



Zoning Committee Recommendation

Rezoning Petition 2023-012

January 4, 2024

REQUEST

Current Zoning: MUDD-O (Mixed-Use Development District-Optional)

Proposed Zoning: MUDD-O SPA (Mixed-Use Development District-Optional, Site Plan Amendment)

LOCATION

Approximately 20.44 acres located in three development areas. Development Area A includes 16.01 acres and is located south of Yorkmont Road and west of Price Lane. Development Areas B and C total 4.43 acres and are located north of Tyvola Road and south of National Avenue.

(Council District 3 - Brown)

PETITIONER

Pope & Land Enterprises, Inc

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

- The northeastern portion of the petition is **inconsistent** with the *2040 Policy Map* recommendation for Neighborhood 1 place type.
- The southwestern portion of the petition is **consistent** with the *2040 Policy Map* recommendation for Community Activity Center place type.

However, 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 site is already zoned MUDD-O and allows for a mix of non-residential uses including retail, office, and hotel.
- The petition would add mostly non-residential uses to the City Park development, which would complement the existing residential uses.
- The petition's transportation commitments would enhance mobility for residents in the vicinity of the site.

- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 8: Diverse & Resilient Economic Opportunity

The approval of this petition will revise the recommended place type of the northeastern portion of the site as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Community Activity Center Place Type for the site.

Motion/Second: Russell / Sealey
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

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

Chairman Welton questioned that the portion of the petition along Yorkmont Road was recommended for Neighborhood 1 place type. Staff confirmed that it is Neighborhood 1 and was part of the larger 2007 rezoning and staff is unsure why it is identified as Neighborhood 1.

Commissioner Russell asked if the petition would be providing a connection between Speer Boulevard and Billy Graham Parkway. CDOT staff replied that the petitioner would be realigning Yorkmont Road with a connection to Speer Boulevard. This would allow the potential future connection of Speer Boulevard to Billy Graham Parkway by others.

PLANNER

Joe Mangum (704) 353-1908