

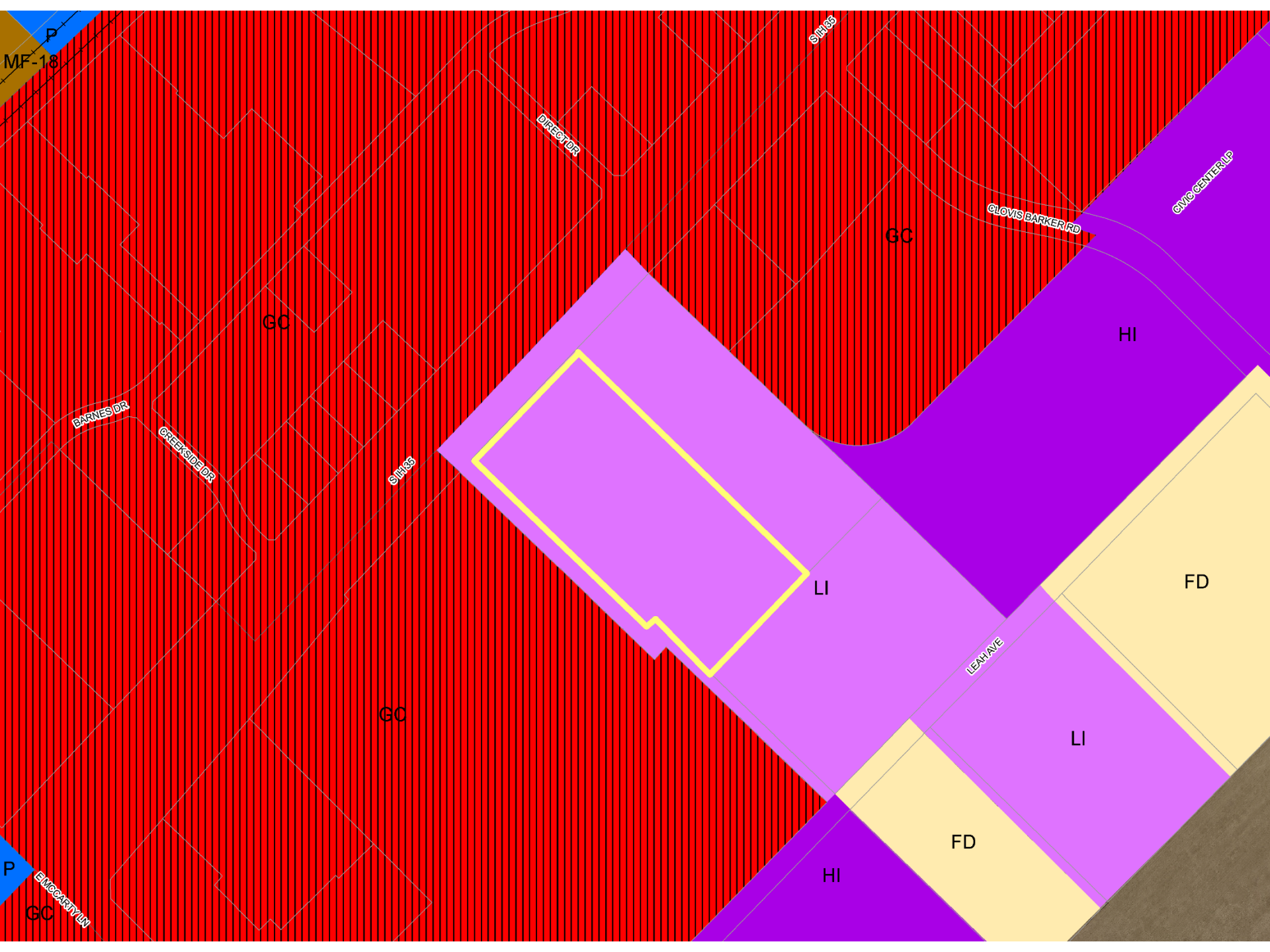
