



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2021-244

June 7, 2022

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**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: I-1 (light industrial)

**LOCATION**

Approximately 1 acre located on the south side of Cindy Lane near the intersection with Bowline Drive.  
(Council District 2 - Graham)

**PETITIONER**

Emilio Juarez Silva

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 4-2 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **consistent** with the *Northeast District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends industrial land use for the site.

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 petition is consistent with the adopted industrial land use for the area.
- The majority of the properties on the south side of Cindy Lane near this site are zoned industrial and developed with industrial uses.
- One parcel to the east of this site is developed with residential uses, which will be buffered from industrial development on this site in accordance with zoning ordinance requirements.

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

**ZONING COMMITTEE  
DISCUSSION**

Commissioner Spencer asked for confirmation that the petition was a conventional request. Staff replied that it was conventional.

**MINORITY OPINION**

Commissioner Spencer stated that conventional industrial zoning is an outdated and inappropriate zoning designation. Chairperson Samuel added that she could not support a conventional industrial request given the proximity to residential uses.

**PLANNER**

Joe Mangum (704) 353-1908