



Zoning Committee

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<b>REQUEST</b>	Current Zoning: R-6MF(CD) (multi-family residential, conditional) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 0.30 acres located on the south side of Hoskins Road and west side of Gossett Avenue.  (Council District 2 - Graham)
<b>PETITIONER</b>	Optimistic Venture Group, 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:

This petition is found to be both **consistent** and **inconsistent** with the *Thomasboro/Hoskins Area Plan* (2002) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends multifamily residential uses for the site.
- The petition exceeds the maximum recommended density for the site of 12 dwelling units per acre.
- The petition does not meet the General Development Policies (GDP) criteria for multifamily residential of greater than 17 dwelling units per acre (DUA).

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:

- While the petition exceeds the recommended 12 dwelling units per acre for this site, it proposes to adaptively reuse an existing historic building built in 1905.
- The proposed rezoning is adjacent to the historic Hoskins Mills property, which was previously repurposed for residential uses.
- The proposed residential use is compatible with existing uses in the area.
- As part of the redevelopment of the property, the petitioner has committed to improving the back of curb Hoskins Rd sidewalk by constructing a 6' sidewalk behind a 22' planting strip while preserving many of the mature trees onsite.

The approval of this petition will revise the adopted future land use as specified by the Thomasboro/Hoskins Area Plan, from multi-family residential up to 12 DUA to multi-family residential up to 22 DUA for the site.

Motion/Second: Welton / Ham

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is **consistent** with the multi-family land use recommendation for this site, as per the *Thomasboro/Hoskins Area Plan* (adopted 2002), but **inconsistent** with the recommended 12 dwelling units per acre.

There was no further discussion of this petition.

**PLANNER**

Joe Mangum (704) 353-1908