

City Council



Zoning Cases

November 27, 2023



Owner: DRA LLC

Applicant: Thomas Lloyd

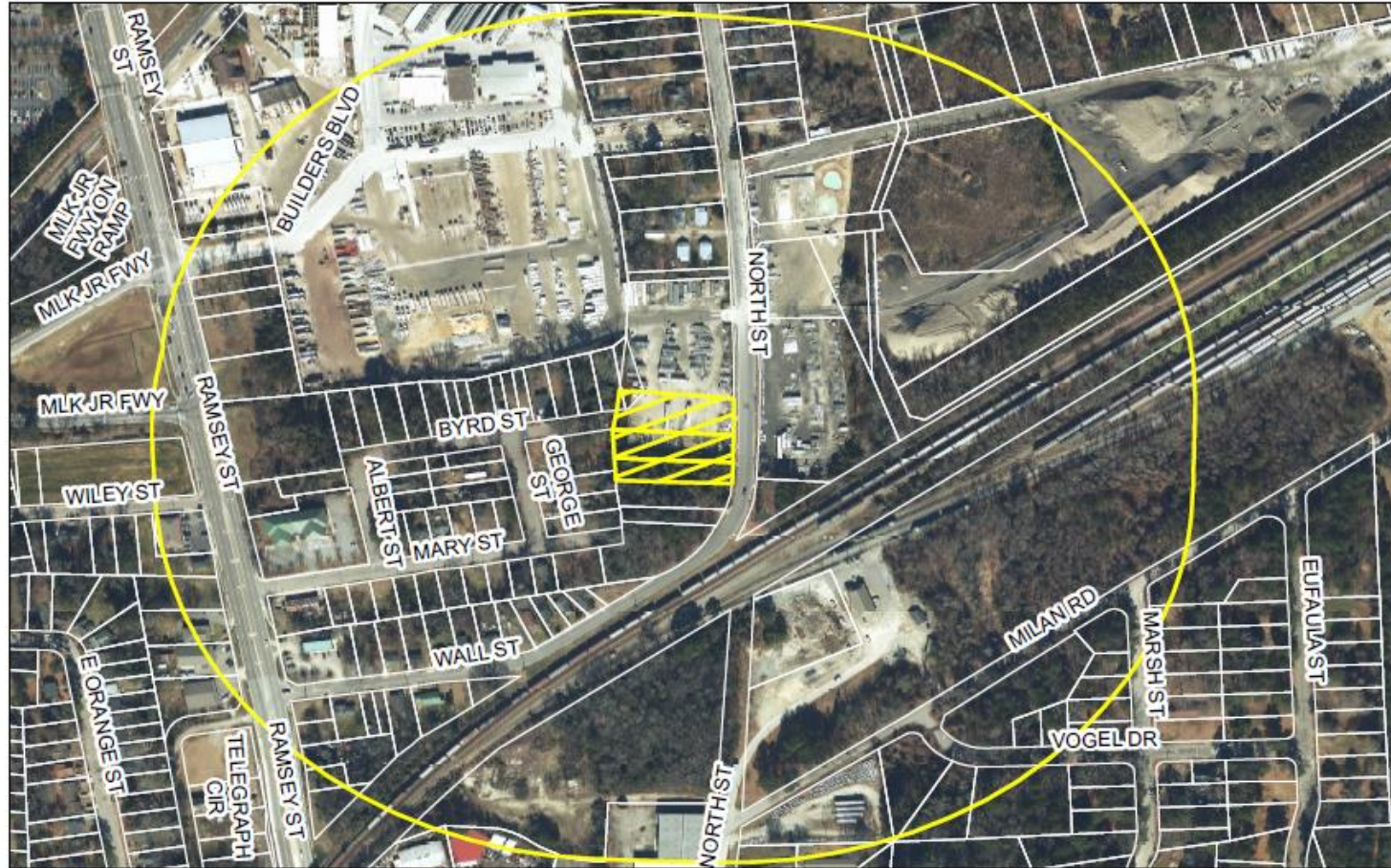
Request: Conditional Rezoning from MR-5 to HI/CZ

Located: 1009, 1015, & 0 North Street

Acreage: 1.42 acres \pm

District: 2 – Shakeyla Ingram

REID #: 0438700243000, 0438700340000, 0438609391000





Aerial Notification Map

Case #: P23-39

Request: Rezoning Mixed Residential 5
(MR-5) to Heavy Industrial (HI)

