



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2025-005

June 3, 2025

REQUEST

Current Zoning: N1-B (Neighborhood 1-B)
Proposed Zoning: N1-D CCO (Neighborhood 1-D, Cottage Court Overlay)

LOCATION

Approximately 1.96 acres located east of Cleve Brown Road, south of Hamilton Russell Lane, and north of Hackberry Creek Trail.
(Council District 2 - Graham)

PETITIONER

EB Property Group, LLC

**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 *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood 1 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:

- This petition is appropriate and compatible as the site is within an area designated by the *2040 Policy Map* for the Neighborhood 1 Place Type.
- The Cottage Court Overlay District allows for a reduction in minimum lot size and reduced setbacks to permit the development of small residential communities that are structured around common open space designed in a cohesive manner that are to be shared by all residents.
- The development pattern prescribed by the Neighborhood 1 Place Type and permitted by the Cottage Court Overlay zoning district is consistent with the character of this area.
- The petition could help facilitate the goal of providing a variety of housing types within an area where single-family dwellings are the predominate housing type.
- The petition could facilitate the following *2040*

Comprehensive Plan Goals:

- 2: Neighborhood Diversity & Inclusion

Motion/Second: Stuart / Neeley

Yeas: Neeley, Sealey, Blumenthal, McDonald, Shaw,
Stuart

Nays: None

Absent: Winiker

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Blumenthal asked for a clarification on the trip generation noted in the staff analysis for current entitlements. Staff commented that the trip generation is estimated based on the size of the site if single family units were developed.

There was no further discussion of this petition.

PLANNER

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