

# ZONING REPORT

Case No.: 0712-03

HTE No. 12-1000020

Planning Commission Hearing Date: July 18, 2012

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Representative:</b> Michael N. Gunning  <b>Owner:</b> Eloy Salazar and Rick A. Martinez  <b>Legal Description/Location:</b> Being a 19.15 acre tract of land out of Lots 23 and 24, H.B. Sheppard Farm Lots, located on the north side of Sedwick Road and approximately 1,000 feet west of Rhew Road</p>				
<b>Zoning Request</b>	<p><b>From:</b> "FR" Farm Rural District  <b>To:</b> "IL" Light Industrial District  <b>Area:</b> 19.15 acres  <b>Purpose of Request:</b> To allow future light industrial development on the property</p>				
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>	
	<i>Site</i>	"FR" Farm Rural	Vacant	Light Industrial	
	<i>North</i>	"FR" Farm Rural	Vacant/Agricultural	Light Industrial	
	<i>South</i>	"FR" Farm Rural & "IL" Light Industrial	Vacant and Commercial	Light Industrial	
	<i>East</i>	"FR" Farm Rural	Vacant/Agricultural	Light Industrial	
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential	
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located in the Port/Airport/Violet Area Development Plan (ADP) and is planned for light industrial uses. The proposed change in zoning to the "IL" Light Industrial District is consistent with the adopted Future Land Use Plan.  <b>Map No.:</b> 056045  <b>Zoning Violations:</b> None</p>				
<b>Transportation</b>	<p><b>Transportation and Circulation:</b> The subject property has 60 feet of frontage on Sedwick Road, a proposed A1 Minor Arterial and is approximately 1,000 feet west of Rhew Road, which is a proposed C3 Collector as indicated in the Urban Transportation Plan.</p>				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	Sedwick Rd.	A1 Minor Arterial Undivided	95' ROW, 64' paved	60' ROW, 20' paved	Not Available

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a change of zoning from the "FR" Farm Rural District to the "IL" Light Industrial District to allow for future light industrial land use. This change of zoning would be consistent with the future land use for the area set forth in the comprehensive plan.

**Applicant’s Development Plan:** At this time, there are no specific development or site plans to build on the property, however, there is interest from pipeline and drilling companies in acquiring all or a portion of the subject property.

**Existing Land Uses:** The subject property and land to the north, east, and south are vacant. Located to the south is also commercial use. Located to the west are low density residential uses.

**Buffer Yard:** A minimum 20-foot buffer yard would be required between the subject property and the property to the west where there is single family use. A solid screening fence would also be required between the “IL” Light Industrial District and “RS-6” Single-Family 6 District.

**Comprehensive Plan & Area Development Plan (ADP) Consistency:**

The Comprehensive Plan and the Port/Airport/Violet Area Development Plan (ADP) slate the subject property and most of the area immediately adjacent to the site for light industrial uses. The proposed change of zoning to the “IL” Light Industrial District would be consistent with the adopted Future Land Use Map.