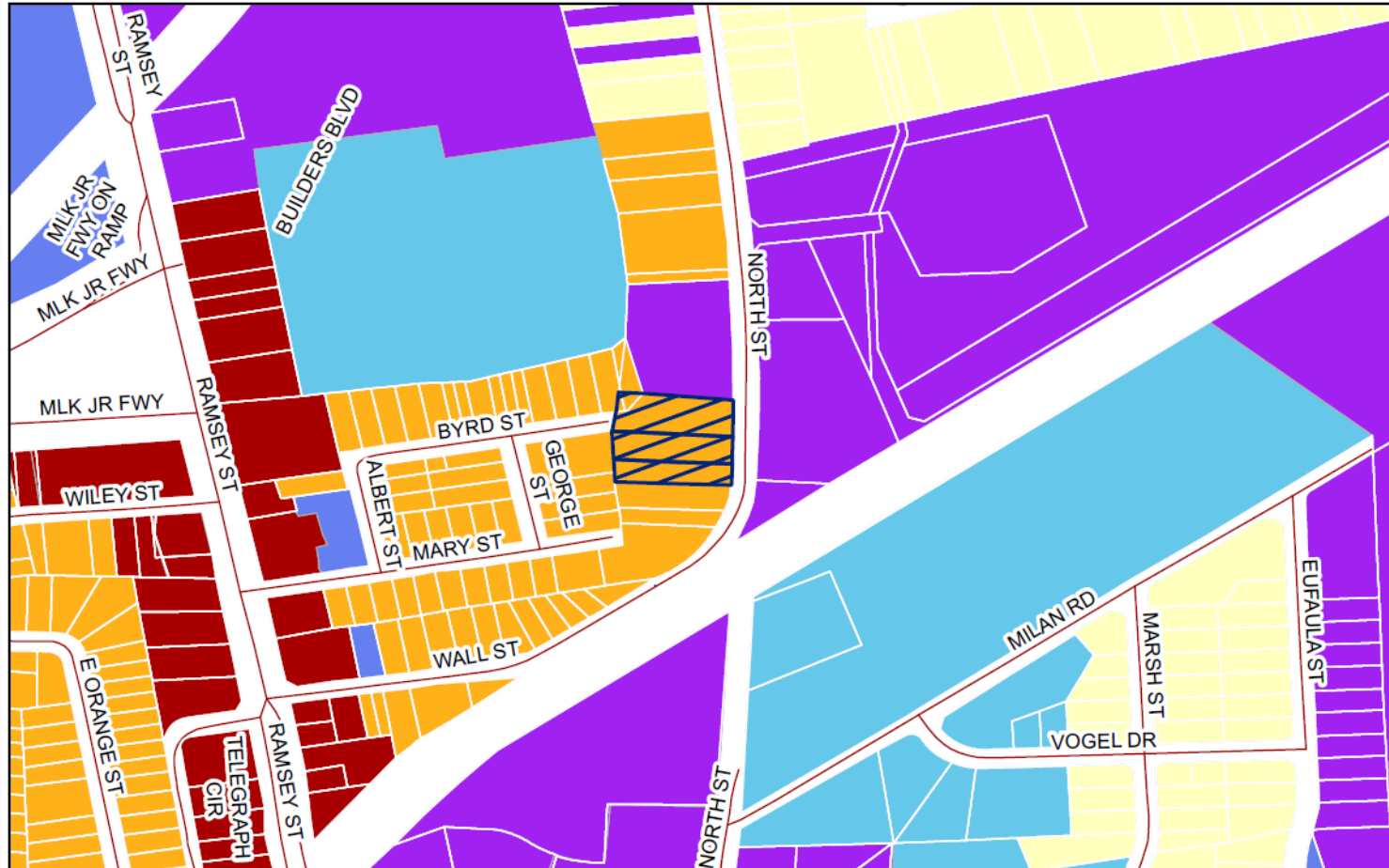
Location: 1009, 1015, & 0 North St.

Legend

-  P23-39 Buffer
-  P23-39



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.










Zoning Map

Case #: P23-39

Request: Rezoning Mixed Residential 5 (MR-5) to Heavy Industrial (HI)

