



Legislation Text

File #: 2015-2604, **Version:** 1

Consider public testimony regarding and an ordinance rezoning approximately 6.915 acres located southwest of the intersection of McNeil Road and S. Interstate Highway 35. (First Reading)*

This parcel has no public street frontage, but does have an access easement from the IH-35 frontage road along the adjacent Union Pacific Railroad property. This easement will provide for a driveway to the property. In order for this driveway to suffice as the required public street frontage to the lot for subdivision purposes, an alternate subdivision standards agreement must be approved by the City Council. This agreement is included as a separate item on this agenda.

The LI (Light Industrial) zoning district allows for uses including: light manufacturing and assembly, contractors and building maintenance services, offices, warehouse, retail sales and service consisting of predominantly outdoor storage or consumer loading areas, auto body, painting and repair shops, large vehicle and equipment repair and self-service storage. All uses are limited to two stories in height. Exterior finish must be brick, stone, stucco, decorative concrete masonry unit (CMU), split face concrete block or concrete tilt wall.

The General Plan designates this area for commercial. No change to the land use designation is proposed at this time. Access issues are expected to prevent this property and the neighboring tracts without frontage on I-35 from being developed for commercial uses for the near future. The tract and the neighboring tracts are currently zoned as SF-2 (Single Family - standard lot).

The Planning and Zoning Commission voted 9-0 to recommend approval of the rezoning at their meeting on June 3, 2015.

Staff recommends approval of the rezoning to the LI (Light Industrial) zoning district.