



Zoning Committee

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**REQUEST**

Current Zoning: CC (commercial center)  
Proposed Zoning: B-1(TS) (neighborhood business, transit supportive overlay)

**LOCATION**

Approximately 2.19 acres located on the west side of J. W. Clay Boulevard, north of W. T. Harris Boulevard.  
(Council District 4 - Phipps)

**PETITIONER**

Andrew J. Kalinoski

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

- The area plan recommends a mix of office, retail and residential land uses.

Therefore, 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 proposed overlay will accommodate the continued existence and some expansion of businesses located on the subject sites; and
- In addition, the overlay district will allow reuse and redevelopment of the subject properties, and most of the uses in the base zoning districts will be permitted; and
- While the application of TS (transit supportive overlay) will make only minimal changes to the uses that will be allowed on these sites, TS will change the form of new development; and
- The TS district will ensure that future development is designed to be more transit supportive, by applying pedestrian oriented site design standards to the underlying business and industrial zoning districts; and
- This will allow the gradual transition of the area to an urban transit supportive district, which is appropriate for an area located close to a rapid transit station.

Motion/Second: Sullivan / Majeed

Yeas: Fryday, Majeed, McClung, McMillan, Spencer,

|          |              |
|----------|--------------|
|          | and Sullivan |
| Nays:    | None         |
| Absent:  | Nelson       |
| Recused: | None         |

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. There is one outstanding issue to provide a tree survey prior to the City Council decision. The Zoning Committee asked why the tree surveys are coming up so much this month. Staff responded that the tree ordinance requires a tree survey and petitioners are being asked to provide them prior to decisions. In the future, the surveys will be required to be submitted with the application.

There was no further discussion of this petition.

**Planner**

Sonja Sanders (704) 336-8327