

## Legislation Text

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**File #:** 17-2568, **Version:** 1

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Conduct a public hearing and consider an ordinance for Application No. 93-5-2017, submitted by Kyle Flaming of Dynamic Engineering on behalf of owner W. G. Austin, for a rezoning from R-1, Single-Family Residential to Planned Development - General Retail, for the 1.903-acre undeveloped tract located at 100 West Bruton Lane.

(The Planning and Zoning Commission recommends approval. No responses have been returned from property owners within the statutory notification area. This item was postponed at the February 6, 2017, City Council meeting.)

On January 9, 2017, the Planning and Zoning Commission voted to recommend approval of Application No. 93-5, for a rezoning from R-1, Single-Family Residential to GR, General Retail. The applicant intends to build an AutoZone on the property. However, if approved, the zoning change would allow all uses permitted-by-right in the General Retail district.

During the February 6, 2017, Council meeting, the applicant tentatively agreed with a Council suggestion to amend the application to a Planned Development - General Retail with a limitation on the types of General Retail uses permitted-by-right. The proposed ordinance includes uses that could potentially reuse a mini-box without much difficulty. The restrictive list of uses does not include general merchandise stores. The applicant agrees with the use limitations of the proposed ordinance.

After the public hearing, staff recommends approval of the proposed ordinance.

Case summary

Staff report & maps

P&Z minutes

Proposed ordinance

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