

Zoning Case #1214-02

Isaias Franco

From: “RMH” Manufactured Home District and “IL”
Light Industrial District

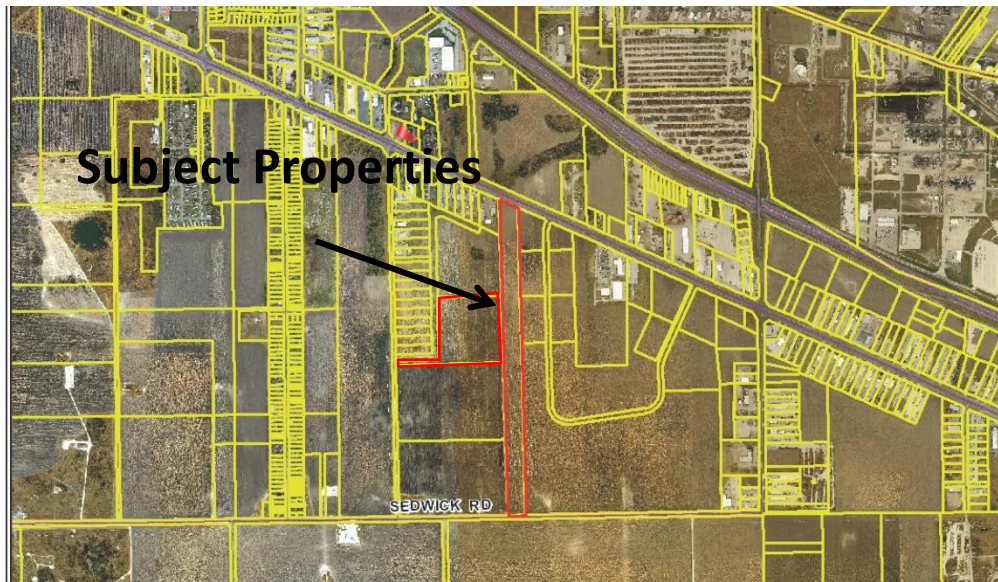
To: “IL/SP” Light Industrial District with a Special
Permit for Resource Extraction



