

Zoning Case #0620-03

Camacho Resources, LLC
Rezoning for a Property at 7585 Leopard Street
From “IL” and “RMH” To “IH”

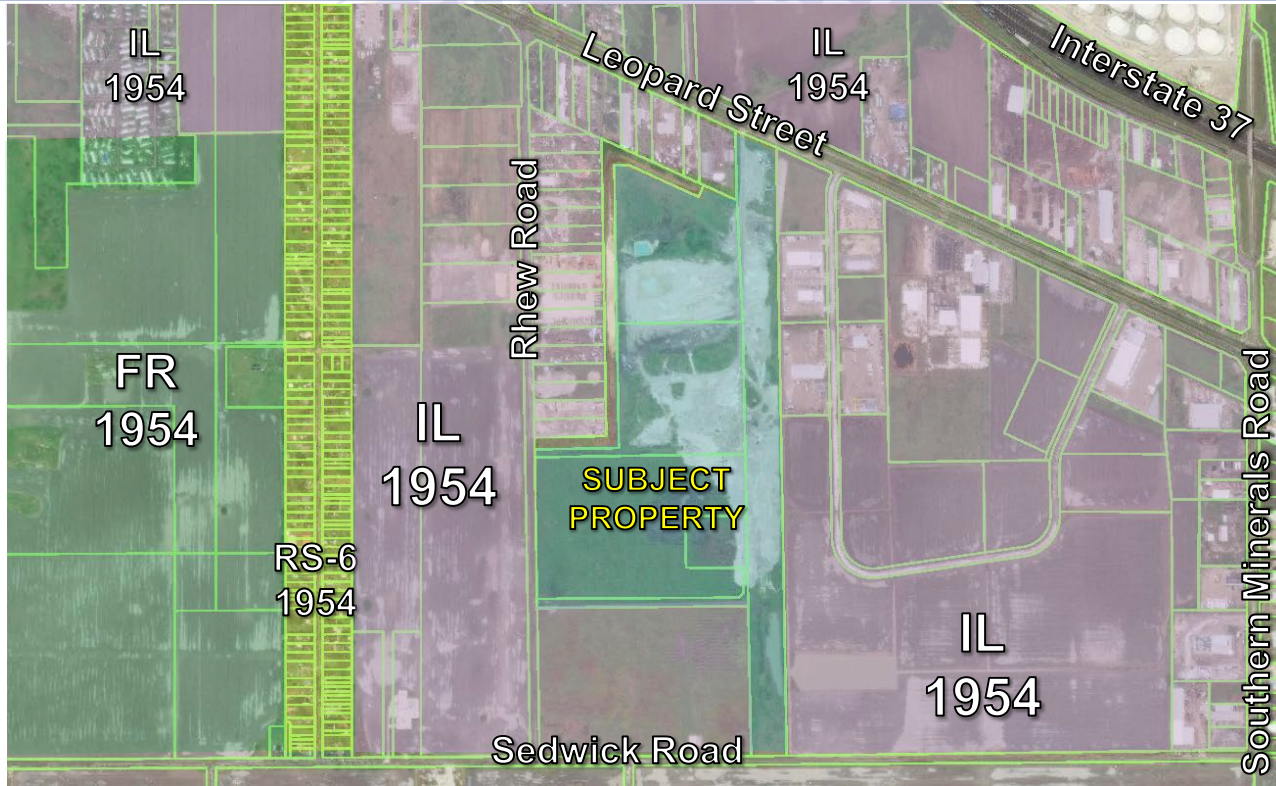


City Council
August 11, 2020

Aerial Overview



Zoning Pattern



Staff Recommendation

Denial of the
“IH” Heavy Industrial District

In lieu thereof,

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

SP 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 and a concrete recycling facility.
 2. Erosion and Dust Control: Erosion and dust control shall be in accordance with all City, State, and Federal requirements and specifications.
 3. Hours of Operation: Hours of operation shall be limited to the hours between 6:00 A.M. and 6:00 P.M.
 4. Restoration: The site shall be restored to condition previous to the excavation use upon expiration of the Special Permit.
 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. Applicable permits shall be applied for within one year of approval of the Special Permit or the Special Permit shall expire in accordance with the UDC. Discontinuance of the use for a period of six (6) months shall cause the Special Permit to expire. The Special Permit shall expire in ten years unless a time extension is approved by the City Council or upon termination of the excavation permit.
-

Public Notification

32 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

Notification Area

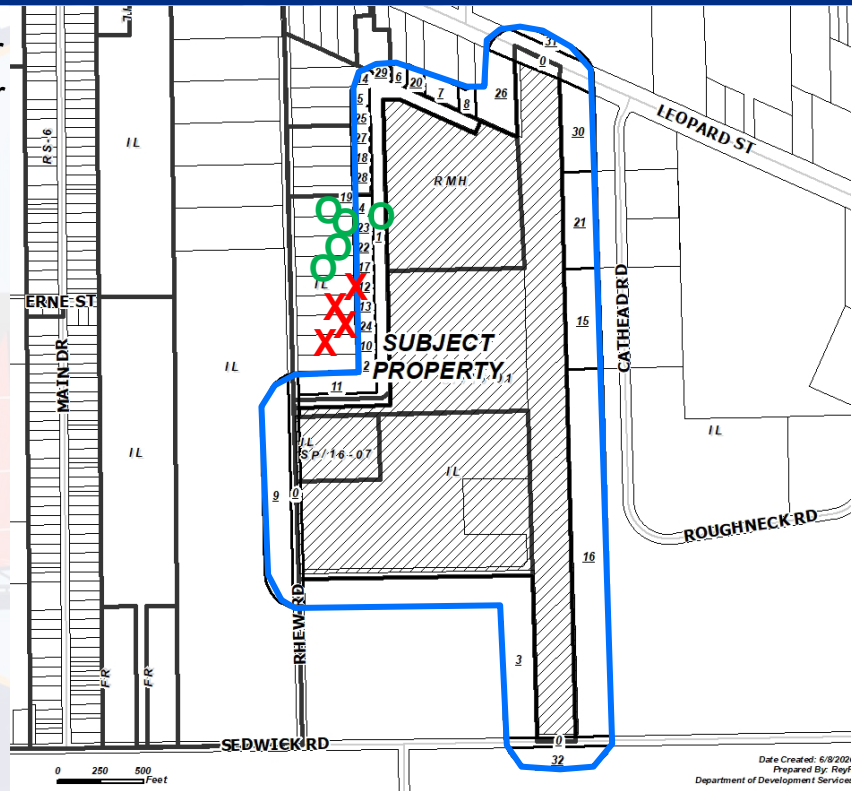
Opposed: 4 (2.24%)



In Favor: 5

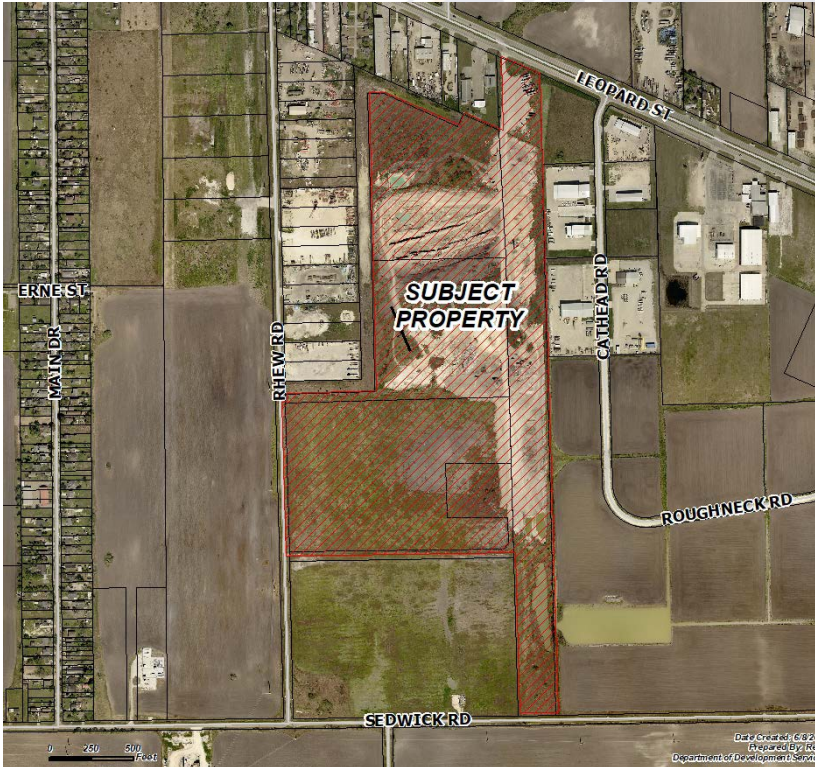


TM ISD-In Favor



Date Created: 6/8/2020
Prepared By: Rayf
Department of Development Services

UDC Requirements



Buffer Yards:

IH to IL: Type A: 10-feet & 5-points

Setbacks:

Street: 20 feet

Side & Rear: 0 feet

Parking:

1:700 GFA (Office)

1:2,500 GFA (Indoor Storage)

Landscaping, Screening, and Lighting Standards

Uses Allowed: Uses Allowed: Offices, Medical, Restaurants, Retail, Light Industrial, and Social Service.

Utilities

