

PLANNING COMMISSION FINAL REPORT

Case No. 1117-01
 INFOR No. 17ZN1039

Planning Commission Hearing Date: February 21, 2018

Applicant & Legal Description	<p>Owner/Applicant: GMG Partners, LP. Location Address: 718 South Navigation Boulevard Legal Description: Being a 34.622 acre tract being out of Lot 1, Block 10, of the J.C. Russell Farm Blocks, located on the east side of South Navigation Boulevard, north of Bear Lane, and south of Agnes Street (State Highway 544).</p>			
Zoning Request	<p>Request: Special Permit Time Extension Area: 34.622 acres Purpose of Request: Extend the expiration date of the original change of zoning to the "IL/SP" Light Industrial with a Special Permit for an additional 36 months (3 years). Original SP was approved in 2015 for resource extraction (sand, gravel, dirt, etc.).</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"IL" Light Industrial	Vacant	Light Industrial
	<i>North</i>	"IL" Light Industrial	Vacant	Light Industrial
	<i>South</i>	"IL" Light Industrial	Vacant	Light Industrial
	<i>East</i>	"RS-6" Single-Family	Vacant	Light Industrial
	<i>West</i>	"RS-6" Single-Family	Vacant	Light Industrial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for light industrial uses. The proposed rezoning to the "IL/SP" Light Industrial District with a Special Permit remains consistent with the Comprehensive Plan as amended and the Westside Area Development Plan. Map No.: 050042 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 1,100 feet of street frontage along South Navigation Boulevard, which is an "A1" Minor Arterial.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Planned Section	Existing Section	Traffic Volume
	South Navigation Boulevard	"A1" Minor Arterial	95' ROW 64' paved	70' ROW 22' paved	3,467 ADT

Staff Summary:

Request: The purpose of the request is to extend the time limit of the Special Permit for an additional 36 months (3 years).

AICUZ: The subject property is **not** located in one of the Navy's Air Installation Compatibility Use Zones (AICUZ).

Plat Status: The subject property is platted.

Department Comments:

- The applicant is requesting a time extension for the Special Permit that was issued on May 26, 2015. A time extension is needed in order for the Special Permit to remain valid.
- The original application for a Special Permit was for the continued use of the property for a resource extraction use, specifically the extraction of sand, gravel, dirt, stockpiling thereof and accessory uses including the storage of equipment and structures necessary to conduct operations.
- The applicant plans to continue operations as deemed by the Special Permit for the purpose of site restoration, as per the conditions of the original Special Permit.

Original Special Permit Conditions:

1. **Use Regulation:** The only use permitted under this Special Permit, other than those allowed by right in the "IL" Industrial District, is resource extraction as described herein; the extraction of sand, gravel, dirt, stockpiling thereof and accessory uses including the storage of equipment and structures necessary to conduct operations.
2. **Erosion and Dust Control:** Erosion and dust control shall be in accordance with all City, State, and Federal requirements and specifications.
3. **Access:** Vehicular access shall be allowed as per the approved site plan and excavation permit.
4. **Hours of Operation:** Hours of operation shall be limited to the hours between 7:00 A.M. and 5:00 P.M.
5. **Restoration:** The site shall be restored to pre-existing condition upon expiration of the Special Permit.

6. Time Limit: This Special Permit shall expire in three years or upon termination of the excavation permit, whichever comes first.

Planning Commission and Staff Recommendation (February 21, 2018):

Approval of the requested Special Permit time extension for an additional 36 months (3 years).

Vote Results:

For: 8
Opposed: 0
Absent: 1
Abstained: 0

Public Notification	Number of Notices Mailed – 11 within 200-foot notification area 5 outside notification area
	<u>As of February 16, 2018:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 2 inside notification area – 0 outside notification area
	Totaling 22.19% of the land within the 200-foot notification area in opposition.

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Special Permit Ordinance
- C. Revised Metes and Bounds
- D. Public Comments Received (if any)