



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-058

August 3, 2021

REQUEST

Current Zoning: O-2 (office)
Proposed Zoning: B-2 (general business)

LOCATION

Approximately 0.26 acres located on the west side of Briar Creek Road, northeast of Monroe Road, and west of Independence Boulevard.
(Council District 1 - Egleston)

PETITIONER

501 Briar Creek, LLC

**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:

This petition is found to be consistent with the *Independence Boulevard Area Plan* (2011) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office and retail uses for the site.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The site is adjacent to several parcels zoned as general and neighborhood business zoning districts.
- The uses allowed in the B-2 zoning district are compatible with the existing retail and office uses surrounding the site.
- The general business zoning district is appropriate for parcels adjacent to major thoroughfares.
- The B-2 zoning district allows for various office and retail uses.

Motion/Second: Rhodes / Welton

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: None

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

Holly Cramer (704) 353-1902