



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2026-021

August 4, 2026

REQUEST

Current Zoning: UR-C(CD) (Urban Residential-Commercial, Conditional)

Proposed Zoning: : UR-C(CD) SPA (Urban Residential-Commercial, Conditional, Site Plan Amendment)

LOCATION

Approximately 1.63 acres located south of East Westinghouse Drive, east of Blu Central Road, and west of Crump Road. (Council District 3 - Mayo)

PETITIONER

Hines

**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 found to be **consistent** with the goals and policies of the *South Middle Community Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition may facilitate the following priority goal 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, and services to the surrounding neighborhood.
- The petition is in alignment with the *2040 Policy Map* recommendation for the Neighborhood 2 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 petition is a site plan amendment (SPA) requesting to amend permitted uses and site plan layout without increasing the maximum square footage of developable area established in the original approved plan.
- The amendment does not meaningfully alter the approved intent or development area limits of the existing entitlements.
- The petition retains the commercial element of the existing plans but allows more flexibility in the uses that will serve the existing neighborhood.

- The Neighborhood 2 Place Type encourages neighborhood-serving shops and services.
- The site will be connected to the existing neighborhood and surrounding streets by an existing sidewalk network.
- The subject portion of the site has not yet been developed.
- The petition retains the 50-foot wide landscape yard to adjacent, existing single family detached homes.

Motion/Second: Gaston / Neeley

Yeas: Welton, Blumenthal, Gaston, Russell, Millen,
Neeley, Stuart

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *South Middle Community Area Plan* based.

There was no further discussion of this petition.

PLANNER

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