



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: October 10, 2023

Reference: Consider approval of an Ordinance for PD-311-LI, a zoning change request from LI to allow the construction of an accessory tank farm structure and approximate 3,000 square foot building addition to the existing office/warehouse building on approximately 8 acres, being a portion of Lot 3R1, Block 8 located at 508 Wrangler Drive; and authorizing the Mayor to sign.

2040: **Create Business and Innovation Nodes**

Introduction:

The purpose of this agenda item is to ask City Council to approve an Ordinance for case PD-311-LI, for a new accessory tank farm building necessary for the business expansion and related parking variance and authorizing the Mayor to sign.

Background:

On August 17, 2023, the Planning & Zoning Commission unanimously recommended approval of this zone change request to approve the tank farm expansion and future main building expansion and parking variance. On September 12, 2023, City Council unanimously approved this request with the following conditions that have been added to the ordinance:

1. To allow for a parking variance and allow 200 parking spaces as shown on the Site Plan.

Benefit to the Community:

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

Legal Review:

This Ordinance 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 – Legal Description
3. Exhibit B - Detail Site Plan
4. Exhibit C – Landscape Plan
5. Exhibit D – Building Elevations