



Zoning Committee

REQUEST

Current Zoning: B-2 (general business)
Proposed Zoning: TOD-CC (transit-oriented development-community center)

LOCATION

Approximately 1.69 acres located on the east side of North Tryon Street, north of University City Boulevard, and west of East W.T. Harris Boulevard.
(Council District 4 - Johnson)

PETITIONER

Anthony Fox

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 inconsistent with the *University City Area Plan – Blue Line Extension (2015)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office/retail uses.

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

- The site is less than a ½ mile walking distance from the McCullough transit station, which will provide appropriate transportation service for the project.
- While the land use is inconsistent with the use designated in the area plan, the petition overall supports the area plan's goal of accommodating higher intensity uses that support the various transportation systems throughout the corridor.
- As written, TOD-CC may be applied to parcels within a 1/2-mile walking distance of an existing rapid transit station.
- Use of conventional TOD zoning districts applies standards and regulations to create the desired form and intensity of transit supportive development, and a conditional rezoning is not necessary.

The approval of this petition will revise the adopted future land use as specified by the *University City Area Plan – Blue Line Extension (2015)*, from Office/Retail to Transit Oriented Development for the site.

Motion/Second: Welton / Rhodes

Yeas: Blumenthal, Chirinos, Rhodes, Samuel, Spencer
and Welton
Nays: None
Absent: Ham
Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225