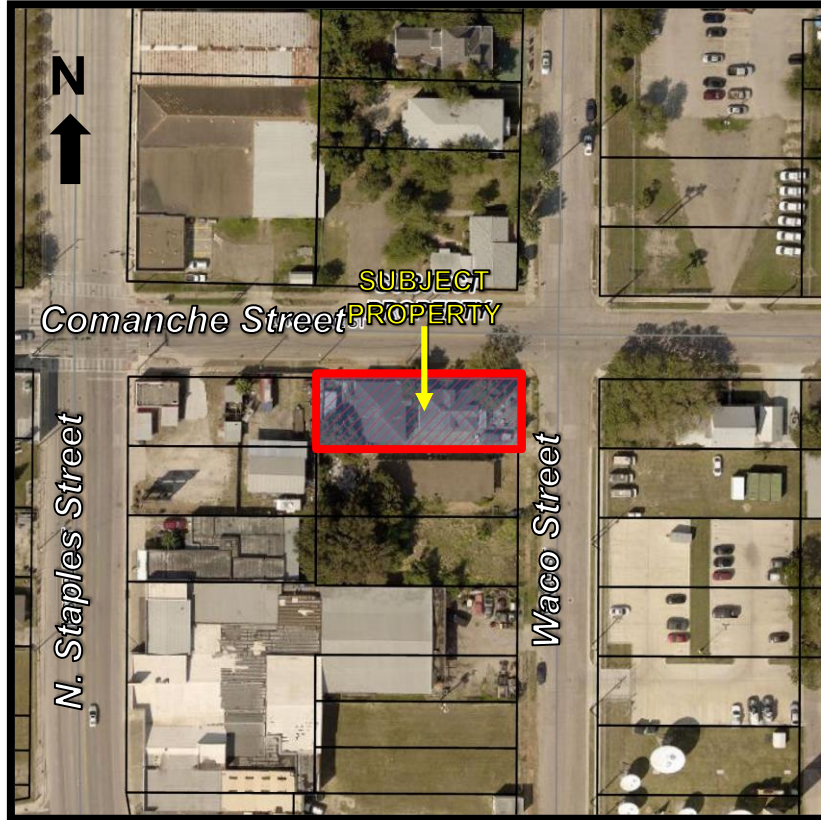


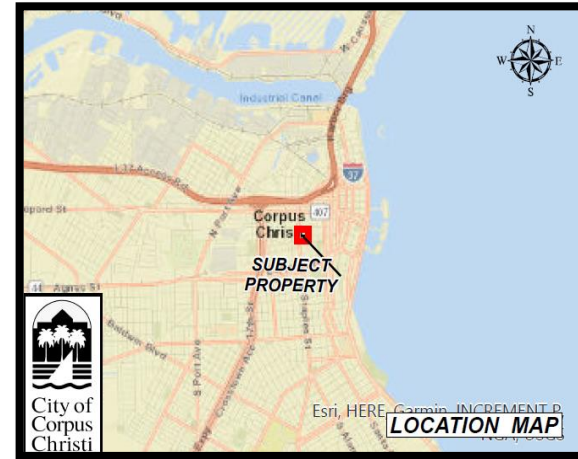
# Zoning Case 0523-02



**DIEGO VASQUEZ**

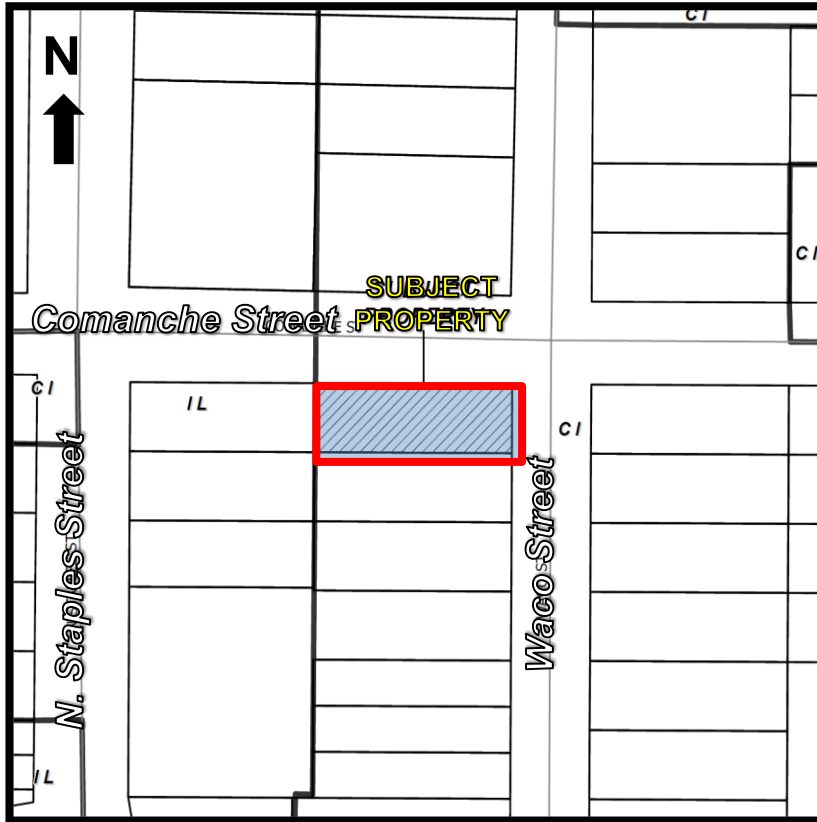
**DISTRICT 1**

**Rezoning for a property at  
1113 Comanche Street  
From "CI" to "IL"**



Planning Commission  
May 31, 2023

# Zoning and Land Use



## Proposed Use:

To allow for the warehousing of goods, welding, and a machine repair shop.

