



## **AGENDA MEMORANDUM**

Public Hearing/First Reading Ordinance for the City Council Meeting 5/21/2019  
Second Reading Ordinance for the City Council Meeting 6/11/2019

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**DATE:** April 22, 2019  
**TO:** Peter Zanoni, City Manager  
**FROM:** Nina Nixon-Mendez, FAICP, Director,  
Development Services Department  
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Rezoning property at or near 701 McBride Lane
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### **CAPTION:**

Case No. 0419-01 Vernon and Jennifer Carr: Ordinance rezoning property at or near 701 McBride Lane from the "CG-2" General Commercial District and "RS-6" Single-Family 6 District to the "IL" Light Industrial District

### **PURPOSE:**

The purpose of this item is to allow for the construction of a welding shop.

### **BACKGROUND AND FINDINGS:**

The subject property is 0.909 acres in size. The owner is proposing a welding shop with only himself as the sole employee at this time.

### **ALTERNATIVES:**

1. Denial of the "IL" Light Industrial District.
2. Approval of the "IL" Light Industrial District (Requires  $\frac{3}{4}$  Vote).
3. Denial of the "IL" Light Industrial District and in lieu thereof approval of the "CG-2/SP" General Commercial District with a Special Permit (SP) with conditions.

### **OTHER CONSIDERATIONS:**

None.

### **CONFORMITY TO CITY POLICY:**

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" Light Industrial District is generally consistent with the adopted Comprehensive Plan (Plan CC).

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

X Operating      ☐ Revenue      ☐ Capital      ☐ Not applicable

<b>Fiscal Year: 2018-2019</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget			
Encumbered / Expended Amount			
This item			
BALANCE			

**Funding Detail:**

Fund: N/A  
Organization/Activity: N/A  
Mission Element: N/A  
Project # (CIP Only): N/A  
Account: N/A

**RECOMMENDATION:**

Planning Commission and Staff Recommendation (April 17, 2019):

Denial of the change of zoning from the "CG-2" General Commercial District and the "RS-6" Single-Family 6 District to the "IL" Light Industrial District, in lieu thereof, approval of the "CG-2/SP" General Commercial District with a Special Permit (SP) with conditions.

**Vote Results:**

For: 7  
Opposed: 0  
Absent: 2  
Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report