

# FRESNILLO ENTERPRISES, INC REZONING P22-333

Planning & Zoning Board Hearing  
January 3, 2023  
Francis Forman, Planner II



# Request:

The Applicant is requesting approval of the rezoning of approximately 1.35 acres from Industrial (IN) to Service Commercial (CS).

Proposed Project: A warehouse facility

# General Information:

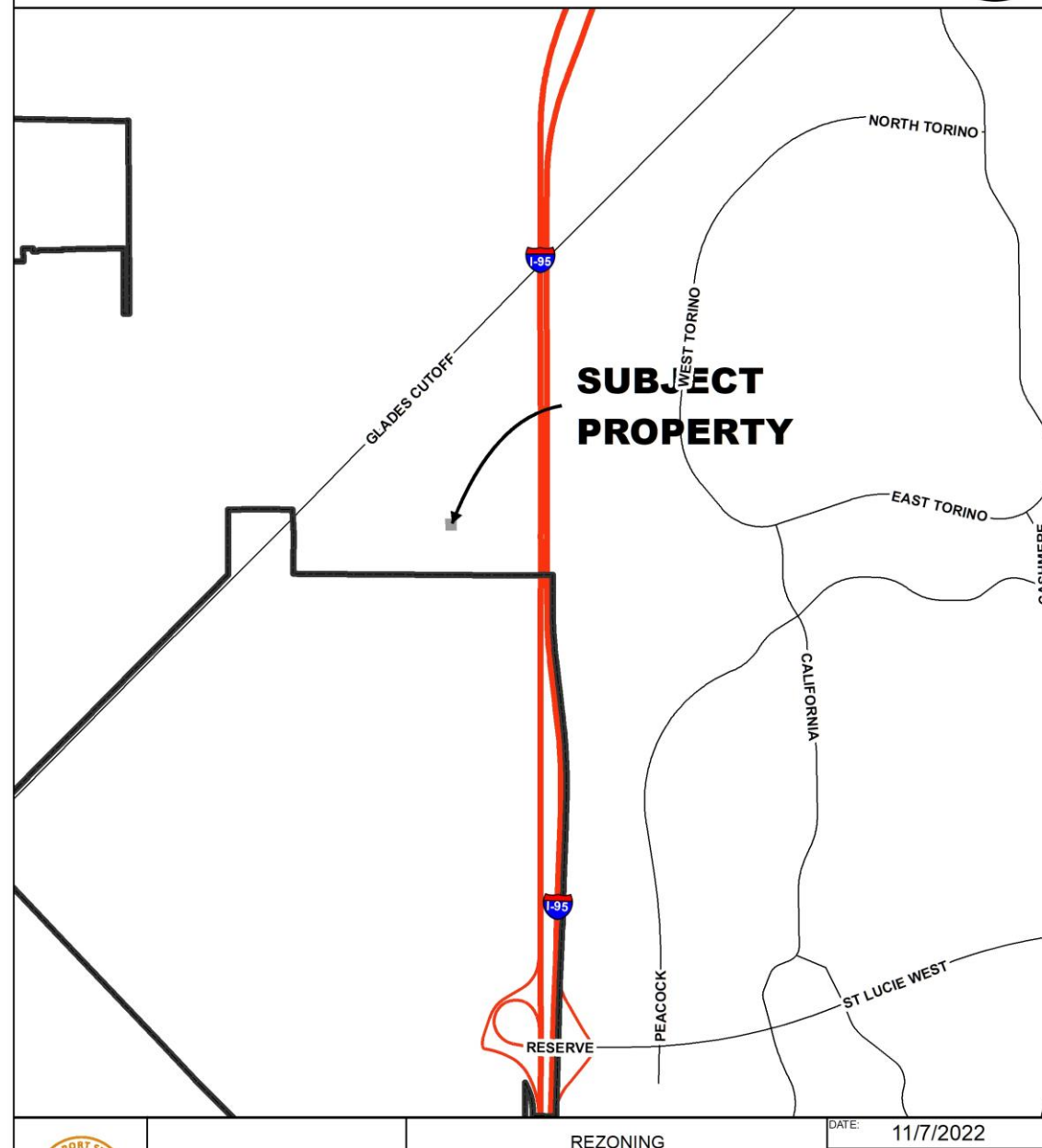
Owners – Fresnoillo Enterprises, Inc.

Applicant – Abraham Chabab

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

Existing Use – Warehouse and Vacant land

# Location Map

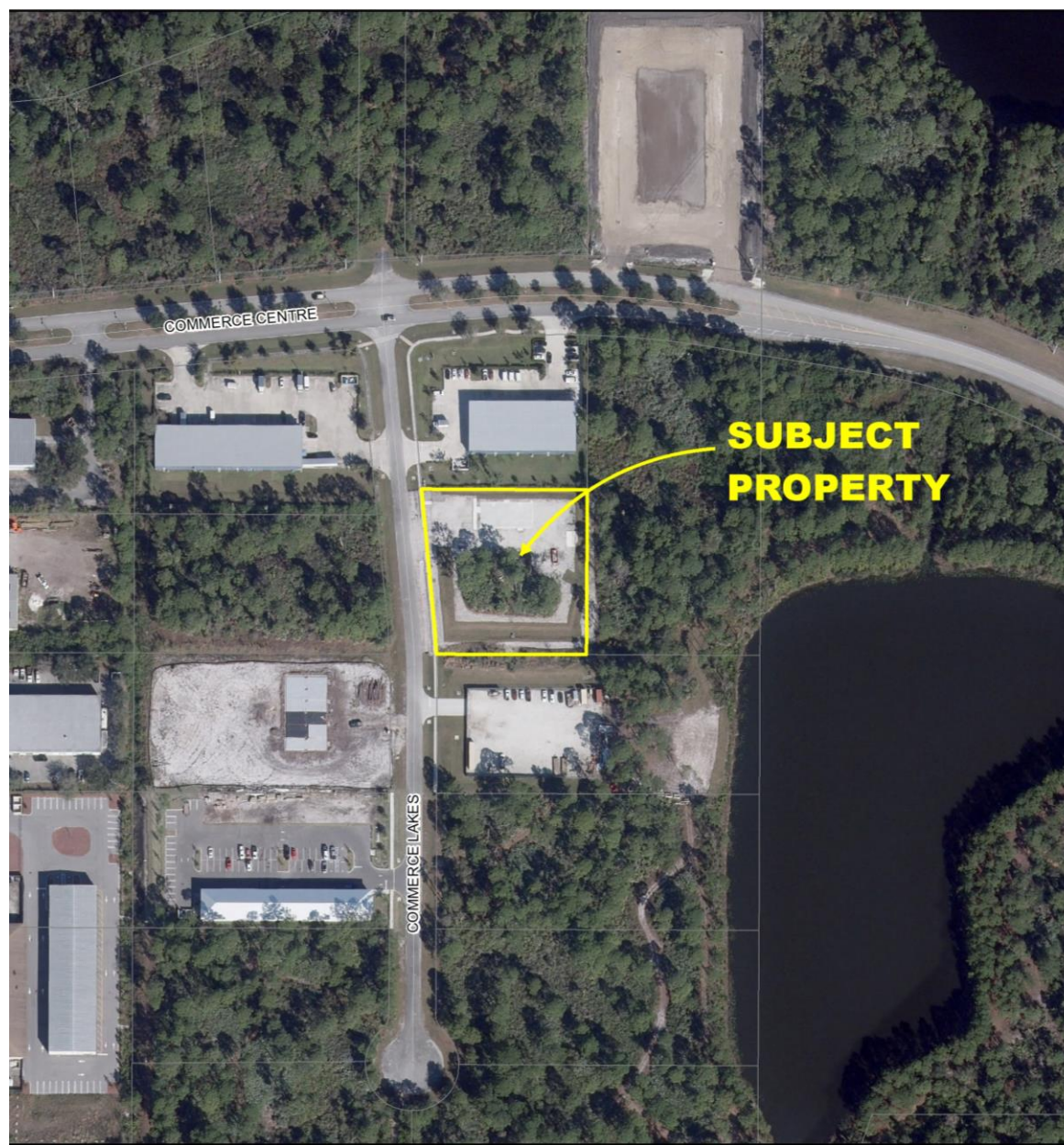


REZONING

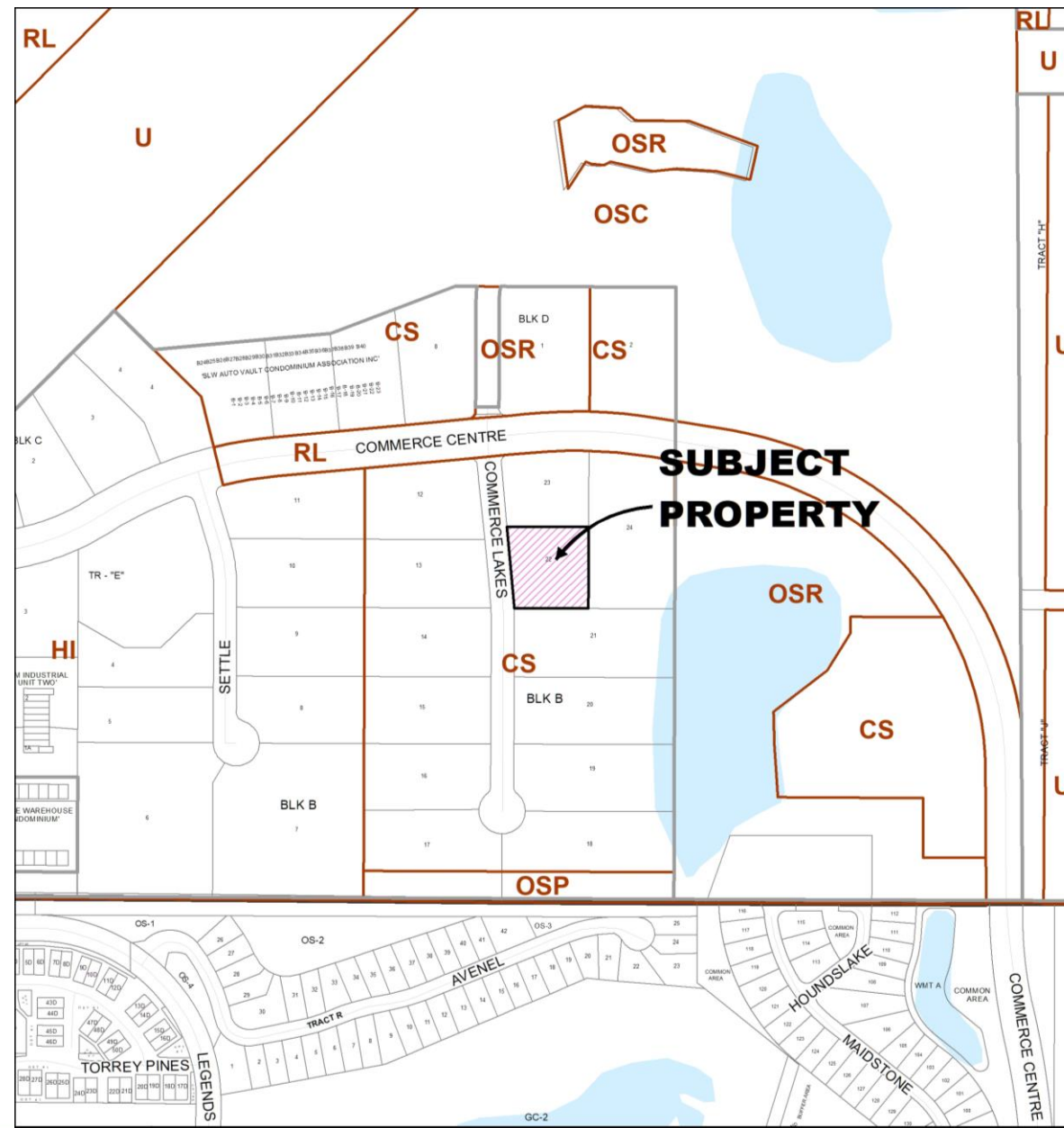
