

the Brayland tract was subdivided and auctioned off into smaller tracts. Many of the existing zoning boundaries did not follow the new parcel lines. The subject property was one of those subdivided parcels which ended up with split zoning; in this case R-P and C-H. In preparation for making this CUP application “eligible” for consideration, the R-P portion was rezoned to C-H so that all of the property would be consistently eligible.

The applicant is proposing a mixed-commercial form of development, with many of the uses being at the upper end of the intensity scale for commercial development, and approaches that of light industrial development. This area along Inner Perimeter Road is still mostly undeveloped; however, there are some light industrial uses nearby to the south of U.S. 84, as well as some intensive commercial uses 1-2 miles to the north (such as Ace Electric). At Staff’s suggestion, and as evident on the proposed conceptual site plan, the applicant is proposing to mitigate any negative appearance of the proposed intensity of uses by completely shielding the interior of the site from Inner Perimeter Road and also the surrounding properties. The only portions that will be plainly visible will be the office building and customer parking area at the front entrance. The mini-warehouses and the extensive outdoor storage area will not be visible. As part of the overall site, each of these uses will still need to follow their own LDR supplemental standards as well as the general requirements of the IPR-COD and LDR (see pages 5-6 herein) or seek approved Variances as necessary. Because this is a unique combination of commercial uses with a still unknown development pattern on the surrounding properties, there should be careful consideration of the CUP conditions of approval.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions: