

2025-086: Pence Road Development LLC

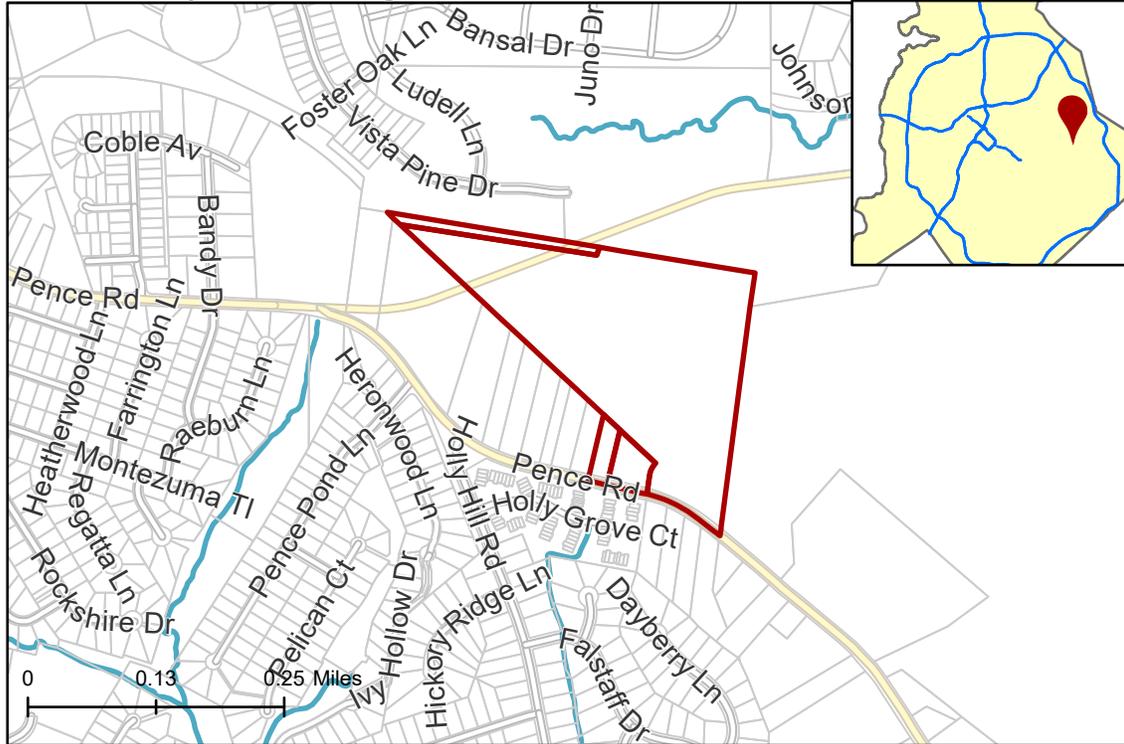
Parcel(s) 10817111, 10817112

Current Zoning ML-1 (Manufacturing & Logistics-1), I-1(CD) (Light Industrial, Conditional), N1-A (Neighborhood 1-A), B-2(CD) (General Business, Conditional)

Requested Zoning ML-2(CD) (Manufacturing & Logistics-2, Conditional)

Approximately 31.17 acres

Location of Requested Rezoning



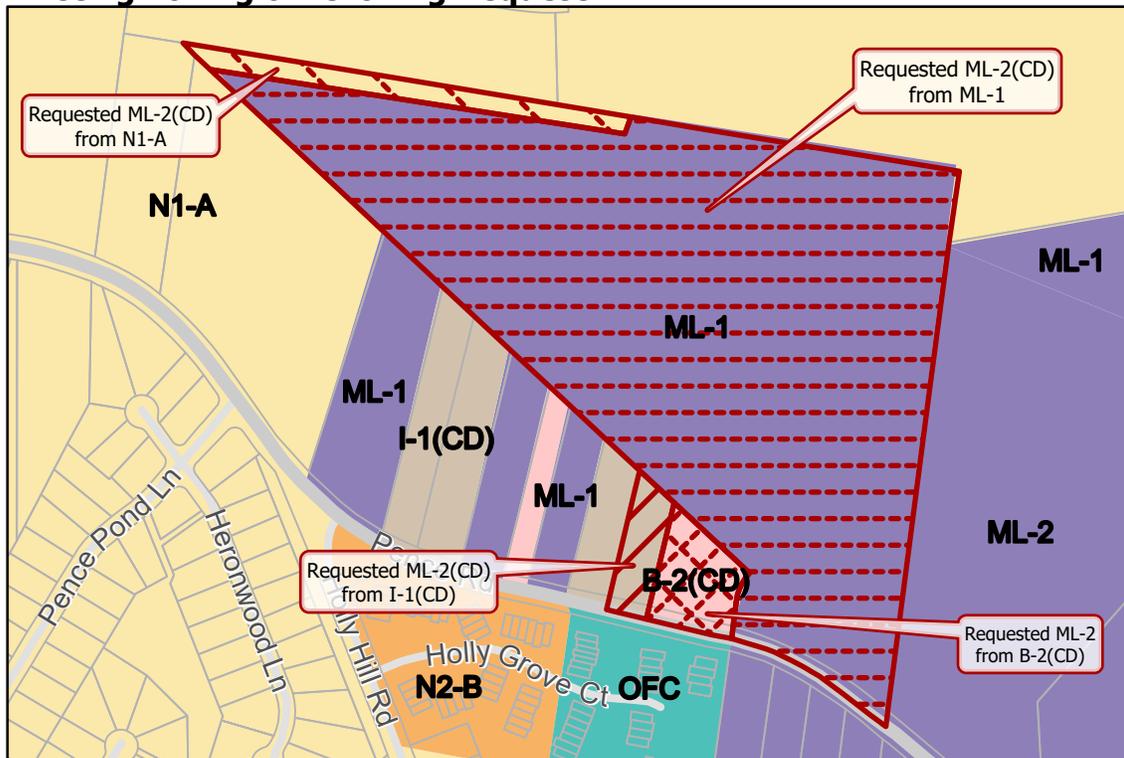
Rezoning Map



- 2025-086
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

- City Council District
- 5-JD Mazuera Arias

Existing Zoning & Rezoning Request



- Requested ML-2(CD) from B-2(CD)
- Requested ML-2(CD) from I-1(CD)
- Requested ML-2(CD) from ML-1
- Requested ML-2(CD) from N1-A

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Campus
- Business
- Manufacturing & Logistics
- Light Industrial



Map Created 8/20/2025