



Legislation Details (With Text)

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File created: 2/21/2024 **In control:** City Council

On agenda: 3/4/2024 **Final action:**

Title: Continued Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Warehouse (WH) District to Light Industrial (LI) District, on 1.029 Acres, Being a Portion of Riverview Industrial Park, Block A, Lot 11R1; Located on the South Side of Stonewall Drive, Approximately 200 Feet West of Huffines Boulevard; as Requested by Paul Bartel, Halff Associates Inc., on Behalf of Prologis-Exchange TX 2004 LLC, the Property Owner (23-12-18-Z).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Memo - Zone Change Stonewall Dr 2024.02.pdf, 2. Location Map_Zone Change Stonewall Dr 2024.02.06, 3. Aerial Map_Zone Change Stonewall Dr 2024.02.06, 4. P&Z Minutes - Zone Change Stonewall Dr 2024.02.pdf, 5. Owner Authorization Letter - Zone Change Stonewall Dr 2024.02.01, 6. Business Park Concept Plan - Zone Change Stonewall Dr 2024.02.pdf, 7. Marluc Deed Restrictions - Zone Change Stonewall Dr 2024.02.01, 8. Ordinance - Zone Change Stonewall Dr 2024.01.pdf, 9. Ordinance Attachment Exhibit A - Zone Change Stonewall Dr. 2024.01.25

Date	Ver.	Action By	Action	Result
3/4/2024	1	City Council		
3/4/2024	1	City Council		

Continued Public Hearing: Consideration of an Ordinance Granting a Zone Change Request From Warehouse (WH) District to Light Industrial (LI) District, on 1.029 Acres, Being a Portion of Riverview Industrial Park, Block A, Lot 11R1; Located on the South Side of Stonewall Drive, Approximately 200 Feet West of Huffines Boulevard; as Requested by Paul Bartel, Halff Associates Inc., on Behalf of Prologis-Exchange TX 2004 LLC, the Property Owner (23-12-18-Z).

ADMINISTRATIVE COMMENTS:

In 2011, the property was rezoned from Light Industrial (LI) District to Warehouse (WH) District for a proposed storage facility, which was never built. The applicant is requesting a zone change from Warehouse (WH) District back to Light Industrial (LI) District to facilitate the development of a business park. The Planning and Zoning Commission recommended unanimous approval (5-0) of the zone change request on February 6, 2024. On February 20, 2024, the Planning and Zoning Commission held a public hearing to remove a deed restriction limiting the use of the property and recommended unanimous approval (6-0). On February 19, 2024, the City Council continued the public hearing for the zone change to the March 4, 2024, City Council meeting to consider both requests at the same meeting.

RECOMMENDATION:

That the City Council approve the ordinance as set forth in the caption above.

AVAILABLE FOR QUESTIONS:

Richard E. Luedke, AICP, Planning Director