



Zoning Committee Recommendation

Rezoning Petition 2021-204

May 3, 2022

REQUEST

Current Zoning: I-2 (general industrial)
Proposed Zoning: I-1(CD) (light industrial, conditional)

LOCATION

Approximately 6.85 acres located at the southeast intersection of West W.T. Harris Boulevard and Hendry Road, west of Old Statesville Road.
(Council District 4 - Johnson)

PETITIONER

William J. Wolkoff

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 **consistent** with the *Northlake Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial, warehouse and distribution land uses.

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 proposed use of automotive sales and repairs, including tractor-trucks and accompanying trailers is aligned with the adopted area plan's recommendation of industrial, warehouse and distribution land uses for this site.
- The proposed use is compatible with the surrounding industrial character of the area, as the majority of the surround parcels are of industrial uses.
- The key recommendation of this area is to preserve existing industrial-warehouse-distribution uses east of I-77, which aligns with this proposal.
- This petition's request will maintain consistency and compatibility with the surrounding industrial land uses along WT Harris Blvd in this area.

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