

Legislation Text

File #: 4323, **Version:** 1

CC MEETING: May 7, 2019

DATE: April 30, 2019

TO: Erin Rinehart, City Manager

FROM: Loren Shapiro, AICP, Chief Planner

Hold A Public Hearing And Consider An Ordinance Amending The Zoning To Establish A Special Use Permit For Warehouse/Distribution Uses On A 22.16-Acre Tract Zoned (FWY) Freeway District, And Located At 2643 IH-35E; Amending The Official Zoning Map Accordingly. Case No. 04-19SUP1 Point 35/190.

BACKGROUND:

This is a request for a special use permit to allow a 178,500 square foot warehouse and distribution building at 2643 Interstate Highway 35E North.

On December 12, 2018 City Council adopted an ordinance amending the Comprehensive Zoning Ordinance to require a special use permit for warehouse and distribution uses in the (FWY) Freeway District.

STAFF RECOMMENDATION/ACTION DESIRED:

On April 4, 2019 the Planning and Zoning Commission recommended denial of the special use permit request. However, due to a property owner notification error by staff, it was necessary to convene another public hearing after proper notifications had been made.

On May 2, 2019 the Planning and Zoning Commission recommended **DENIAL** of the special use permit request. As a result of the Commission's recommendation, a favorable vote by at least three-fourths ($\frac{3}{4}$) of the City Council (6 members) is required to overrule the Commission's recommendation and approve the request.

Staff recommends approval and adoption of the ordinance.