



# **Zoning Case #0318-02 Hooten Family Trust A**

**Rezoning for a Property at  
6502 and 6630 Agnes Street**

City Council Presentation  
November 27, 2018



# Background

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- Item was previously heard by the City Council on June 12<sup>th</sup> and June 26<sup>th</sup>.
- City Council voted to send the case back to the Planning Commission for additional review. Since then, several discussions have occurred with the applicant, City staff, and outreach to the Federal Aviation Administration (FAA).
- The purpose of the Avigation and Hazard easement is to protect and enforce the requirements of the Runway Protection Zone (RPZ). Additionally, the easement limits the potential uses that can be established to prevent negative interaction with flight operations.



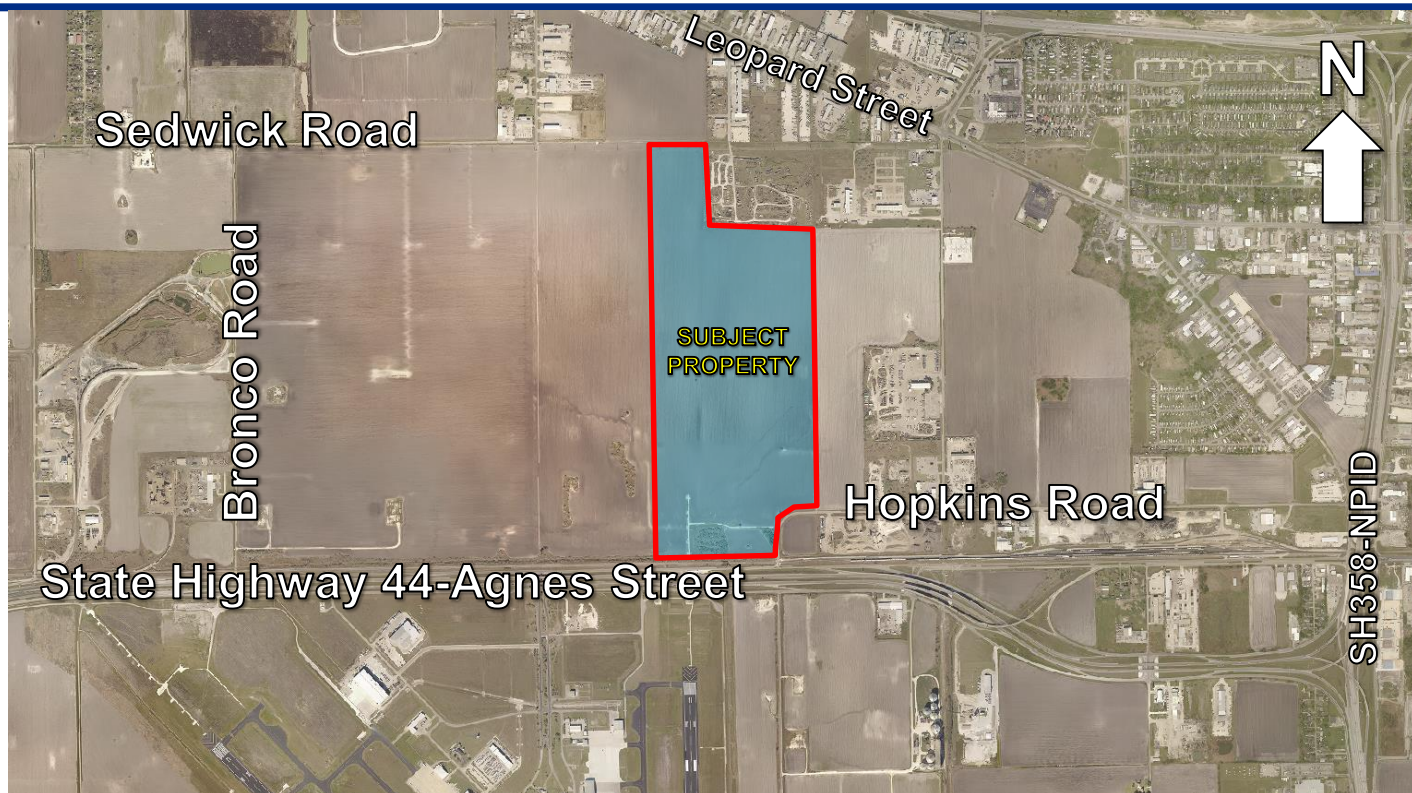
# Background

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- The former Planning Commission recommendation was noncompliant with the terms of the Avigation and Hazard easement.
- Staff and the applicant met and resolved the non-compliant factors and the applicant has received a finding of “no hazard” from the FAA.
- Planning Commission reconsidered the item on October 17th and recommended approval of the revised special permit conditions and site plan.

