

Petition 2017-137 by Northlake Real Estate Investors, LLC

To Approve:

The petition is found to be **consistent** with the *Northlake Area Plan* based on information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use residential office, and/or retail, for most of the site; and
- The plan recommends park/open space for the remaining portion of the site.

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 proposal is consistent with the character of recently built commercial development in the area, including the property directly to the east of the proposal; and
- While the proposed five-story hotel is not recommended by the plan, it is located to the rear of the property abutting the Long Creek greenway corridor and will complement the future greenway by including an adjacent amenity area; and
- The proposed site plan will provide interconnected buildings with pedestrian connections that support walkability; and
- The petition also includes an internal street, parallel to W.T. Harris Boulevard, which will connect to an adjacent retail development and enhance area connectivity.

To Deny:

The petition is found to be **consistent** with the *Northlake Area Plan* based on information from the staff analysis and the public hearing, and because:

- The plan recommends mixed use residential office, and/or retail, for most of the site; and
- The plan recommends park/open space for the remaining portion of the site.

([However, we find](#)) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused