



Zoning Committee

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**REQUEST**

Current Zoning: O-1(CD) (office, conditional)  
Proposed Zoning: R-12MF (multi-family residential)

**LOCATION**

Approximately 9.042 acres located off District Drive between W.T. Harris Boulevard and Shorthorn Street in the University City neighborhood.  
(Council District 4 - Johnson)

**PETITIONER**

TWG Development

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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:

This petition is found to be **inconsistent** with the *Newell Area Plan* with respect to proposed land use from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The plan (as amended by rezoning petition 2005-024) recommends offices uses at the site.

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:

- Multi-family housing is an appropriate transitional land use between the established single family neighborhood to the northwest and W.T. Harris Boulevard.
- The request for residential uses in this location is reasonable as the site is proximal to existing neighborhood services and may be accessed through the adjacent single-family neighborhood's pedestrian infrastructure by means of a .75 mi. walk. Building community around neighborhood services is an overall objective of the Newell Area Plan.
- The petition achieved the Plan's land use objective of "encouraging a range of housing types and densities that will meet the need of different types of households."

The approval of this petition will revise the adopted future land use as specified by the Newell Small Area Plan from office uses to residential uses up to 12 dwelling units per acre (DUA) for the site.

Motion/Second: Welton / Kelly  
Yeas: Blumenthal, Kelly, McMillan, Nwasike, Samuel,  
and Welton  
Nays: None  
Absent: Barbee  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

William Linville (704) 336-4090