



Zoning Committee

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<b>REQUEST</b>	Current Zoning: R-12MF (multi-family residential) Proposed Zoning: B-2 (general business)
<b>LOCATION</b>	Approximately 0.86 acres located on the north side of Albemarle Road east of Blair Road. (Outside City Limits)
<b>PETITIONER</b>	Roman C. Garcia

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<b>ZONING COMMITTEE ACTION VOTE</b>	<p>The Zoning Committee vote 7-0 to recommend APPROVAL of this petition.</p> <p>Motion/Second: Sullivan / Nelson</p> <p>Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan</p> <p>Nays: None</p> <p>Absent: None</p> <p>Recused: None</p>
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<b>ZONING COMMITTEE DISCUSSION</b>	<p>Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.</p> <p>There was no further discussion of this petition.</p>
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<b>ZONING COMMITTEE STATEMENT OF CONSISTENCY</b>	<p>The Zoning Committee voted 7-0 (motion by Sullivan seconded by Nelson) to adopt the following statement of consistency:</p> <p>The proposed rezoning is consistent with the <i>East District Plan</i>, based on the information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"><li>• The plan recommends retail uses for the subject property.</li></ul> <p>Therefore this petition was found to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:</p> <ul style="list-style-type: none"><li>• The portion of the property fronting along Albemarle Road is zoned B-2 (general business) while the rear portion of the property is zoned R-12 MF (multi-family residential).</li><li>• The proposed rezoning will result in the entire property being uniformly zoned; and</li><li>• The site is located between property proposed for retail/multi-family residential uses in B-1(CD) (neighborhood business, conditional) zoning, and the parking area and outdoor ball field for an elementary school in R-3 (single family residential) zoning; and</li></ul>
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- Office and retail uses allowed in the B-2 (general business) district are compatible with the business zoning to the south and west of the subject property along Albemarle Road.

**Planner**

Sonja Strayhorn Sanders (704) 336-8327