



City Council Agenda Item Summary Report

Meeting Date: January 17, 2023			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing X	Action/Discussion
Hold a public hearing and discuss and consider approval of an Ordinance approving a conditional use permit for a building to be constructed at a height greater than thirty-six feet (36') on property located on the east side of N. F.M. 548, north of the Mustang Crossing Planned Development.			
Attachments: Draft Ordinance Preliminary Plat Site Plan Building Elevation Plan Landscape Plan			

Item Summary:

Mr. Tony Ramji requests approval of a conditional use permit. The purpose of the request is to allow for an office building to be constructed at a height greater than thirty-six feet (36').

Image 1: Location Map



Current Standards:

The entire property consists of 6.2 acres of vacant land zoned in the Light Industrial District. The Mustang Crossing planned development, including the AMC movie theater, is located to the south.

Conditional Use Permit:

The site plan proposes a daycare use for lot 5 and an office use for lot 6. Each of the uses is permitted by right within the Light Industrial District. The applicant is also requesting approval of a conditional use permit for lot 6 since the main building exceeds thirty-six feet (36') in height.

The proposed office property, lot 6, consists of 1.438 acres of property. The main structure is 14,000 square feet and features parking at ground level with the main structure built above the parking. The requested height of the main structure is fifty-two feet (52'). The exterior construction materials will meet

the adopted 2021 ICC standards.

Public Hearing Notification:

Staff provided notice of the public hearing in accordance with zoning requirements. Staff has not received any public comment.

Recommendation:

On January 5, 2023, the Planning and Zoning Commission voted to recommend approval.