



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2026-044

October 6, 2026

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**REQUEST**

Current Zoning: OFC (Office Flex Campus)

**LOCATION**

Proposed Zoning: CG(CD) (General Commercial, conditional)

Approximately 1.03 acres located north of Farmingdale Drive, east of East Independence Boulevard, and west of Amity Place. (Council District 5 - Mazuera-Arias)

**PETITIONER**

Hendrick Automotive Group

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**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 *East Middle and Outer 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 Neighborhood 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 area surrounding the petition site consists of a blend of established single-family neighborhoods, older multifamily housing, and long-standing commercial and automotive uses concentrated along the Independence Boulevard corridor. This mix creates a transitional environment where commercial activity exists alongside residential areas, making the petition's continuation of an existing low-intensity commercial parking use generally compatible with the built context.
- Although the request proposes CG zoning, the petition aligns with the 2040 Policy Map and the East Middle and Outer Area Plan, as it prohibits all the uses that would be inappropriate, making development types allowed on

the site comparable to the NC (Neighborhood Center) district and corresponding Place Type.

- Maintaining the current zoning would keep the site in a legal nonconforming state that could limit or complicate future redevelopment. Rezoning now removes this barrier and creates a clear regulatory starting point for redevelopment.
- By limiting the range of permitted uses and reinforcing only neighborhood-compatible activities, the conditions allow the current low intensity use to continue while also setting up the site for future redevelopment options that align with the long-term Neighborhood Center vision for the area.

Motion/Second: Gaston / Blumenthal

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

Nays: None

Absent: Russell

Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *East Middle and Outer Area Plan*.

There was no further discussion of this petition.

#### **PLANNER**

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