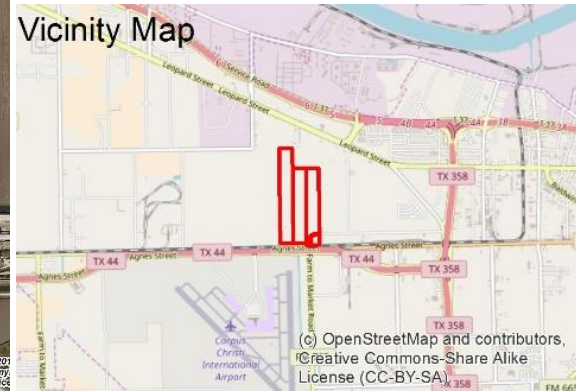
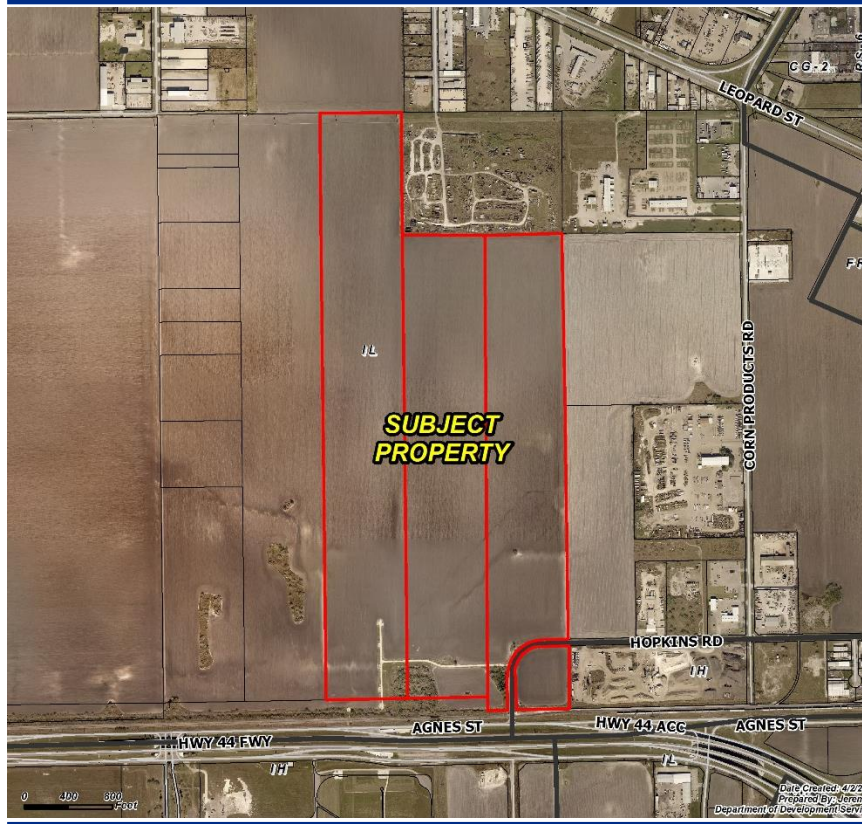


