



Zoning Committee Recommendation

Rezoning Petition 2019-139

February 4, 2020

REQUEST

Current Zoning: R-12 MF (multi-family residential) & R-3 (single family residential)
Proposed Zoning: R-8 (single family residential)

LOCATION

Approximately 5.3225 acres located at the eastern portion of W.T. Harris Boulevard at its intersection with Wallace Avenue, north of Albemarle Road.
(Council District 5 - Newton)

PETITIONER

JDSI, Inc.

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Eastland Area Plan* (2003) with respect to most of the recommended land use but **inconsistent** with a small portion of the subject property, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multi-family uses up to 12 dwelling units per acre for parcel 20324103 and residential uses up to four dwelling units per acre for parcel 10332225.

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 petitioner's request for a single family zoning district is more closely aligned with the context of the surrounding neighborhoods and would be developed under a similar density of constructed subdivisions along Wallace Road.
- Trip generation from the request away from a multi-family zoning district is only 12 percent more than current entitlements would create.
- The request to rezone accomplishes one of the *Eastland Area Plan*'s goals of "supporting strong neighborhoods" through the by providing additional housing options while maintaining the general residential character of the surrounding area.

The approval of this petition will revise the adopted future land use as specified by the *Eastland Area Plan* for parcel 10332225, from single family residential up to four DUA to single family residential up to eight DUA.

Motion/Second: McClung / Watkins
Yea: Gussman, Ham, McClung, Watkins, Ham
Nays: None
Absent: Wiggins, Spencer
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

A commissioner expressed concern about getting in and out because of traffic backups. CDOT staff noted that, while this is a conventional petition without a site plan, W.T. Harris is a state-maintained road; and access likely would have to be off of Wallace Road. The density proposed is significantly less than current entitlement, limiting additional demand.

There was no further discussion of this petition.

PLANNER

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