



Zoning Committee

REQUEST

Current Zoning: R-17MF (multi-family residential)
Proposed Zoning: B-2(CD) (general business, conditional)

LOCATION

Approximately 3.35 acres located on the east side of East W.T. Harris Boulevard, at the intersection of Lawyers Road, north of Albemarle Road.
(Council District 5 - Newton)

PETITIONER

BWN Investments, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend DENIAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the *East District Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends multi-family residential uses.

Therefore, we find this petition to not be reasonable and not in the public interest based on information from the staff analysis and the public hearing and because:

- The petition is inconsistent with the adopted area plan's land use recommendation of multi-family residential uses; and
- The adopted policy is intended to concentrate retail and commercial development along Albemarle Road and at the W.T. Harris Boulevard intersection, while maintaining and supporting multi-family development northward along the W.T. Harris Boulevard corridor; and
- Maintaining the adopted multi-family land use and zoning of this parcel protects and supports the promotion of housing diversity in the area on a site that is near a commercial center and existing transit service.

Motion/Second: McClung / Watkins

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 inconsistent with the adopted area plan.

A committee member asked about new development adjacent to the site across Lawyers Road. Staff responded that seven new lots were created at the northeast intersection of E. W.T. Harris Boulevard and Lawyers Road, and building permits have been issued for seven single family detached dwellings.

A committee member expressed that the proposed site, as currently zoned, would allow more help for residential opportunities in the community, as opposed to a car wash. The member added that they don't see how a car wash would be beneficial to the area, and the petition does not seek to provide uses not currently provided in the area. Another committee member stated that a land use transition has been provided for in the adopted land use plan, and they are not in favor of changing that transition.

There was no further discussion of this petition.

PLANNER

Sonja Sanders (704) 336-8327