



Zoning Committee

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**REQUEST**

Current Zoning: R-5 (single family residential)  
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 7.81 acres located on the east side of Brookshire Boulevard, north of Dakota Street, west of Tennessee Avenue. (Council District 2 - Graham)

**PETITIONER**

Plainwood, LLC

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**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:

The western portion of this petition is **inconsistent** with the *Thomasboro-Hoskins Area Plan (2002)* recommendation of single family residential up to 5 dwelling units per acre. The eastern portion of this petition is **inconsistent** with the *Northwest District Plan (1990)* recommendation of single family residential up to 6 dwelling units per acre. The petition is **consistent** with the *General Development Policies (GDP)* recommendation for residential uses at up to 17 dwelling units per acre, based on the information from the staff analysis and the public hearing, and because:

- The *Thomasboro-Hoskins Area Plan* recommends single family residential up to 5 dwelling units per acre.
- The *Northwest District Plan* recommends single family residential up to 6 dwelling units per acre.

However, 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:

- This petition proposes up to 93 townhome dwelling units on this site for a density of 11.9 dwelling units per acre.
- The *General Development Policies (GDP)* provides policy guidance for evaluating proposed residential densities greater than four units per acre. The petition meets the General Development Policies locational criteria for consideration of up to 12 dwellings per acre.
- The petition commits to increased pedestrian connectivity by committing to install an 8-foot-wide planting strip and a 6-foot wide sidewalk along the Site's frontages on Plainwood Drive and Black Avenue.

- This petition proposes to complete the street network along Plainwood Drive and Black Avenue. These streets will be for public use.
- The *Thomasboro-Hoskins Area Plan* (2002) has a goal to prioritize infill development to stabilize the neighborhood’s housing stock. This petition will increase housing options in this area and establish valuable street infrastructure for future development to the north of the site.
- This petition’s proposal of townhome uses with a density of 11.9 DUA are an appropriate transition to the non-residential uses along Brookshire Boulevard to the north of the parcel.

The approval of this petition will revise the adopted future land use as specified by the *Thomasboro-Hoskins Area Plan* (2002) and the Northwest District Plan (1990) from single family residential up to 5 DUA and single family residential up to 6 DUA to residential up to 12 DUA.

Motion/Second: Barbee / Blumenthal  
 Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton  
 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.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225