

Petition 2026-018 by S.R. Mozeley Proerties, LLC

To Approve:

The petition is **consistent** with the goals and policies of the *West Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition is in alignment with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type.

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 proposed rezoning is reasonable and in the public interest as the site is within an area designated by the *2040 Policy Map* for the Manufacturing & Logistics Place Type.
- The site is currently zoned for I-2(CD) (General Industrial, conditional) and adjacent to other properties zoned ML-2 (Manufacturing & Logistics-2) to the south and east along Fred D Alexander Boulevard and Brookshire Boulevard.
- The conditional plan prohibits uses that may be considered noxious to nearby residents. The proposed self-storage facility would make the site's entitlements less intense than what is currently allowed in the I-2(CD) plan.
- The plan provides landscaping and screening standards beyond what is required by the Unified Development Ordinance (UDO) to ensure a sufficient transition to abutting residential area.
- The *2040 Comprehensive Plan* calls for Manufacturing and Logistics Place Type to be to higher capacity transportation facilities such as arterial streets and interstate highways. The site is abutting a 4+ lane avenue and a 2+ lane avenue and is a short drive from a 6+ lane boulevard providing access to Interstates I-85 and I-485.

To Deny:

The petition is **consistent** with the goals and policies of the *West Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition is in alignment with the *2040 Policy Map* recommendation for the Manufacturing & Logistics Place Type.

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)