



Zoning Committee Recommendation

Rezoning Petition 2021-239

May 23, 2022

REQUEST

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

LOCATION

Approximately 9.34 acres located on the west side of East W.T. Harris Boulevard, north side of District Drive, and east side of Shorthorn Street.
(Council District 4 - Johnson)

PETITIONER

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *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) on 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:

- 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.

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

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. Staff briefly reviewed the remaining outstanding issues, including a request for clarification regarding commitment to amenitized open space. Commissioner Samuels noted the petitioner's commitment to open space and community support for this request. There was no further discussion of this petition.

PLANNER

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