DATE: 11/7/2022



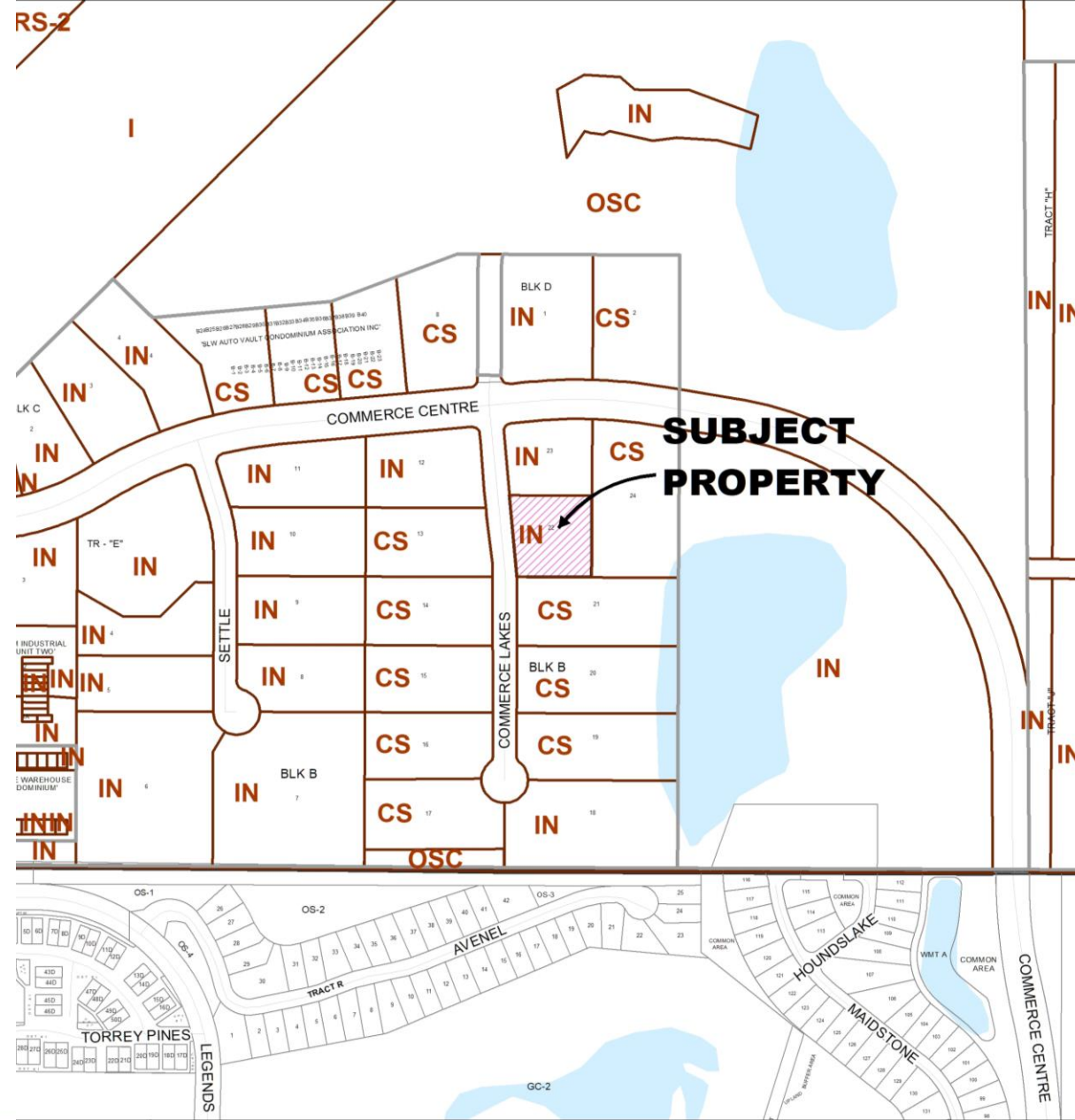
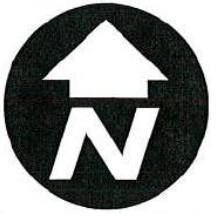
# Aerial



# 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)	Storage Yard
East	Service Commercial (CS)	Service Commercial (CS)	Vacant Land
West	Service Commercial (CS)	Service Commercial (CS)	Warehouse/Vacant



## 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

- **Staff recommends that the Planning and Zoning Board recommend approval to the City Council.**