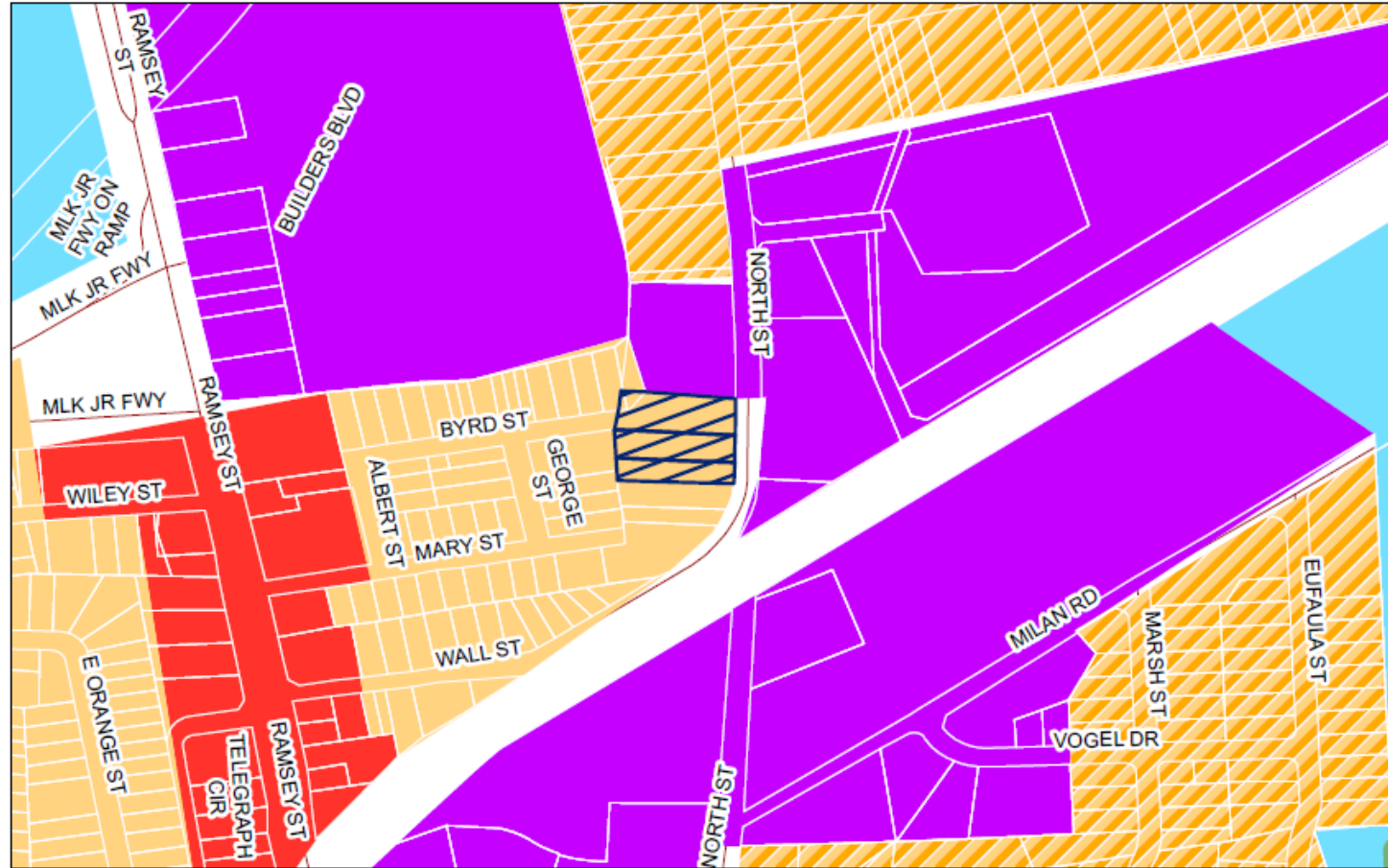
Location: 1009, 1015, & 0 North St.

Legend

	P23-39		MR-5 - Mixed Residential 5
	CC - Community Commercial		OI - Office & Institutional
	HI - Heavy Industrial		SF-6 - Single-Family Residential 6
	LI - Light Industrial		



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Future Land Use Map

Case #: P23-39

Request: Rezoning Mixed Residential 5 (MR-5) to Heavy Industrial (HI)


Location: 1009, 1015, & 0 North St.


Legend


 P23-39


Land Use Plan 2040


Character Areas

 PARKOS - PARK / OPEN SPACE

 MDR - MEDIUM DENSITY

 NIR - NEIGHBORHOOD IMPROVEMENT

 HC - HIGHWAY COMMERCIAL

 OI - OFFICE / INSTITUTIONAL

 EC - EMPLOYMENT CENTER

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Surrounding Properties



- Property history dates back to 1949; Fay Block Materials, Inc. established in 1945 with expansions since 1968.
- DRA, LLC acquired tracts 1 & 2 in 2012 and Tract 3 in 2023.
- Rezoning from MR-5 to HI/CZ aligns with the comprehensive plan, supporting industrial activities.
- Proposed conditions include a 10-foot buffer and a 6-foot-high concrete wall along boundaries.
- Expansion responds to changed conditions, supports economic development, and minimizes adverse impacts on nearby housing and the environment.

The Zoning Commission and Professional Planning Staff recommend that the City Council APPROVE the proposed map amendment to conditionally rezone a parcel to Heavy Industrial Conditional Zoning (HI/CZ) based on the following:

- The proposed zoning map amendment implements the policies adopted in the Future Land Use Plan (FLUP), and those policies found in the Unified Development Ordinance (UDO); and
- The uses permitted by the proposed change in zoning district classification and standards apply to such uses are appropriate in the immediate area of the land to be reclassified due to the existing zoning and uses surrounding this property; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. City Council moves to approve the map amendment to HI/CZ as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement (recommended);
2. City Council moves to approve the map amendment to a more restrictive zoning district based on the evidence submitted and finds that the map amendment would be consistent with the Future Land Use Plan and an amended consistency statement;
3. City Council moves to deny the map amendment request based on the evidence submitted and finds that the map amendment is inconsistent with the Future Land Use Plan.



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