

## Legislation Text

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**File #:** 19-4582, **Version:** 1

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Conduct a public hearing and consider an ordinance for Application No. Z1019-0118, submitted by David Martin of Winstead PC, for a change of zoning from Single-Family Residential, Planned Development - Commercial and Planned Development - Light Commercial to Planned Development - Industrial to allow warehouse and distribution uses in addition to other uses allowed in the Industrial zoning district located at 200 Long Creek Drive.

(Seven responses in favor and one in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval of the application with certain stipulations.)

The applicant proposes construction of a warehouse and distribution development. The 80-acre tract consists of eight separate parcels of land. A significant portion of the property is in the floodplain, limiting the amount of developable land. Recommended stipulations include requirements that will limit uses to lighter industrial activities and require improvements to boundary streets.

On December 9, 2019, the Planning and Zoning Commission voted unanimously to approve Application No. Z1019-0118, submitted by David Martin of Winstead PC, for a change of zoning from Single-Family Residential, Planned Development - Commercial and Planned Development - Light Commercial to Planned Development - Industrial.

### **Recommended/Desired Action**

After the public hearing, staff recommends approval.

### **Attachment(s)**

Staff report & maps  
P&Z minutes  
Ordinance

### **Drafter**

Jeff Armstrong

### **Head of Department**

Jeff Armstrong