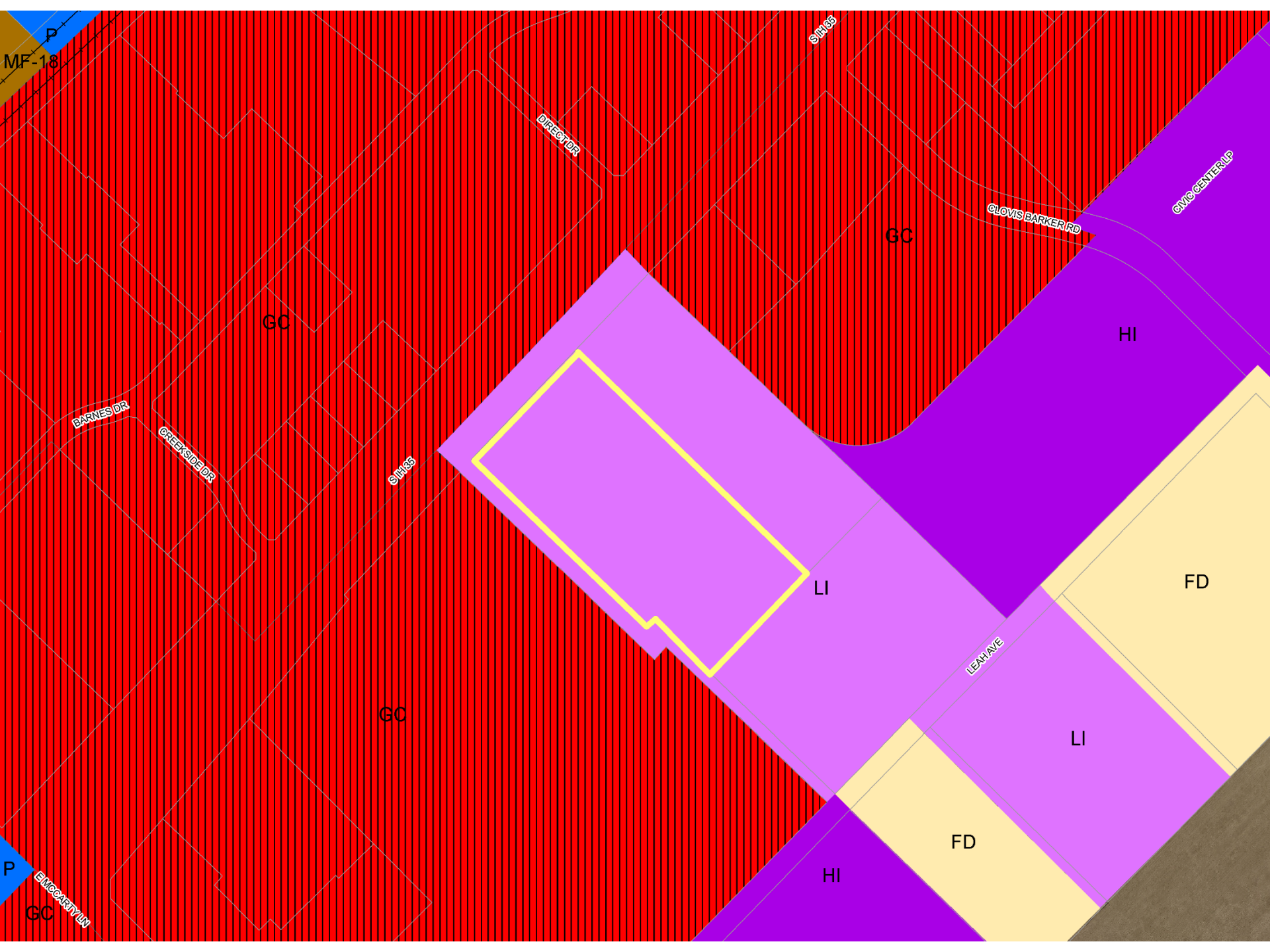
ZC-18-08 (Uhaul)

