



## Zoning Committee Recommendation

Rezoning Petition 2019-138

February 4, 2020

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### REQUEST

Current Zoning: R-5 (single family residential)  
Proposed Zoning: R-8 CD (single family residential, conditional)

### LOCATION

Approximately 0.55 acres located at the southern intersection of Charles Avenue and Whiting Avenue.  
(Council District 1 - Egleston)

### PETITIONER

Bill Katsaros, Roma Homes

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### ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Central District Plan* (1993) with respect to land use but consistent with *General Development Policies* (GDP), based on the information from the staff analysis and the public hearing and because:

- GDP recommends over 17 dwelling units per acre for the site with design guidelines.

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 request for four detached single family units on .55 acres (7.3 DUA) is significantly less impactful than the 17 DUA density supported by the GDP.
- The request allows for the development of a vacant parcel of land with a product that closely matches the context of the surrounding single family neighborhood with detached, single family dwelling units.
- The requested density is similar to a recently approved rezoning petition (2018-049) directly across Whiting Avenue for 18 single family detached dwelling units on 2.57 acres (7 DUA).

The approval of this petition will revise the adopted future land use as specified by the *Central District Plan*, from residential uses up to 5 dwelling units per acre to residential uses up to 8 dwelling units per acre.

Motion/Second: McClung / Ham  
Yeas: Gussman, Ham, McClung, Nwasike, Watkins  
Nays: None  
Absent: Wiggins, Spencer  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

After the motion during discussion, Zoning Committee unanimously agreed that they would like to see all outstanding items addressed before this petition goes before City Council for decision.

There was no further discussion of this petition.

**PLANNER**

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