

**ZONING COMMITTEE  
RECOMMENDATION  
May 24, 2006**

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**Rezoning Petition No. 2006-063**

**Property Owner:** Cates & Broome

**Petitioner:** Provident Development Group LLC

**Location:** Approximately 9.6 acres located north of the intersection of Mountain Island Drive West and Brookshire Boulevard

**Request:** R-3(MI-CA), single family residential to R-8(CD) (MI-CA), multi-family residential conditional district (in the Mountain Island Critical Area)

**Action:** The Zoning committee voted unanimously to recommend **APPROVAL** of this petition.

**Vote:**

Yeas:	Carter, Cooksey, Howard, Hughes, Ratcliffe, and Sheild
Nays:	None
Absent:	Farman

**Summary of Petition**

This petition will allow the addition of 18 residential units in 6 triplexes as a part of a second phase of development for Preservation Point. The plan shows the individual lots and sub lots, tree save area and common open space. A 50-foot undisturbed setback is provided along Brookshire Boulevard in accordance with the 2003 petition. The property is located in the Mountain Island Critical Area 4 – Lake Front. The overall density for the entire Preservation Point development will be 1.97 units per acre.

**Zoning Committee Discussion/Rationale**

Keith MacVean reviewed the petition and noted that the net increase in the number of units is 18 within 6 buildings. The subject property will be combined with the adjacent property and the buildings will be arranged throughout the site as shown on the site plan. He further noted that the overall density of the entire Preservation Point development is 1.97 units per acre. The request is consistent with the General Development Policies and is appropriate for approval.

**Statement of Consistency**

A motion was made by Sheild and seconded by Carter finding this petition consistent with the General Development Policies. The Zoning Committee unanimously approved this motion.

**Vote**

Upon a motion made by Howard and seconded by Sheild, the Zoning Committee voted unanimously to recommend approval of this petition.

**Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.