



Zoning Committee Recommendation

Rezoning Petition 2021-244

November 1, 2022

REQUEST

Current Zoning: R-4 (single family residential)
Proposed Zoning: I-1 (light industrial)

LOCATION

Approximately 1 acre located on the south side of Cindy Lane
near the intersection with Bowline Drive.

(Council District 2 - Graham)

PETITIONER

Emilio Juarez Silva

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of
this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 place type.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition is inconsistent with the Neighborhood 1 Place Type for this parcel and the adjacent parcel which is recommended for the Neighborhood 2 Place Type. However, the surrounding parcels are recommended for the Manufacturing & Logistics Place Type.
- The majority of the properties on the south side of Cindy Lane near this site are zoned industrial and developed with industrial uses.
- One parcel to the east of this site is developed with residential uses, which will be buffered from industrial development on this site in accordance with zoning ordinance requirements.
- The petitioner has limited the proposed uses on the site to contractor offices with accessory storage as permitted in the I-1 district.
- The petition could facilitate the following *2040 Comprehensive Plan* Goal:
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended Place Type as specified by the *2040 Policy Map* (2022), from Neighborhood 1 to Manufacturing & Logistics for the site.

Motion/Second: Welton / Rhodes
Yeas: Gussman, Harvey, Rhodes, Russell, Welton
Nays: None
Absent: Barbee, Gaston
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Chairperson Gussman stated that he appreciated the petitioner and staff working to limit the proposed uses.

PLANNER

Joe Mangum (704) 353-1908