



Zoning Committee

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**REQUEST**

Current Zoning: R-8 (single family residential), and B-2(CD) (general business, conditional)

Proposed Zoning: B-2(CD) (general business, conditional) and B-2(CD) SPA (general business, conditional site plan amendment), with five-year vested rights.

**LOCATION**

Approximately 4.15 acres located on the north side of Hickory Grove Road, east of W.T. Harris Boulevard.  
(Council District 5 - Newton)

**PETITIONER**

James Schad

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**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:

The portion of the site proposed for B-2(CD) (general business, conditional) is found to be inconsistent with the *Eastside Strategy Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recommends single family uses at up to eight dwelling units per acre.

The B-2(CD) site plan amendment portion of the site is found to be consistent with the *Eastside Strategy Plan*, based on the information from the staff analysis and the public hearing, and because:

- The area plan recognizes the previous petition 1995-066 that allowed a 32,128-square-foot screen printing business.

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:

- Although the proposal for non-residential uses is inconsistent with the adopted future land use recommendation for residential uses, the site fronts along Susan Drive, which is an established non-residential street; and
- The site is surrounded by retail development that fronts on Hickory Grove Road and WT Harris Boulevard; and
- The height of the proposed buildings and the proposed buffers will provide an appropriate transition to the adjacent residential properties; and

- The proposed request allows all uses in B-1 (neighborhood business) and contractor’s offices which are allowed in B-2 (general business) which will minimize impacts on adjacent properties.

Motion/Second: Gussman / McClung

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that the portion of the site for B-2(CD) (general business, conditional) is found to be inconsistent with the adopted area plan. However, the B-2(CD) site plan amendment portion of the site is found to be consistent with the adopted area plan.

A committee member asked if the portion of the site zoned R-8 is vacant. Staff responded that there are two single family detached dwelling units that front Hickory Grove Road.

There was no further discussion of this petition.

**PLANNER**

Sonja Sanders (704) 336-8327