



## Legislation Details (With Text)

<b>File #:</b>	24-3331	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Agenda Item	<b>Status:</b>		Public Hearing	
<b>File created:</b>	2/21/2024	<b>In control:</b>		City Council	
<b>On agenda:</b>	3/4/2024	<b>Final action:</b>			
<b>Title:</b>	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