



Zoning Committee Recommendation

Rezoning Petition 2026-018

August 4, 2026

REQUEST

Current Zoning: I-2(CD) (General Industrial, conditional)
Proposed Zoning: ML-1(CD) (Manufacturing & Logistics, conditional)

LOCATION

Approximately 3.80 acres located north of Fred D Alexander Boulevard, east of Oak Street, and south of Tench Street.
(Council District 2 - Graham)

PETITIONER

S.R. Mozeley Properties, 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:

To Approve:

This petition is **consistent** with the goals and policies of the *West Middle Community Area Plan*.

- 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.

Motion/Second: Blumenthal / Russell

Yeas: Blumenthal, Russell, Gaston, Millen, Neeley, Stuart, 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 *West Middle Community Area Plan*.

There was no further discussion of this petition.

PLANNER

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