



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of July 29, 2014
Second Reading Ordinance for the City Council Meeting of August 12, 2014

DATE: July 8, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services Department
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**Rezoning from General Commercial to Light Industrial
By Leopard Business Park, LLC
Property Address: 8233 Leopard Street**

CAPTION:

Case No. 0714-01 Leopard Business Park, LLC: A change of zoning from the "CG-2" General Commercial District to the "IL" Light Industrial District, not resulting in a change to the Future Land Use Plan. The property is described as Lot 1, Block B, Stillwell Addition, located along the west side of Tuloso Road between Leopard Street and Stillwell Lane.

PURPOSE:

The purpose of this item is to rezone the property to allow construction of a small business park consisting of approximately seven 5,000 square foot buildings.

RECOMMENDATION:

Planning Commission and Staff Recommendation (July 2, 2014): Approval of the change of zoning from the "CG-2" General Commercial District to the "IL" Light Industrial District.

BACKGROUND AND FINDINGS:

As detailed in the attached report, the applicant is requesting a rezoning from the "CG-2" General Commercial District to the "IL" Light Industrial District to allow construction of a small business park consisting of approximately seven 5,000 square foot buildings. The proposed rezoning would allow uses such as office, retail sales and service, light manufacturing, fabricating, warehousing and wholesale distributing.

The rezoning is consistent with the Comprehensive Plan and the Port/Airport/Violet Area Development Plan and is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment. The proposed rezoning would not have a negative impact on the surrounding neighborhood.

ALTERNATIVES:

Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed rezoning conforms to the Future Land Use Plan and is consistent with the Comprehensive Plan.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2013-2014	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits
 Report with Attachments
 Aerial Overview Map