



Zoning Committee Recommendation

Rezoning Petition 2021-194

March 8, 2022

REQUEST

Current Zoning: O-1 (office) and B-2 (general business)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 1.24 acres located on the east side of East W.T. Harris Boulevard, north of Albemarle Road, and west of Lawyers Road.
(Council District 5 - Newton)

PETITIONER

Fourstore, LLC

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 *East District Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** with the *East District Plan's* (1990) recommendation for office uses on parcel 10917106 and retail uses on parcel 10917116.

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:

- The proposal for mixed non-residential uses is complementary to the existing character at Albemarle Road and East W.T. Harris Boulevard (retail, office, etc.).
- The site is located directly across the street from existing self-storage uses.
- By meeting existing ordinance requirements, prohibiting outdoor storage and truck rental, limiting building height to 55 feet, and through the provision of a 12-foot multi-use path and 8-foot planting strip this petition accomplishes the East District Plan's goal for a "livable and attractive community having a distinct identity."

Motion/Second: Blumenthal / Welton

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

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, reviewing the request and modifications since City Council public hearing pertaining to architectural standards language. Staff noted the request is consistent with the adopted area plan. There was no discussion of this request.

PLANNER

Claire Lyte-Graham (704) 336-3782