



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-8 (single family residential)

LOCATION

Approximately 6.29 acres located on the east side of East W.T. Harris Boulevard and the end of Susan Drive, north of Hickory Grove Road.
(Council District 5 - Newton)

PETITIONER

JDSI, 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 *Eastside Strategy Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential land uses up to eight dwelling units per acre.

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 proposed R-8 (single family residential) zoning district is consistent with the surrounding single family zoning districts in the area, which include R-3 (single family residential) and R-8 (single family residential) zoning districts; and
- The site is within proximity to a Neighborhood Center at the intersection of Hickory Grove Road and East W.T. Harris Road that provides opportunity for goods and services to residents; and
- The proposed zoning will help to maintain the low to moderate density residential character of the area.

Motion/Second: McMillan / Ham

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

Nays: None

Absent: Watkins

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

PLANNER

There was no further discussion of this petition.

Michael Russell (704) 353-0225