



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mindi Hurley, Director of Community Development

**Date:** January 9, 2024

**Reference:** Consider approval of an Ordinance for PD-311R-LI, a zoning change request from PD-311-LI (Planned Development- 311- Light Industrial) to PD-311R-LI (Planned Development- 311 Revised- Light Industrial) to allow an overhead tank line from the accessory tank farm structure to the existing office warehouse on approximately 8 acres on a portion of Lot 3R1, Block 8 located at 508 Wrangler Drive; and authorizing the Mayor to sign.

**2040:** Create Business and Innovation Nodes

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### Introduction:

The purpose of this agenda item is to ask City Council to approve an Ordinance for case PD-311R-LI, to allow an overhead tank line from the accessory tank farm structure to the existing office warehouse and authorizing the Mayor to sign.

### Background:

On November 16, 2023, the Planning and Zoning Commission unanimously recommended approval of this zone change request by AstraZeneca to allow an overhead tank line from the accessory tank farm structure to the existing office warehouse located at 508 Wrangler Drive. On December 12, 2023, City Council approved this request with the following conditions that have been added to the ordinance:

1. To paint the pipe rack to match the building.

### Benefit to the Community:

This will add to the tax base and provide medicine worldwide.

### Legal Review:

This item has been reviewed by the City Attorney.

### Fiscal Impact:

This will generate additional sales tax revenue.

**Recommendation:**

The Community Development Department recommends approval of the ordinance and authorizing the Mayor to sign.

**Attachments:**

1. Ordinance
2. Exhibit A – Detail Site Plan
3. Exhibit B - Landscape Plan
4. Exhibit C – Pipe Rack Design & Renderings