

**Petition 2021-066 by TE Wash Holdings, LLC and ROC Wash Holdings, LLC**

**To Approve:**

This petition is found to be **consistent** with the *Northlake Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail use.

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:

- This petition proposes constructing a car wash, relocating the car wash approved to be constructed in a different Development Area from Rezoning 2017-182 to this location.
- This petition's proposal is consistent with the current land use of office/retail.
- The site's proximity to Interstate 485 and the adjacent QuikTrip gas station make relocating this car wash to this development area an appropriate use.
- The petition commits to establishing a Class B buffer (56.25 feet) and building an 8-foot masonry wall along a portion of the site's northern border to maintain an appropriate transition between the single-family neighborhood that lies adjacent to the site.

**To Deny:**

This petition is found to be **consistent** with the *Northlake Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail use.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

**Motion:**

**Approve or Deny**

**Maker:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**