



Zoning Committee

## Zoning Committee Recommendation

Rezoning Petition 2021-030

June 1, 2021

---

---

**REQUEST**

Current Zoning: O-1(CD) (office, conditional)  
Proposed Zoning: RE-3(O) (research, optional)

**LOCATION**

Approximately 2.55 acres located on the east side of Research Drive, north of West W. T. Harris Boulevard, and west of Interstate 85.  
(Council District 4 - Johnson)

**PETITIONER**

Lucern Capital Partners

---

**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:

This petition is found to be inconsistent with the *University City Area Plan* (2010) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends office/retail uses.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- Multi-family residential in this area will help to fulfill the area plan's goal of expanding housing options in the university area.
- The site's strategic location off West WT Harris Boulevard with appropriate tree-lined buffers between adjacent businesses make it an ideal location for hotel use or for multi-family residential.
- Multi-family residential on this site is supported by the amenities and retail on the eastern side of I-85.
- The petition promotes adaptive reuse of the existing extended stay hotel, and all proposed changes, such as new lighting or future walkways, will serve to improve the site and better the pedestrian experience.

The approval of this petition will revise the adopted future land use as specified by the *University City Area Plan* (2010), from office/retail to residential/office/retail for the site.

Motion/Second: Barbee / Blumenthal  
Yeas: Barbee, Blumenthal, Kelly, Nwasike, and Welton  
Nays: None  
Absent: Samuel, McMillan  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

**MINORITY OPINION  
PLANNER**

Michael Russell (704) 353-0225