

# FRESNILLO ENTERPRISES, INC REZONING P22-033

City Council  
March 28, 2022  
Stephen Mayer  
Planner III



# Request:

The Applicant is requesting approval of the rezoning of approximately 1.81 acres from Industrial (IN) to Service Commercial (CS).

Proposed Project: A warehouse facility

# General Information:

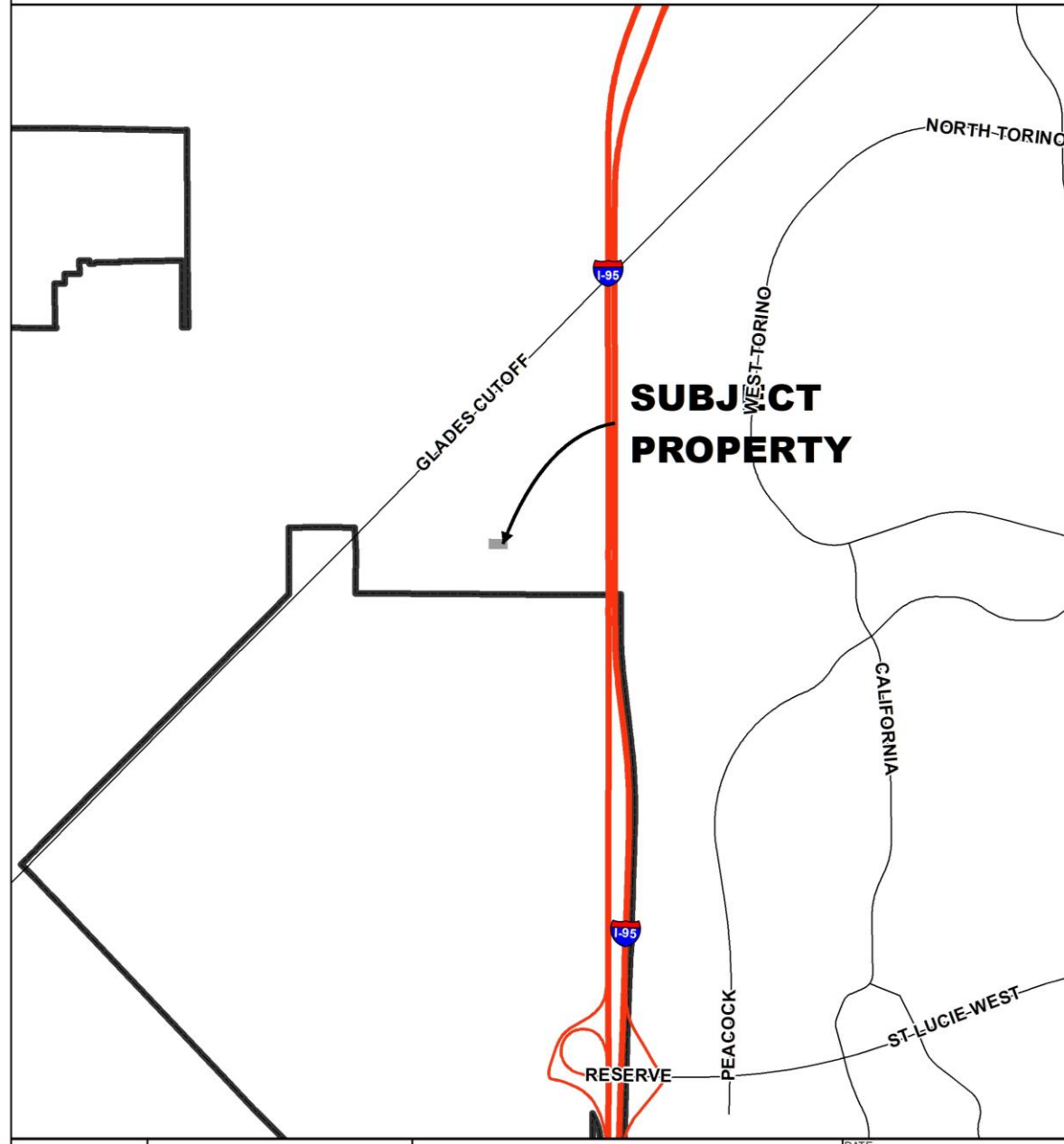
Owners – Fresnoilto Enterprises, Inc.

