



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2024-062

October 1, 2024

REQUEST

Current Zoning: ML-2 (manufacturing & logistics-2)

LOCATION

Proposed Zoning: IMU(CD) (Innovation Mixed-Use, conditional)

PETITIONER

Approximately 7.4 acres along the southwest side of Brookshire Boulevard and the southeast side of Fred D Alexander Boulevard. (Council District 2 - Graham)

Otis Crowder

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Manufacturing & Logistics 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 proposed rezoning is reasonable and in the public interest as the plan would allow for the continued operation of the business on the site as well as the expansion of the office facilities, which would not be possible under the current ML-2 zoning.
- Office uses are limited in the Manufacturing & Logistics (M&L) zoning district under the UDO in alignment with the *2040 Comprehensive Plan* with calls for the preservation of the M&L Place Type areas for more intense manufacturing, warehousing, production, and distribution uses.
- However, office uses in the M&L are intended to support the primary uses of the district. And the existing offices directly support a construction company located on this and adjacent parcels.
- The proposed conditional plan prohibits certain uses, that are permitted in the IMU district, but are not compatible with the M&L character of the area, such as:

residential dwellings, hotels, and performance venues/night clubs.

- The IMU district and Place Type is a preferred adjacency type with M&L districts and Place Type. The site exceeds the minimum Place Type size requirement of 5 acres for IMU and the proposed expansion of the existing business could increase the number of jobs in the region.
- The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Stuart / Sealey

Yeas: Stuart, Sealey, Shaw, McDonald, Winiker, Blumenthal

Nays: None

Absent: Neeley

Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Stuart asked about the petition being conventional but prohibiting uses. Staff stated that the petition is a conditional plan, IMU(CD), and the site prohibits certain uses that would not align with the Manufacturing & Logistics Place Type. Specifically, staff did not want residential to be built in this location.

Commissioner Sealey stated that he does not like the rezoning to IMU because it does not fit the industrial nature of the area or meet the intent of the IMU district. But understanding that there are existing buildings on site and does not want to create a nonconformity.

Chairman Blumenthal asked for clarification on the proposed use. Staff stated that the proposed use is office and that standalone offices are not permitted in the ML-1 or ML-2 zoning districts. So, the IMU district is the most similar district that allows office.

There was no further discussion of this petition.

PLANNER

Maxx Oliver (704) 336-3571