

STAFF MEMORANDUM

TO: Board of Mayor and Aldermen

FROM: Gilles Morin, AICP | Senior Planner
Carter Napier, City Administrator

DATE: 8/3/2026

SUBJECT: Ordinance 26-12: Spring Hill Commerce Center (SHCC) Planned Development (PD) amendment to add property.

STAFF RECOMMENDATION:

That the Board approve the SHCC PD Amendment (PDA 2097-2026). The Planning Commission voted unanimously to recommend approval of this request on July 13, 2026.

BACKGROUND:

The additional parcels are a 25-acre tract (2860 Clark Road) and a 19-acre tract (0 Clark Road) that are zoned (I-2) General Industrial District.

The Spring Hill Commerce Center Planned Development was approved by the Board of Mayor and Alderman in 2023 by Ordinance 22-26. This Planned Development rezoned the surrounding parcels to PD, I-2 and allowed for the proposed development of a 700-acre industrial park east of interstate 65. The parcels were annexed as part of Resolution 25-13 (ANX 1620-2024 and ANX 1621-2024). They were also rezoned with Ordinance 26-03 and 26-04.

The applicant is requesting to add the property to the Spring Hill Commerce Center Planned Development.

Staff finds that this request aligns with the future land use zoning map as Gateway Area and aligns with the vision statements in the plan the City's goal, "We will invest in our community", specifically investing in the potential for more job opportunities in the Planned Development.

FINANCIAL IMPACT:

There are no known monetary impacts at this point, however staff will continue to monitor the situation and update as needed.

SUPPORTING DOCUMENTS:

Ordinance 26-12, Exhibit A: Vicinity Maps, SHCC Pattern Book.



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