

Petition 2021-239 by Drakeford Communities, LLC

To Approve:

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

- The adopted plan recommends office uses (as amended by rezoning petition 2005-024).

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 achieves 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".
- Single family attached housing can provide an appropriate transitional land use between the established single family neighborhood to the northwest and W.T. Harris Boulevard.
- The petition commits to enhancing the pedestrian environment via an 8-foot sidewalk and 8-foot planting strip along District Drive and Shorthorn Street.
- Both points above achieve the Plan's land use goal stating, "new development should be pedestrian friendly and comparable in scale to existing neighborhoods".

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 DUA for the site.

To Deny:

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

- The adopted plan recommends office uses (as amended by rezoning petition 2005-024).

Therefore, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: