

**Petition 2018-115 by Judson Stringfellow**

**To Approve:**

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

- The plan recommends residential land uses up to four dwelling units per acre.

Therefore, 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 proposed zoning district of R-4 is consistent with the adopted future land use of residential up to four dwelling units per acre; and
- The surrounding area is developed mostly as single family, low density residential, consistent with the proposed R-4 zoning district; and
- The only differences between the R-3 and R-4 zoning districts are the slight increase in density and some minimal lot dimensions related to lot size, width, rear and side yard requirements.

**To Deny:**

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

- The plan recommends residential land uses up to four dwelling units per acre.

However, 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:**  
**2<sup>ND</sup>:**

**Vote:**  
**Dissenting:**  
**Recused:**