



Zoning Committee Recommendation

Rezoning Petition 2026-006

June 2, 2026

REQUEST

Current Zoning: CC (Commercial Center), Unzoned parcel 02707229

Proposed Zoning: CAC-1 (Community Activity Center-1)

LOCATION

Approximately 5.01 acres located south of Robert Helms Road, east of Benfield Road, and north of Prosperity Crossing Drive. (Council District 4 - Johnson)

PETITIONER

Goode Properties

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 consistent with the goals and policies of the *North Middle & Outer Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goals of the area plan:
 - 1: 10 Minute Neighborhoods may be facilitated by proposing a district that allows for uses which may provide additional amenities, goods, services, and/or residential units within an existing Community Activity Center.
- The petition is in alignment with the *2040 Policy Map* recommendation for the Community Activity Center 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 site is designated as a Community Activity Place Type by the *North Middle & Outer Community Area Plan* and the *2040 Policy Map*. The request is in alignment with the site's Place Type designation and Community Area Plan goals.
- This petition is appropriate and compatible with surrounding development and the Community Activity Center Place Type.

- The CAC Place Type promotes a variety of uses such as retail, restaurant, office, and multi-family residential in a walkable and transit-friendly environment.
- The site is served by local CATS bus route 59 and is in the Prosperity Church Road micro transit zone. CATS Micro provides on demand shared rides from one point to another within a designated zone.

Motion/Second: Stuart / Shaw

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

Nays: None

Absent: Gaston

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *North Middle & Outer Community Area Plan*. Chairperson Welton noted that Planning Commissioner Wil Russell was supportive of the petition.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225