



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2021-048

August 3, 2021

REQUEST

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay)
Proposed Zoning: NS PED (neighborhood services, pedestrian overlay)

LOCATION

Approximately 0.65 acres located on Beatties Ford Road between French Street and Brookshire Freeway.
(Council District 2 - Graham)

PETITIONER

The Drakeford Company

**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:

This petition is found to be **consistent** with the *West End Land Use and Pedscape Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multifamily residential, office, and retail land uses for the site.

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 single family attached units complement the mix of uses in the Beatties Ford Road corridor, which include commercial, institutional, single family residential, and multifamily residential uses.
- The site is less than ¼ mile from a future Gold Line stop and in close proximity to bus stops for CATS Route 7. The petition is committing to constructing a CATS bus waiting pad onsite.
- The petition is committing to improving the Beatties Ford Road streetscape with an 8' planting strip and 8' sidewalk.

Motion/Second: Welton / Chirinos

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Committee member Chirinos inquired about tree save and where vegetation would be planted or protected on the site. Staff replied that there is tree save shown at the northern boundary of the site plan and there will be street trees planted along Beatties Ford Road.

Committee member Welton asked for more detail regarding the stormwater drainage easement and the encroachment of units E and F into the easement. The committee voted to suspend the rules and ask the petitioner's consultant to address the question. He replied that he had been coordinating with stormwater staff and is exploring going deeper with the foundation of the townhomes to lessen concern of issues if the stormwater pipe needed repair or replacement.

PLANNER

Joe Mangum (704) 353-1908