



## MEMORANDUM

**To:** Mayor and City Council

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

**Date:** April 8, 2025

**Reference:** Consider approval of an ordinance for PD-317R-C, a zoning change request from C (Commercial) to PD-317R-C (Planned Development 317 Revised- Commercial) to approve a new Detail Site Plan for an 1,800-sf office building on 0.23 acres of property located at 192 Southwestern Blvd.; and authorizing the Mayor to sign.

### 2040: Create Business and Innovation Nodes

---

#### Introduction:

The purpose of this agenda item is to seek City Council approval of an Ordinance for case PD-317R-C, to allow an 1,800-sf office building.

#### Background:

On February 20, 2025, The Planning and Zoning Commission recommended APPROVAL of PD-317R-C, subject to the following PD conditions:

1. There may be additional comments during the Detail Engineering review.
2. PD Conditions:
  - a. Approve the reduced setbacks.
  - b. To allow the landscaping areas as proposed.
  - c. To allow the glazing of the building as shown.
  - d. Allow parking as shown.

The Planning and Zoning Commission added the three additional conditions:

3. To move the garage door entrance from Howell Drive and place it interior to the site on the southern elevation.
4. To remove the existing driveway that is currently used to access the garage door from Howell Dr. and have only the proposed driveway from Howell Dr. into the new parking lot.
5. To convert the driveway to be removed into a head-on parking spot with access from the new driveway.

On March 11, 2025, the City Council approved the zoning change request with the same conditions.

#### Benefit to the Community:

Approval of this development will ensure that the City retains this growing business.

**Legal Review:**

The City Attorney drafted the Ordinance.

**Fiscal Impact:**

None.

**Recommendation:**

The Community Development Department recommends approval of the Ordinance.