

Item Background:

Staff received direction to initiate rezoning on the area surrounding and including the subject property earlier this year. The surrounding properties were rezoned C-1 General Commercial in May. During that rezoning process, staff held a meeting for affected property to receive input on the rezoning. Representatives from the Aggieldand Ready Mix Company were the only property owners in attendance. On the day of the Planning & Zoning Commission meeting, staff received a letter requesting that the Aggieldand Ready Mix property be rezoned C-2 Commercial Industrial instead of C-1. Because of notification requirements, this property had to be removed from the previous rezoning request so that proper legal notice could be given that this property was being considered for C-2.

Staff evaluated the potential for both C-1 and C-2 on the individual properties during the first City initiated rezoning of the area, and recommended C-1 on all of the properties because it is the lesser intense of the two zoning districts. Staff decided that if there was a market demand for C-2 on specific properties in the future, petitions could come in from individual land owners and be evaluated at that time. The owners of the subject property are the only property owners in the area that requested C-2.