



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2021-181

March 21, 2022

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**REQUEST**

Current Zoning: BP (business park) and R-3 (single family residential)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 17.83 acres located on the east side of Northlake Centre Parkway, north side of Northlake Mall Drive, and south side of Interstate 485.  
(Council District 2 - Graham)

**PETITIONER**

Evolve Acquisition, LLC

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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:

**To Approve:**

This petition is found to be consistent with the *Northlake Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office and/or retail mix, and park/open space, with residential densities of up to 22 DUA permitted as a single use.

Therefore, 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:

- This petition fulfills the area plan's goals of accommodating growth, improving housing choices and encouraging mixed-use centers.
- The introduction of up to 336 new dwelling units will contribute to increased diversity in housing options in this area.
- The petition commits to enhancing the pedestrian environment on the site with multiple site design elements.

Motion/Second: Ham / Chirinos

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, and Welton

Nays: None

Absent: Spencer

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225