

## Petition 2017-184 by Sean Brady

### To Approve:

([I move that the](#)) Zoning Committee finds this petition to be **inconsistent** with the *Brookshire Boulevard/I-48 Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends mixed-use (multi-family/office/retail) uses.

([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:

- (To be explained by the Zoning Committee)

#### Consistency:

Maker:

2<sup>ND</sup>:

Approve or Deny

Vote:

Dissenting:

Recused:

#### Recommendation:

Maker:

2<sup>ND</sup>:

Approve or Deny

Vote:

Dissenting:

Recused:

### To Deny:

([I move that the](#)) Zoning Committee finds this petition to be **inconsistent** with the *Brookshire Boulevard/I-48 Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends plan mixed-use (multi-family/office/retail) uses.

([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:

- The proposed use is inconsistent with the adopted land use for the site, which calls for a mix of multi-family/office/retail uses; and
- The proposed R-12MF (multi-family residential) district permits limited non-residential uses. However, the petition lacks details to show how compliance with the plan will be achieved and should be converted to a conditional request; and
- In addition, comparable rezonings have provided architectural notes through conditional zoning, committing to pitched roofs, usable porches and stoops, and design for corner/end units that are not provided with this petition. The committee could support this petition if such commitments were included.