**Plat Status:** The subject property is not platted.

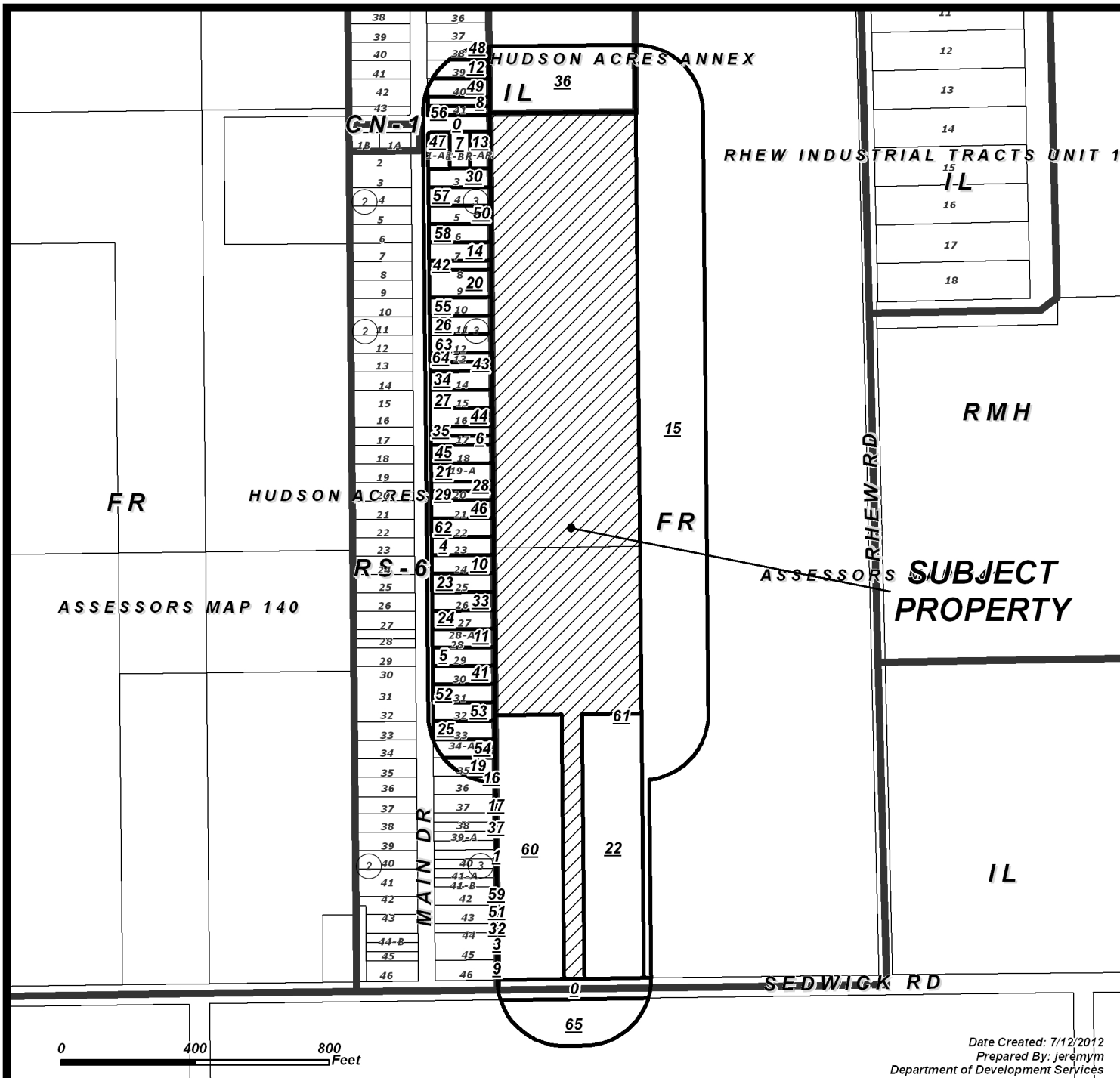
**Department Comments:**

- The Comprehensive Plan and Future Land Use Map call for the subject property to be used for light industrial purposes.
- The change of zoning to “IL” Light Industrial would be consistent with the Comprehensive Plan.
- The proposed zoning district is appropriate; however, a buffer would be required where adjacent to the single-family use.

**Planning Commission & Staff Recommendation (July 18, 2012):** Approval of the change of zoning from the “FR” Farm Rural District to the “IL” Light Industrial District

<b>Public Notification</b>	Number of Notices Mailed – 65 within 200’ notification area; 1 outside notification area
	<u>As of August 15, 2012:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
	For 0% in opposition

Attachments: 1. Site Map - Existing Zoning, Notice Area, & Ownership Map



Date Created: 7/12/2012  
 Prepared By: jeremym  
 Department of Development Services

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### 2. SITE - EXISTING ZONING, NOTICE AREA & OWNERSHIP

RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

Subject Property with 200' buffer

Owners in favor

**4** Owners within 200' listed on attached ownership table

**X** Owners in opposition

