



Zoning Committee Recommendation

Rezoning Petition 2022-024

December 6, 2022

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 5.37 acres located at the northwest intersection of Reames Road and Prestbury Boulevard, south of West W.T. Harris Boulevard.
(Council District 4 - Johnson)

PETITIONER

Moflehi Bowman, 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 petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Neighborhood 1 Place Type.

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 adds to the variety of housing options in the area.
- While the petition is inconsistent with the Neighborhood 1 place type, it is consistent with the residential recommendation.
- The petition is compatible with the existing residential uses and the Neighborhood 1 place type uses adjacent to the site.
- This petition proposes a 32-foot type C buffer between the site and the adjacent single-family neighborhood.
- The petition commits to enhanced building design features such as usable porches and/or stoops when possible.
- The petition commits to a 6-foot sidewalk and 8-foot planting strip on all public streets.
- The petition also proposes transportation improvements on Reames Road by way of a buffered bike lane.

- The petition commits to providing a sidewalk and a crosswalk network that links all the principal buildings on the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10 Minute Neighborhoods
 - 2: Neighborhood Diversity & Inclusion
 - 5: Safe & Equitable Mobility
 - 6: Healthy, Safe & Active Communities

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from Neighborhood 1 Place Type to Neighborhood 2 Place Type for the site.

Motion/Second: Welton / Lansdell

Yeas: Gaston, Gussman, Harvey, Lansdell, Rhodes, Russell, Welton

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

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