



Zoning Committee

REQUEST

Current Zoning: R-22MF (multi-family residential)
Proposed Zoning: B-2 (general business)

LOCATION

Approximately 0.73 acres bound by the south side of North Linwood Avenue and north side of Interstate 85, west of Brookshire Boulevard.
(Council District 2 - Graham)

PETITIONER

Rosemara Espinoza

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend DENIAL of this petition and adopt the consistency statement as follows:

To Deny:

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

- The plan recommends retail uses for the site.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- The site is surrounded by general and neighborhood business zoning districts and this petition as a conventional rezoning without conditions would allow for nuisance uses and would not remedy the traffic issues in the area.

Motion/Second: Spencer / Blumenthal

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 adopted area plan.

Commissioner Spencer asked staff why this petition was proposed as a conventional rezoning rather than a conditional.

Staff answered that because the site is surrounded by other business zoning districts and it is consistent with the area plan's proposed land use, the application of a conventional petition rather than conditional was reasonable.

Commissioner Spencer noted that the conventional petition allows all uses in the proposed zoning district and therefore cannot support the petition. Chairperson Samuel added that this quadrant of land between the interstate, Brookshire Boulevard, and Rozzelles Ferry Road is experiencing significant growth and that she would not support this petition as a conventional rezoning. Commissioner Blumenthal echoed Chairperson Samuel's comments.

There was no further discussion of this petition.

PLANNER

Holly Cramer (704) 353-1902