor Commercial Overlay District | Undeveloped Land |

PROPOSED ZONING: The applicant is requesting to rezone approximately 3.42 acres of land from "C" - Planned Center District and "CC" - Corridor Commercial Overlay District to "LI" - Light Industrial District and "CC" - Corridor Commercial Overlay District, generally for industrial uses.

Currently, the Future Land Use Plan (FLUP) designates the property for commercial uses, and in keeping with that vision, the western portion of the subject property is set to remain zoned as "C" - Planned Center District, as the applicant has stated their intent to develop for a commercial use. This will maintain the commercial frontage along U.S. Highway 75 (Central Expressway), while the subject property being rezoned will only have frontage along McLarry Drive. Given the industrial designation of the properties to the east within the Future Land Use Plan, Staff is of the professional opinion that the proposed rezoning request will serve as a transition to the current and future industrial uses to the east. As such, Staff recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for commercial uses. The FLUP modules diagram designates the subject property as Regional Commercial within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- Comprehensive Plan Goals and Objectives: The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of "Economic Development Vitality for a Sustainable and Affordable Community" through the stated objective of the Comprehensive Plan, "a balanced development pattern".
- Impact on Infrastructure: The proposed rezoning request should have a minimal

impact on the existing and planned water, sewer and thoroughfare plans in the area.

- Impact on Public Facilities/Services: The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located east and south of the subject property are zoned or used for similar industrial uses; as such, proposed rezoning request will remain compatible with the surrounding properties.
- Land Use and Tax Base Summary: Module 28 is currently comprised of approximately 0% residential uses and 100% non-residential uses (including institutional uses). The proposed rezoning request will have an impact on the anticipated land uses in this module with the addition of light industrial uses. Estimated tax revenues in Module 28 are comprised of approximately 0% from residential uses and 100% from non-residential uses. Estimated tax revenues by type in Module 28 are comprised of approximately 20.5% ad valorem taxes and 79.5% sales and use taxes.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of industrial land uses in the area.

BOARD OR COMMISSION RECOMMENDATION: On November 14, 2017, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

SUPPORTING MATERIALS:

[PZ Minutes 111417](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Land Use and Tax Base Summary Map](#)

[Land Use Comparison Table](#)

[Ex. PD Ord. No. 97-04-16](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-C](#)

[PowerPoint Presentation](#)