



Zoning Committee

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: B-2(CD) (general business, conditional)
LOCATION	Approximately 10.44 acres located on the west side of Reames Road, south of West W.T. Harris Boulevard. (Council District 2 - Harlow)
PETITIONER	Northlake Real Estate Investors, LLC

**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 consistent with the *Northlake Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends mixed use residential office, and/or retail, for most of the site; and
- The plan recommends park/open space for the remaining portion of the site.

Therefore, 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:

- The proposal is consistent with the character of recently built commercial development in the area, including the property directly to the east of the proposal; and
- While the proposed five-story hotel is not recommended by the plan, it is located to the rear of the property abutting the Long Creek greenway corridor and will complement the future greenway by including an adjacent amenity area; and
- The proposed site plan will provide interconnected buildings with pedestrian connections that support walkability; and
- The petition also includes an internal street, parallel to W.T. Harris Boulevard, which will connect to an adjacent retail development and enhance area connectivity.

Motion/Second: Ham / McClung
Yeas: Fryday, Gussman, Ham, McClung, McMillan, and Watkins
Nays: None
Absent: Samuel
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. A Commissioner noted that the adopted plan does not recommend a hotel at this location and inquired why is the use now being supported. Staff responded by noting that a hotel was recently approved to the west adjacent to I-485, and to the north across from Northlake Mall.

There was no further discussion of this petition.

PLANNER

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