



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: B-D(CD) (business distribution, conditional)

**LOCATION**

Approximately 3.55 acres located on the southwest side of Ridge Road and northeast side of Interstate 485, west of Mallard Creek Road.  
(Council District 4 - Johnson)

**PETITIONER**

Appaloosa Real Estate Partners

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**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:

This petition is found to be **inconsistent** with the *Prosperity Hucks Area Plan (2015)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential up to 4 dwelling units per acre.

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

- While this petition is inconsistent with the *Prosperity Hucks Area Plan (2015)* recommendation of residential use up to 4 DUA, the proposed indoor storage use is appropriate due to its location at the outskirts of a neighborhood area and its proximity to a retail/mixed use area on the other side of Mallard Creek Road outlined in the Northlake Area Plan.
- The petition proposes to maintain connectivity and pedestrian access on Ridge Road by committing to provide a 10-foot-wide multi-use path and an 8-foot planting strip.
- The site commits to a 43-foot class B buffer where the site abuts existing residential areas, ensuring an appropriate transition from the proposed storage use to the residential areas located on the western border of the site.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan (2015)*, from Residential up to 4 DUA to Office/Warehouse for the site.

Motion/Second: Welton / Chirinos  
Yeas: Blumenthal, Chirinos, Rhodes, Samuel, Spencer  
and Welton  
Nays: None  
Absent: Ham  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225