Applicant – Abraham Chabab

Location – The property is located south of Commerce Center Drive and west of Commerce lakes Drive

Existing Use – Vacant land

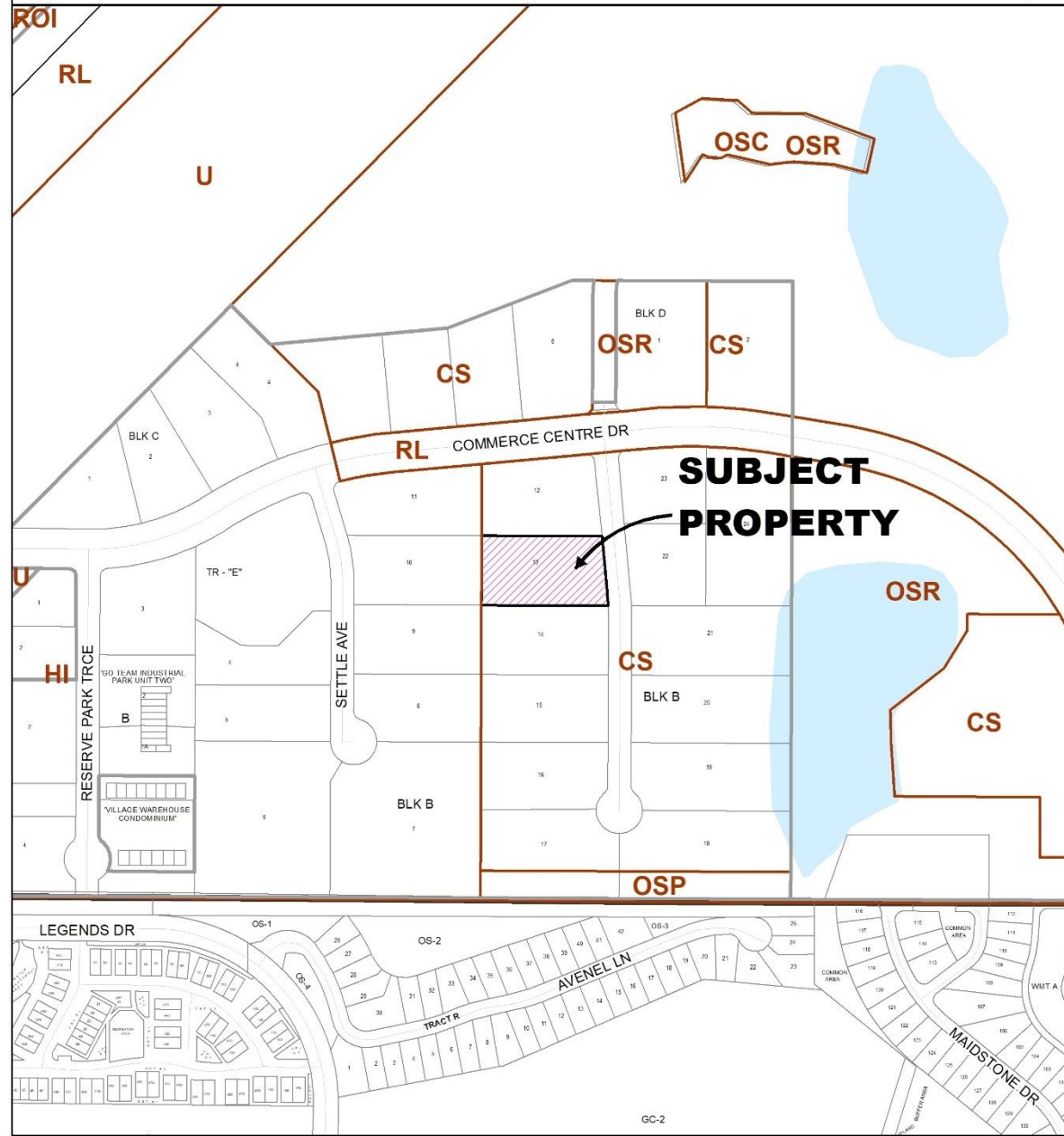
# Location Map



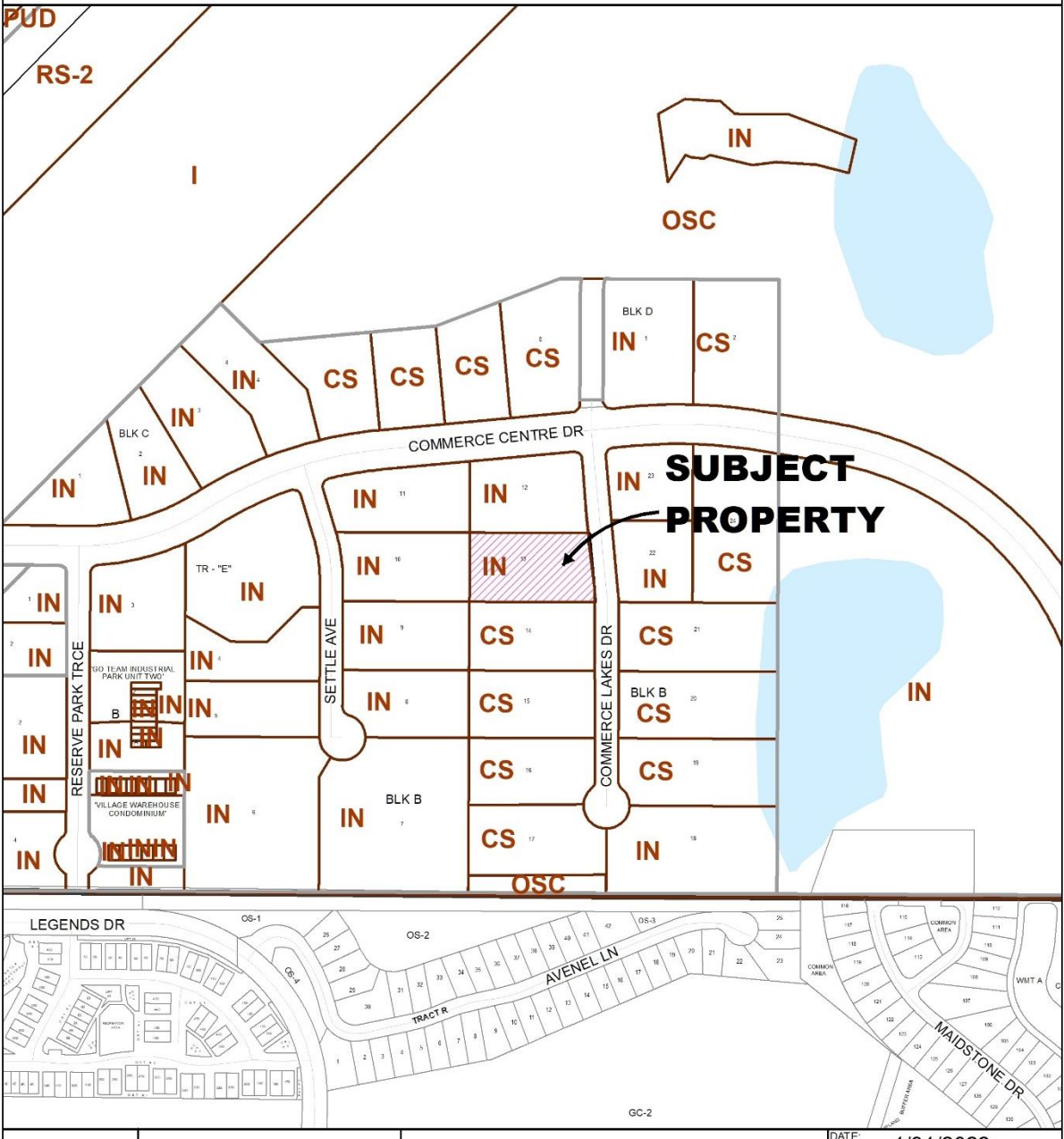
# Aerial



# Future Land Use



# Zoning



# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	Service Commercial (CS)	Industrial (IN)	Warehouse building
South	Service Commercial (CS)	Service Commercial (CS)	Vacant Land
East	Service Commercial (CS)	Service Commercial (CS)	Vacant Land
West	High Industrial (HI)	Industrial (IN)	Industrial building





## Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
CS (Service Commercial)	CS (Service Commercial), GU (General Use), WI (Warehouse Industrial)



# Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The Service Commercial (CS) zoning district is listed as a compatible zoning district under the Service Commercial (CS) future land use classification.



# Recommendation

- On March 1, 2022, the Planning and Zoning Board recommended approval of the rezoning of the 1.81-acre property from Industrial (IN) to Service Commercial (CS).

