



## Legislation Text

---

**File #:** 2018-5089, **Version:** 1

---

Consider public testimony regarding, and an ordinance approving a rezoning from LI (Light Industrial) to OF (Office) for approximately 4.29 acres, Lots 1 and 2, Block B, replat of Interchange Business Park, Section 2, located northeast of the intersection of Louis Henna Boulevard and Double Creek Drive. (First Reading)\*

Due to recent actions taken by the State of Texas regarding business licensing requirements, the City learned that several businesses in the Double Creek Office Condominium complex at 2201 and 2251 Double Creek Drive are non-conforming because they are medical office uses in the LI (Light Industrial) zoning district. After evaluating the situation, staff determined that rather than issuing zoning violation notices and pursuing legal action against those business owners, a more reasonable solution would be to rezone the property from the Light Industrial (LI) zoning district to the Office (OF) zoning district. This will result in bringing those non-conforming businesses into compliance with the zoning code while leaving all other businesses unaffected.

The owners of each building in the complex were sent a letter on November 1, 2017, explaining the situation and the proposed rezoning. They were invited to meet or communicate with staff prior to the notice being sent for the rezoning public hearing held at the Planning and Zoning Commission. No responses to the invitation were received and there was no public testimony at the public hearing.

The site is developed with structures which are designed for office uses and it contains a variety of office and medical office uses. The LI (Light Industrial) zoning district allows for office uses, but not medical office uses. The LI district also allows manufacturing and assembly, research and development, warehousing, and freight distribution, but this development was designed solely for office uses. The OF (Office) zoning district permits all types of office uses, whether professional or medical.

The number of parking spaces provided on the site conforms to the requirement for office uses, but medical office requires more parking spaces. No additional medical office uses will be allowed unless it can be shown that the existing and proposed uses can be accommodated using the existing spaces. This will be enforced at the time a building permit for medical office use is requested.

The Planning and Zoning Commission voted 8-0 to recommend approval of the rezoning at their meeting on December 6, 2017.