



Zoning Committee Recommendation

Rezoning Petition 2021-077

October 5, 2021

REQUEST

Current Zoning: B-1(CD) (neighborhood business, conditional)
Proposed Zoning: RE-3(CD) (research, conditional)

LOCATION

Approximately 3.07 acres located at the northeastern intersection of Research Drive and West W.T. Harris Boulevard, west of Interstate 85.
(Council District 4 - Johnson)

PETITIONER

Lucern Capital Partners

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *University Research Park 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:

- While this petition is inconsistent with the Office/Retail future land use recommended by the area plan, the petition does fulfill the area plan's goals of expanding housing choices and allowing for a mixture of land uses throughout the area.
- Approval of this petition will increase the housing supply within the steadily growing University City Area.
- This site is proximate to the recently approved Rezoning Petition 2021-030, which also allows for multi-family housing in this group of parcels.
- The petitioner commits to providing a 12-foot multi-use path and an 8-foot planting strip alongside Research Drive, as well as two pedestrian connections from Research Drive to the site, therefore enhancing the pedestrian environment.

The approval of this petition will revise the adopted future land use as specified by the *University Research Area Plan (2010)*, from Office/Retail to Residential > 22 DUA for the site.

Motion/Second: Ham / Spencer

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

Nays: None
Absent: Blumenthal
Recused: None

ZONING COMMITTEE DISCUSSION

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

Committee member Chirinos expressed concern about school overcrowding. Staff stated that while the schools were above the school utilizations that this petition did not increase the number of students.

Committee member Ham asked if the petitioner had committed to any type of affordable housing. Staff responded that the petitioner has not committed to any affordable housing and would be market rate.

Committee member Ham noted that the petition provides housing near a job center.

Chair Samuel noted that this is the first new build rezoning in this section of University Research Park since the adoption of the 2040 Comprehensive Plan and she expressed disappointment that there was a missed opportunity to add bike lane connectivity on Research Drive, especially since there is another petition in this work session located in URP that does add bike lane. CDOT replied that there is difficulty in adding bike lanes, and retrofitted and move curb lines. CDOT added that cyclists are being accommodated with a 12-foot multiuse.

There was no further discussion of this petition.

PLANNER

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