



Zoning Committee

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**REQUEST**

Current Zoning: B-2 PED (general business, pedestrian overlay)  
Proposed Zoning: TOD-UC PED (transit oriented development - urban center, pedestrian overlay)

**LOCATION**

Approximately 2 acres located on the west side of Pecan Avenue, north of Independence Boulevard, south of Central Avenue.  
(Council District 1 - Egleston)

**PETITIONER**

Crosland Southeast

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Plaza Central Pedscape Plan*, based on the information from the staff analysis and the public hearing and because:

- The *Plaza Central Pedscape Plan* recommends multi-family residential uses greater than 12 units per acre/office/retail.

Therefore we find this petition to Choose an item. public interest based on information from the staff analysis and the public hearing and because:

- The request is less than 1/4 mile from the proposed Pecan Avenue Station along the LYNX Silver Line.
- The site is just over a 1/4 mile from the proposed LYNX Gold Line Plaza stop at the intersection of Central Avenue and The Plaza.
- The adopted plan recommends multi-family residential greater than 12 units per acre/office/retail for surrounding parcels. The adopted plan recommendation is consistent with the with the uses in areas planned for TOD.
- A portion of the subject parcel was rezoned to B-2 PED via petition 2020-036 in order to establish zoning for acreage that was previously part of Independence Boulevard right-of-way.
- TOD (transit oriented development) standards include requirements for appropriate streetscape treatment, building setbacks, street-facing building walls, entrances, and screening.
- This petition would allow a richer mix of uses to help this property be in keeping with the vision of the *Plaza-Central*

*Pedscape Plan's* overall vision of "creating a vibrant, mixed use district...".

Motion/Second: Kelly / Welton  
Yeas: Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton  
Nays: None  
Absent: Barbee  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the conventional request and noted that it is consistent with the adopted area plan. There was no discussion of this petition.

**PLANNER**

Claire Lyte-Graham (704) 336-3782