



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-254

August 2, 2022

REQUEST

Current Zoning: NS (Neighborhood Service)
Proposed Zoning: NS SPA (Neighborhood Service, Site Plan Amendment)

LOCATION

Approximately 2.18 acres located at the southwest intersection of Galleria Boulevard and Monroe Road, south of Sardis Road North
(Council District 6 - Bokhari)

PETITIONER

Joseph Horton

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

This petition did not receive the necessary 4 votes to provide a recommendation.

Motion/Second: Barbee / Gaston
Yeas: Barbee, Gaston, Harvey
Nays: Gussman, Russell
Absent: Rhodes, Samuel
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Chair Gussman asked if there were changes since the previous month. Staff stated there were not any changes.

It was noted that the petition came before the Committee at the July 5th meeting and failed to receive necessary votes to make a recommendation. Per the rules of procedure, the petition comes back before the Committee at their next meeting in that instance. If again the petition does not receive enough votes (4) to make a recommendation it moves to City Council for decision without a recommendation.

Commissioner Welton, seconded by Commissioner Barbee made a motion to recommend approval based on the consistency statement prepared by staff. The motion did not pass.

A motion was made by Commissioner Rhodes, seconded by Commissioner Russell to recommend denial because the proposal does not support the goals of the Strategic Energy Action Plan and energy and transportation goals of the *2040 Plan*, and because site is located next to the Lynx Silver Line and this petition would add auto intensive uses to an area with access to a transit. The motion did not pass.

Discussion from July 5th:

Commissioner Russell stated they would not support the petition because the proposal does not support the goals of the Strategic Energy Action Plan. Additionally, the site is located next to the Lynx Silver Line and this petition would add auto intensive uses to an area with access to a transit.

Discussion from August 2nd:

Commissioner Welton pointed out that given the auto centric nature of this part of town this petition would support what is going on in this area at the present moment. Given the current timeline of the unfunded Silver Line this use may not exist by the time the Silver Line is at this location. They believe that it would be prudent to go ahead and allow this business to expand and take advantage of the community's proclivity for automobile based traffic. Commissioner Barbee stated they feel strongly about allowing the opportunity for an existing business to expand services and don't see a great impact on the environmental aspects of the *2040 Plan* given the site location and development in the area.

There was no further discussion of this petition.

John Kinley (704) 336-8311

PLANNER