



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-146

March 8, 2022

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 3.70 acres located on the northwest side of Mallard Creek Road, east of Prosperity Church Road.
(Council District 4 - Johnson)

PETITIONER

Kinger Homes, 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 inconsistent with the *Prosperity Hucks Area Plan* (2015) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses of no more than 6 dwelling units per acre.

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 is requesting a slightly higher density of 9.2 DUA.
- The request is compatible with the surrounding neighborhood uses and provides a good transition and buffer from Mallard Creek Church Road on the south to single family residential on the north/east.
- The petition commits to enhancing the pedestrian environment on the site with multiple site design elements.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan*, from single family uses of no more than 6 DUA to multifamily uses of up to 12 DUA for the site.

Motion/Second: Welton / Ham

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

Nays: None
Absent: Spencer
Recused: None

ZONING COMMITTEE DISCUSSION

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

Commissioner Chirinos asked if the proposed development would increase the school utilization over existing conditions. Staff responded that it was not projected to increase the school utilization.

Commissioner Ham noted that the community meeting had 22 attendees and inquired what the consensus was. Staff responded that staff does not attend the petitioner organized community meetings. Commissioner Samuel did say the community had concerns about elevations and stormwater run-off.

There was no further discussion of this petition.

PLANNER

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