

**ZONING COMMITTEE
RECOMMENDATION
January 30, 2008**

Rezoning Petition No. 2007-110

Property Owner: A&R Holdings, LLC

Petitioner: Robert K. Nixon

Location: Approximately 0.19 acres located at the intersection of Pecan Avenue and Gordon Street

Center, Corridor or Wedge: Corridor

Request: MUDD-O (PED), mixed-use development district, optional, pedestrian overlay district, to MUDD-O (PED) SPA, mixed-use development district, optional, pedestrian overlay district, site plan amendment.

Action: The Zoning Committee voted to recommend **Approval** of this petition.

Vote:

Yeas:	Howard, Sheild, Lipton, Loflin, Randolph, and Rosenburgh
Nays:	None
Absent:	Johnson
Recused:	None

Summary of Petition

This request for a site plan amendment to permit up to an 11,132 square feet expansion to a 3,868 square feet building. The site plan depicts an expansion of 4,489 square feet. The intended use of the building is for a restaurant. The subject parcel is approximately 8,468 square feet parcel in area.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that all outstanding issues were addressed prior to the Zoning Committee meeting. Commissioner Lipton asked a question about the staff analysis that stated the proposal was inconsistent with the *Plaza-Central Pedscape plan*. Mr. Mac Vean explained that the petitioner provided nine foot sidewalks, tree planters, and preserved some existing trees along the street. Once the site plan was revised staff felt it was in line with the *Plaza-Central Pedscape plan* and comfortable recommending this for approval to the Zoning Committee.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Rosenburgh the Zoning Committee unanimously found this petition to be consistent with the *Plaza Central Pedscape plan* and to be reasonable in the public interest.

Vote

Upon a motion made Commissioner Sheild and seconded by Commissioner Rosenburgh the Zoning Committee voted unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.