Planning Commission
December 17, 2014



Aerial Overview



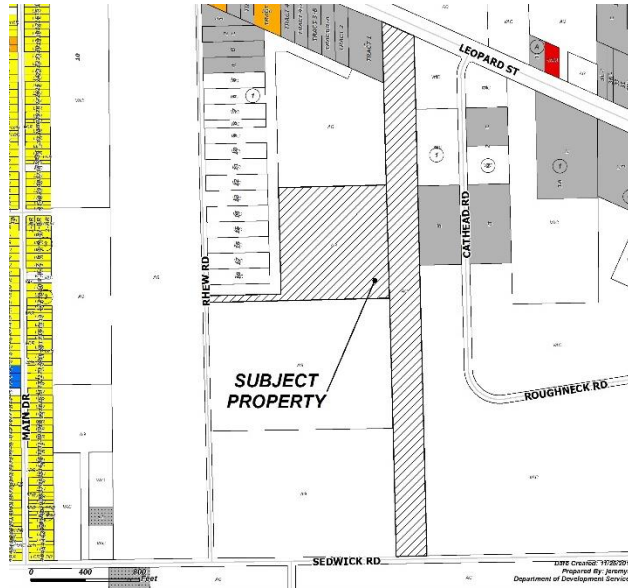


Aerial

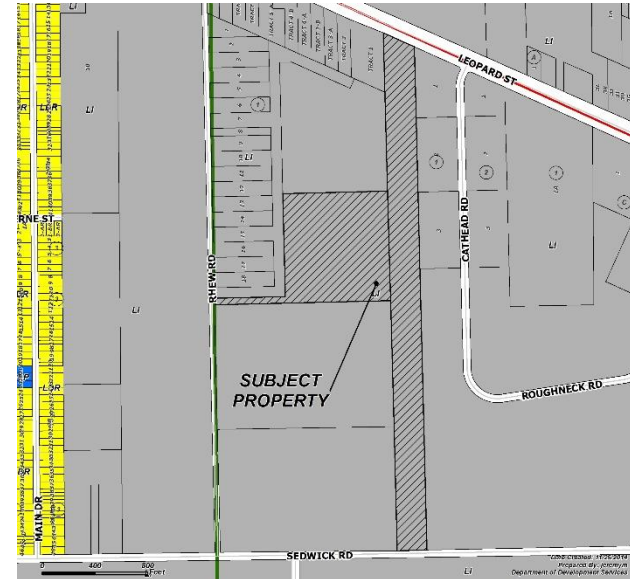







Existing Land Use



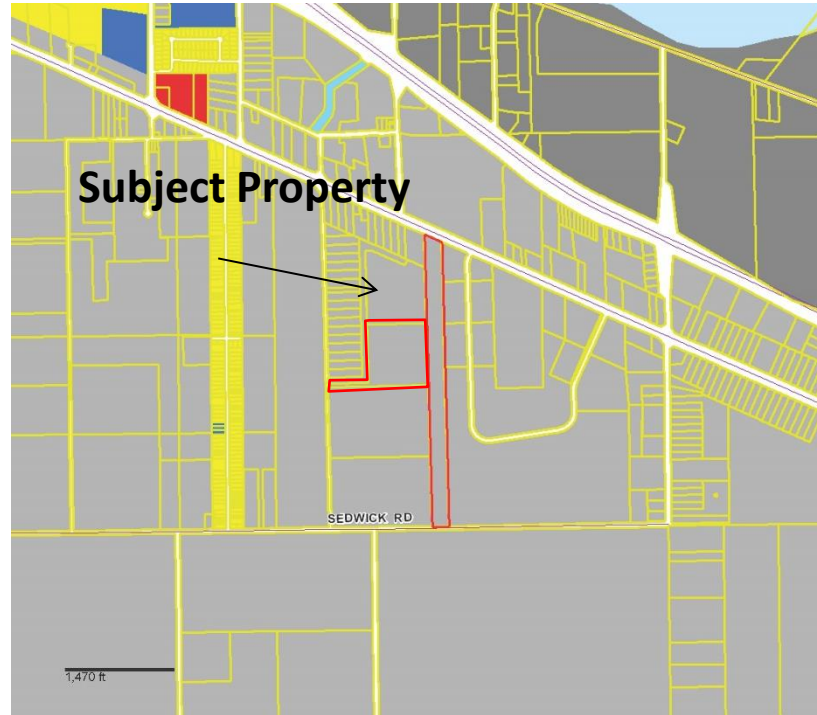
Future Land Use



-  Commercial
-  Medium Density Residential
-  Low Density Residential
-  Public/Semi-Public
-  Vacant



Future Land Use Map





Site Photos



East View of Property from Rhew Road



Site Photos



West Across Rhew Road From Subject Property



Site Photos



North on Rhew Road



Site Photos



Subject Property

South on Rhew Road



Site Photos



Northeast View of Property From Sedwick Road



Site Photos



Subject Property

North View of Property From Sedwick Road



Site Photos



East on Sedwick Road



Site Photos



West on Sedwick Road



Public Notification

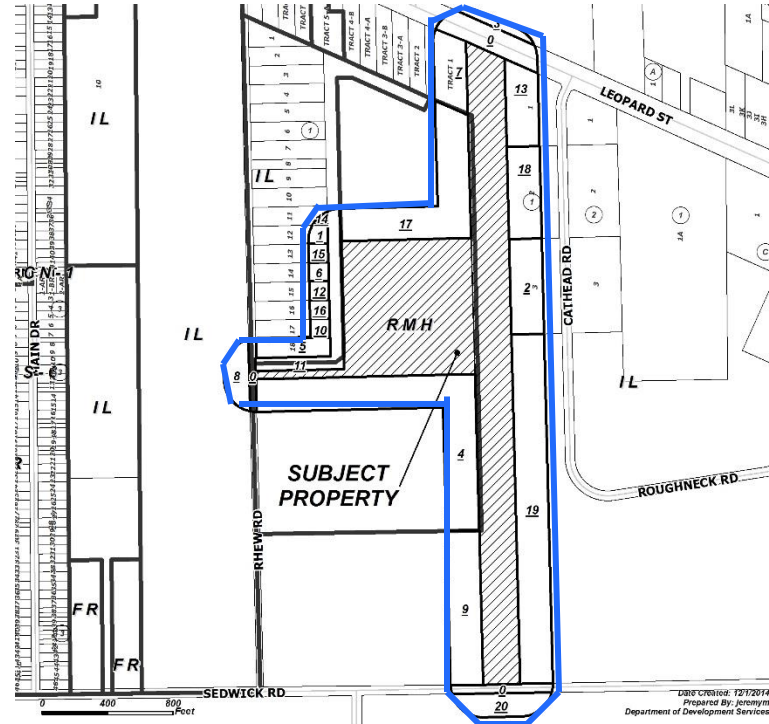
20 Notices mailed inside 200' buffer
2 Notices mailed outside 200' buffer

Notification Area

Opposed: 0



In Favor: 0





Staff Recommendation

Approval of the
“IL/SP” Light Industrial District with a
Special Permit for Resource Extraction



Special Conditions

1. **Use Regulation:** The only use allowed other than those allowed by right in the “IL” Light Industrial District is Resource Extraction, which is a use that extracts sand, gravel, and dirt from land including stockpiling of sand, gravel, or dirt.
 2. **TCEQ Dust Control:** Control dust in accordance with the TCEQ requirements.
 3. **Access:** Vehicular access will be limited to Leopard Street only, which is an arterial street.
 4. **Hours of Operation:** The hours of operation shall be limited to the hours between 7:30 AM and 6:00 PM.
 5. **Time Limit:** The Special Permit will expire in one year from the date of the approved ordinance unless an excavation permit application has been applied for.
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