



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-076

December 2, 2025

REQUEST

Current Zoning: CG ANDO (General Commercial, Airport Noise Disclosure Overlay)

Proposed Zoning: N2-A(CD) ANDO (Neighborhood 2-A, Conditional, Airport Noise Disclosure Overlay)

LOCATION

Approximately 2.58 acres located on the north side of Shopton Road, east of Steve Chapman Drive, and west of Pinecrest Drive.

(Council District 3 - Brown)

PETITIONER

Kevin Nguyen, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 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* (2022) based on the information from the staff analysis and the public hearing, and because:

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

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:

- The site is adjacent to multi-family attached residential dwellings to the west along Shopton Road.
- The site is within 1/3 mile of a commercial node at Shopton Road and Steele Creek Road, providing walkable access to goods and services.
- The petitioner has committed to provide a larger landscape yard than required by the ordinance with a 20' yard planted to Class B standards with a 6' opaque fence along the northern property boundary where adjacent to single family detached dwellings.
- The petition meets preferred criteria for changing to a Neighborhood 2 Place Type given its adjacency to the Neighborhood 1 Place Type, proximity to a commercial node, and location fronting an arterial street.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from the Neighborhood 1 Place Type to the Neighborhood 2 Place Type.

Motion/Second: Shaw / McDonald

Yeas: Welton, Caprioli, Gaston, McDonald, Millen, Shaw

Nays: None

Absent: Stuart

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908