



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: November 12, 2024

Reference: Public Hearing: Consider approval of PD-318-LI, a zoning change request from Light Industrial (LI) and Special Use Permit (LI & S-1132) to PD-318-LI (Planned Development- 318- Light Industrial), to approve a new Detail Site Plan to add a 186,143-sf industrial building and associated parking on 13.05 acres of property.

2040: Create Business and Innovation Nodes

Introduction:

The site consists of two properties located on east side of Freeport Parkway approximately 2,300 feet south of Sandy Lake Road, which are proposed to be replatted into one lot. One site currently has a residence on it while the other larger site has an existing building and conference center/lodging house on it. Both sites are proposed to be redeveloped with a larger industrial building.

Background:

The proposed building is approximately 186,143 square feet, and the truck court area will have 55 overhead doors. The site will provide 233 car parking spaces along the east, west and southern sides of the property. The building is a speculative building with the ability to house anywhere from one to multiple businesses. The property has an existing tree preservation easement which will remain along the northern (80-ft deep) and eastern side (50-ft) of the property. The developer will also be preserving trees along the southern property line and anywhere else possible. They will be paying approximately \$637,250 in tree mitigation fees for the development. On October 17, 2024, the Planning and Zoning Commission recommended APPROVAL (4-2) of PD-318-LI, subject to conditions listed in the recommendation section. Condition 3 related to a variance to the City requirement for a Conditional Letter of Map Revision is supported by staff based on the analysis provided.

Benefit to the Community:

This will provide additional lease space and create jobs.

Legal Review:

The City Attorney was present at the October 17, 2024, Planning and Zoning Commission Meeting.

Fiscal Impact:

This will generate additional tax revenue and jobs.

Recommendation:

The City Council APPROVE the PD request subject to the following conditions:

1. To allow a living screen instead of a masonry screening wall.
2. To allow for the construction of a 43-ft tall building within 150 ft of residential properties.
3. To approve a variance to the City requirement for a Conditional Letter of Map Revision (CLOMR).

Attachments:

1. PZ Staff Report
2. Site Plan
3. Landscape Plan
4. Building Elevations and Renderings
5. Southern Retaining Wall
6. Site Line Exhibits
7. CLOMR Variance Request Letter