# Aerial Overview





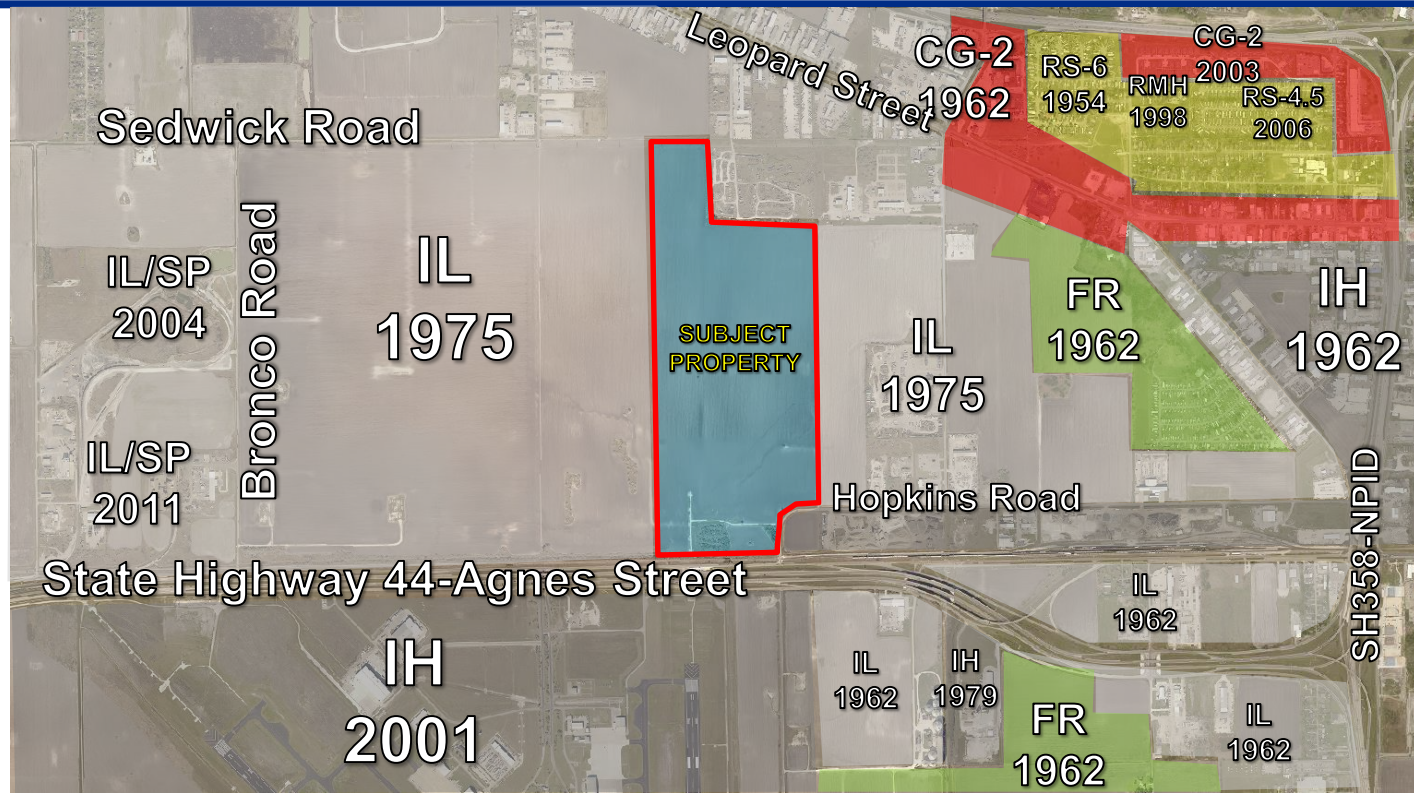
# Subject Property at 6502 and 6630 Agnes Street







# Zoning Pattern





# Staff Recommendation

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**Approval** of the change of zoning from the “IL” Light Industrial District to the “IL/SP” Light Industrial District with a Special Permit.



# Special Permit Conditions

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1. **Use:** Wholesale storage and transfer of Petroleum based products.
  2. **Fire Department Approval**
  3. **Storm Water Detention:** 48 hour drainage
  4. **FAA Study:** Airspace Study- Form 7460
  5. **CCIA Hazards:** Height, Lighting, Etc.
  6. **Landscaping**
  7. **Land Use Compatibility**
  8. **Avigation and Hazard Easement**
  9. **Other Requirements:** Compliance with all other codes.
  10. **Time Limit:** 24 Months unless a complete building permit application has been submitted.
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