



Zoning Committee

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<b>REQUEST</b>	Current Zoning: N1-A (neighborhood 1-A) and CC (commercial center) Proposed Zoning: N2-A(CD) (neighborhood 2-A, conditional)
<b>LOCATION</b>	Approximately 1.78 acres located along the southwest side of Point O'Woods Drive, west of Northlake Centre Parkway. (Council District 4 - Johnson)
<b>PETITIONER</b>	True Homes, 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:

**To Approve:**

This petition is found to be **inconsistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Regional Activity Center Place Type for this site.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- This petition proposes to add to the variety of housing options in the area.
- Though inconsistent with the *2040 Policy Map*, the proposed uses align with the multi-family and mixed-use sites in the area.
- The proposed site is within a ¼ mile walk, bike or transit of a Regional Activity Center that would support the proposed residential uses.
- The petition proposes streetscape improvements along its frontage on Point Woods Drive including an 8-foot sidewalk and 8-foot planting strip.
- The proposed site would be well supported by bus transit with a CATS bus stop less than ¼ mile from the site.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

- 5: Safe & Equitable Mobility.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Regional Activity Center Place Type to Neighborhood 2 Place Type for the site.

Motion/Second: Sealey / Neeley  
 Yeas: Lansdell, Neeley, Russell, Sealey, Welton, Whilden, Winiker  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner Russell asked if staff was comfortable with allowing residential in a regional activity center place type. Staff was comfortable with residential at this location due to the small and narrow size of the site.

Commissioner Lansdell asked how many curb cuts there would be along Point O’Woods Drive. CDOT responded there would be 9 driveways because the narrow site didn’t allow for a rear-loading product.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225