



Zoning Committee

REQUEST

Current Zoning: B-2 PED (business, pedestrian overlay)
Proposed Zoning: B-2 PED(O) (business, pedestrian overlay optional)

LOCATION

Approximately .905 acres located at the NE intersection of Central Avenue and Pecan Avenue in the Plaza Midwood community.

(Council District 1 - Egleston)

PETITIONER

1511 Central, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 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* (2003) with respect to proposed land use, based upon the information from the staff analysis and the public hearing, and because:

- The petition is consistent with the Plan's recommendation for Multi-Family over 12 dwelling units per acre (DUA)/Office/Retail uses for the site

Therefore, 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:

- The request's maximum height request is reasonable considering the site's proximity to single family homes.
- The request is contextually appropriate considering the site's location along Plaza Midwood's Central Avenue corridor.
- The proposal preserves an existing building with frontage along Central Avenue which also maintains the dominant streetscape pattern.
- The request achieves the *Plaza-Central Pedscape Plan's* vision through preserving historic retail space and building forms.

Motion/Second: Ham / Blumenthal

Yeas: Blumenthal, Ham, Samuel, Spencer and Welton

Nays: None

Absent: Chirinos, Rhodes

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090