

pattern along this corridor is dominated by R-10 and R-M. Most of the R-10 portion is misleading in that it is mostly developed with institutional uses such as the adjacent Westside Baptist Church and the Parker Mathis Learning Center (alternative school) just beyond. There are seemingly increasing levels of traffic along this corridor, and this will probably increase dramatically if/when Lankford's planned connection to Norman Drive is completed. The subject property is definitely not conducive for R-10 Single-Family Residential development due to its irregular shape, and its location along this four-lane arterial roadway. Although the uses allowed in the existing C-N Zoning or even in an R-P or O-P alternative would be deemed acceptable here, there is some merit in choosing Multi-Family development for this property --- given the large apartment complex across the street and the adjacent non-residential uses. This would make a choice of either R-P or R-M Zoning interchangeable here; however, given the current lack of actual R-P Zoning along this corridor, R-M would seem the better choice for now.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.

**PLANNING COMMISSION ACTION:** The Planning Commission reviewed this at their March 31, 2025 Regular Meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommended approval (7-0 Vote).