



Zoning Committee

REQUEST	Current Zoning: R-3 (single family residential) Proposed Zoning: R-4 (single family residential)
LOCATION	Approximately 20.08 acres located on the east side of Beatties Ford Road, south of Miranda Road, north of Lakeview Road. (Outside City Limits)
PETITIONER	JDSI, LLC

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

- The plan recommends residential land uses up to four 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 zoning district of R-4 is consistent with the adopted future land use of residential up to four dwelling units per acre; and
- The surrounding area is developed mostly as single family, low density residential, consistent with the proposed R-4 zoning district; and
- The only differences between the R-3 and R-4 zoning districts are the slight increase in density and some minimal lot dimensions related to lot size, width, rear and side yard requirements.

Motion/Second: Watkins / 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 it is consistent with the adopted area plan.

PLANNER

There was no further discussion of this petition.

Michael Russell (704) 353-0225