## Area Development Plan:

Downtown

## Future Land Use Map:

Mixed Use

## Existing Zoning:

"CI" Intensive Commercial District

## Adjacent Land Uses:

- North: Professional Office, Zoned "CI"
- South: Vacant, Zoned "CI"
- East: Medium, Zoned "CI"
- West: Professional Office, Zoned "IL"

# Public Notification

19 Notices mailed inside 200' buffer  
5 Notice(s) mailed outside 200' buffer

## Notification Area

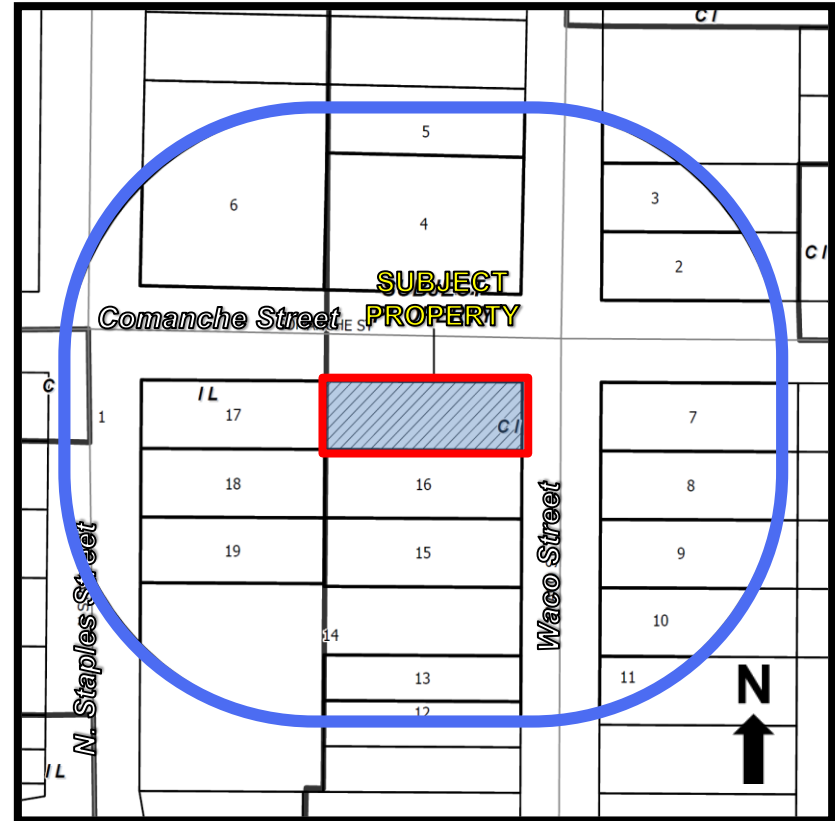
Opposed: 0 (0.00%)  
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



\*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



# Staff Analysis And Recommendation

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- The proposed rezoning promotes an entrepreneurial ecosystem that has proven successful and is expanding.
- The proposed rezoning values entrepreneurial innovation supporting two, separate business fronts.
- Promotes a mix of land use between lunch hour office and custom welding services.
- After evaluation of case material, staff recommends a Special Permit in conjunction with the base zoning district that will only allow the additional use of warehousing goods, welding, and a machine repair shop.
- Such rezoning will protect the base zoning uses and prohibit more intensive uses that would be allowed in the requested zoning district.

**Staff Recommendation:** Denial of the requested change of zoning in lieu thereof, approval of the “CI/SP” Intensive Commercial District with a Special Permit subject to conditions.

# Special Permit Conditions

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1. Use: The only use allowed on the subject property other than uses permitted in the base zoning districts are warehousing of goods, welding, and a machine repair shop.
2. Screening Fence: A minimum of a seven-foot-tall screening fence is required to be constructed.
3. Lighting: All lighting shall be shielded, and pole lights shall be of the full cut-off type. All light fixtures within 50 feet of the property boundaries adjacent to residential zoning districts shall be no greater than 15 feet in height.
4. Outdoor storage is prohibited.
5. Welding and machine repair shall be done entirely within an enclosed building.
6. Hours of Operation: The hours of operation shall be limited from 6:00 AM to 10:00 PM.
7. Signage: No pole-mounted signage is allowed along Waco Street.
8. Noise: Noise regulations shall be subject to Section 31-3 of the Municipal Code.
9. Other Requirements: The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
10. Time Limit: In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.