



Zoning Committee

REQUEST

Current Zoning: R-12MF (CD) (multi-family residential, conditional)
Proposed Zoning: R-8 (single family residential)

LOCATION

Approximately 7.53 acres located on the west side of East W.T. Harris Boulevard, north of Albemarle Road, and south of Hickory Grove Road.
(Council District 5 - Newton)

PETITIONER

Judson Stringfellow/ JDSI, 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:

This petition is found to be **consistent** with the *Eastland Area Plan* (2003 based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family uses up to 12 dwelling units per acre.

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 request is consistent with the land use prescribed by the adopted land use plan.
- The site is directly adjacent to single family zoning.
- The petition would establish consistency with existing, abutting single family development, while also still allowing for a density that is greater than the surrounding single family zoned areas. This furthers the Eastland Area Plan's goals of "supporting strong neighborhoods" by providing additional housing options but maintaining the general character of the surrounding residential areas.
- The rezoning request's maintenance of single family uses but increase in density as compared to the single family areas to the north and east of the site creates a transition into the higher density multi-family zoned areas adjacent to the site.

Motion/Second: Blumenthal / Chirinos

Yeas: Blumenthal, Chirinos, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: Ham
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902