



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-111

February 8, 2022

REQUEST

Current Zoning: B-1(CD) (neighborhood business, conditional) and B-2(CD) (general business, conditional)
Proposed Zoning: R-22MF(CD) (multifamily residential, conditional)

LOCATION

Approximately 6.16 acres located on the north side of Albemarle Road and east side of Regal Oaks Drive, west of East W.T. Harris Boulevard.
(Council District 5 - Newton)

PETITIONER

Regal Oaks Investments, LLC

**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 This petition is found to be **consistent** with the *Eastland Area Plan* for a portion of the site and **inconsistent** with the remainder of the parcel, based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends single-family/multi-family/office/retail uses for a portion of the site, and retail uses on parcel 10326102 fronting Regal Oaks Drive.

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 general land use pattern to the north of the area includes residential developments of complementary density.
- The adopted policy plan recommends a mixture of uses for the rezoning site, including multi-family.
- This furthers the Eastland Area Plan's goal to "create a well-balanced mixture of land uses consisting of a full range of housing types".

The approval of this petition will revise the adopted future land use as specified by the *Eastland Area Plan*, from retail uses to residential uses up to 22 DUA for the site.

Motion/Second: Blumenthal / Welton
Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel,
Spencer and Welton
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan for a portion of the site and inconsistent with the remainder. Commissioner Blumenthal inquired about the meaning of improved open space and staff responded that it would be an amenitized area.

There was no further discussion of this petition.

PLANNER

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