

Owner: T-Bar Properties, LLC  
Applicant: Richard T. Penn  
Location: Southeast corner of Interstate 30 and Otter Creek South Road  
Area: 4.39 Acres  
Request: Rezone from R-2 to I-2  
Purpose: Parking lot  
Existing Use: Paved parking and undeveloped

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#### SURROUNDING LAND USE AND ZONING

North – Trucking facility (across I-30); zoned C-4

South – Industrial uses; zoned I-2

East – Industrial uses; zoned I-2

West – Industrial uses; zoned I-2

#### A. PUBLIC WORKS COMMENTS:

1. Due to the proposed use of the property, the Master Street Plan specifies that Otter Creek South Road for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. At time of site development of lot 1, provide design of street conforming to the Master Street Plan. Construct one-half street improvements to Otter Creek South Road with planned development.
3. Provide plans for the unbuilt McGee Road. If no plans of development, the applicant should consider abandonment of the ROW.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a CATA bus route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Alexander Road and SWLR United for Progress Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the Otter Creek Planning District. The Land Use Plan shows Light Industrial (LI) for this property. The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed “park like” setting. The applicant has applied for a rezoning from R-2 (Single-Family Residential) to I-2 (Light Industrial District) to recognize this portion of their warehouse/distribution site as industrial.

Master Street Plan:

Otter Creek South Road is shown as a Local Street on the Master Street Plan. Interstate 30 is shown as a Freeway on the Master Street Plan. Freeways serve long distance trips, they are always designed as full access control roads. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as “Commercial Streets”. A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

T-Bar Properties, LLC owner of the 4.39 acre property located at the southeast corner of Interstate 30 and Otter Creek South Road, is requesting to rezone the property from “R-2” Single Family District to “I-2” Light Industrial District. The rezoning is proposed to allow use of the property as a parking lot for the industrial use to the south and west.

The 4.39 acre property is part of the overall ownership of the Cal-Ark Trucking property (old Affiliated Foods facility). The west one-third of the property contains paved parking and drives for the existing building. The east two-thirds of the site is undeveloped. Light industrial uses are located on the I-2 zoned property to the east, west and south. The old Cal-Ark Trucking facility is located on the C-4 zoned property across I-30.

The City's Future Land Use Plan designates this property as Light Industrial. The requested I-2 zoning does not require an amendment to the plan.

Staff is supportive of the requested I-2 rezoning. Staff views the request as reasonable. As noted above, the subject property is surrounded by I-2 zoning and light industrial uses. The proposed I-2 zoning will be a continuation of the existing zoning pattern for this area. Staff feels that the requested I-2 zoning is a "clean-up" type issue, as it is part of the same ownership as the overall Cal-Ark Trucking (Affiliated Foods) facility, with part of the property being occupied by a paved parking area. Staff believes rezoning this property to I-2 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested I-2 rezoning.

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PLANNING COMMISSION ACTION:

(JANUARY 15, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.