



Zoning Committee Recommendation

Rezoning Petition 2021-281

October 4, 2022

REQUEST

Current Zoning: R-4 & I-2 LLWPA (single family residential, Lower Lake Wylie Protected Area and general industrial, Lower Lake Wylie Protected Area)

LOCATION

Proposed Zoning: I-2 (CD) LLWPA (general industrial, conditional, Lower Lake Wylie Protected Area)

Approximately 3.8 acres located on the north side of Fred D Alexander Boulevard between Oak Street and Brookshire Boulevard.
(Council District 2 - Graham)

PETITIONER

Blue Freight Transport, Inc.

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 Place Type for the site.

However, 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:

- While inconsistent with the Neighborhood 1 Place Type recommendation for this site, the petition is compatible with the adjacent I-2 zoned parcels to the east and south.
- The parcel is currently split zoned with R-3 and I-2 zoning districts. This rezoning would allow for development of the parcel under one zoning district.
- The site is situated along a major thoroughfare that provides access to many other industrial properties in the vicinity.
- The petition could facilitate the following goals from the *2040 Comprehensive Plan*:
 - 8: Diverse & Resilient Economic Opportunity.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 to Manufacturing & Logistics for the site.

Motion/Second: Russell / Rhodes

Yeas: Barbee, Gaston, Gussman, Harvey, Rhodes,
Russell, Welton

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairperson Gussman asked for clarification regarding the buffer. Staff stated that the required buffer was reduced 25% with a berm added as is permitted by the zoning ordinance.

Chairperson Gussman stated that this is a good example of how to permit industrial development adjacent to residential by providing an appropriate buffer and limiting the uses.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908