Hold a Public Hearing and Consider a request by Sam Molina, on behalf of Jimmy Nassour, for a zoning change from “LI” Light Industrial, to “HC” Heavy Commercial for approximately 9.61 acres, more or less, known as Lot 1A Block 1 International Electric Corporation Addition, located at 2809 S IH 35. (W. Parrish)

Location:

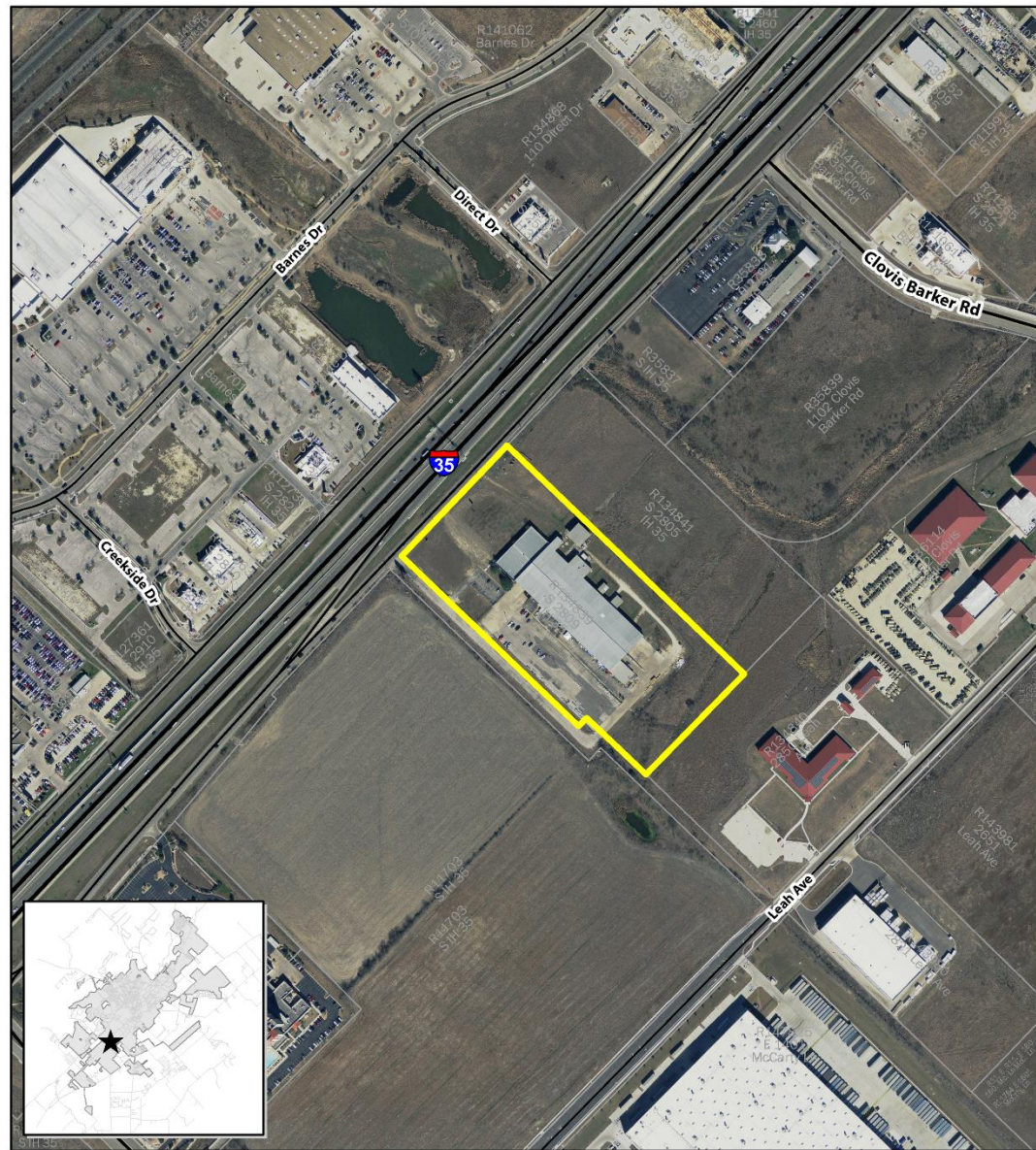
- Approximately 9.61 acres located 2809 S IH-35, between McCarty Road and Clovis Barker
- Previously a party supply rental company
- Surrounding uses include vacant land, car dealership, national guard, hotel, self storage, and Amazon.
- Located in an “Employment Center” on the Comprehensive Plan Map





Context & History

- **Existing Zoning:** Light Industrial (LI)
- **Proposed Zoning:** Heavy Commercial (HC)
- Current zoning does not allow vehicle rental.
- Applicant is proposing a vehicle rental and self storage facility within the existing building.



ZC-18-08
2809 S IH 35
LI to HC
Map Date: 7/6/2018

 Subject Property



0 300 600 1,200 Feet

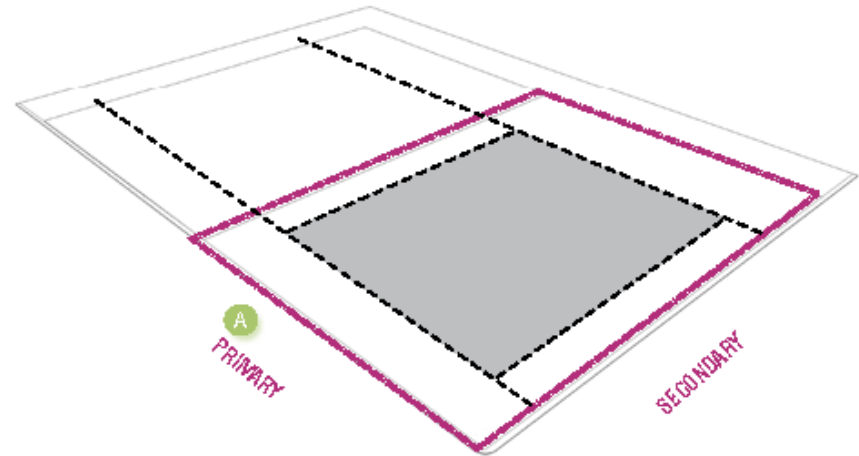
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Heavy Commercial Zoning Analysis:

- HC is intended to accommodate auto oriented uses and other heavy commercial uses.
- **Proposed Building Type: General Commercial**
- Proposed rezoning to HC is consistent with the surrounding commercial, industrial, and institutional uses.
- An Existing Neighborhood Regulating Plan is **not** required to be approved with this zoning change.

HC

SECTION 4.4.5.2 HEAVY COMMERCIAL



KEY

Property Line (ROW)
Metrics on This and Facing Page

Setbacks
Building Footprint

DISTRICT INTENT STATEMENTS

HC is intended to accommodate auto oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

Block Perimeter 5,000 ft. max Section 3.6.2.1

Streetscape Type Conventional Section 3.8.1.7

BUILDING TYPES ALLOWED

General Commercial Section 4.4.6.13

Civic Building Section 4.4.6.15

BUILDING STANDARDS

Principle Building Height 4 stories max 62 ft. max.

Accessory Structure Height N/A 24 ft. max.

Staff Recommendation:

- Staff provides this request to the Commission for your consideration and Staff recommends **approval** of the request for a zoning change from Light Industrial (LI) to Heavy Commercial (HC).