

Zoning Committee Recommendation

Rezoning Petition 2025-113

February 3, 2026

REQUEST

Current Zoning: CG (General Commercial)
Proposed Zoning: N1-C (Neighborhood 1-C)

LOCATION

Approximately 0.03 acres located on the east side of Reid Avenue, south of West Boulevard, and north of Farmer Street.
(Council District 3 - Mayo)

PETITIONER

Sea Lion LLC

**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:

To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood Center Place Type.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition would bring the parcel, which is currently split-zoned, under one zoning district.
- The petition would allow the parcel to be developed under one district, with one list of permitted uses and one set of development standards.
- The neighborhood to the south of the site is almost entirely zoned N1-C (Neighborhood 1-C), same as the requested zoning district.

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map*, from the Neighborhood Center Place Type to the Neighborhood 1 Place Type.

Motion/Second: Millen / Stuart

Yea: Welton, Caprioli, Gaston, McDonald, Millen, Stuart

Nays:	None
Absent:	Shaw
Recused:	None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

There was no further discussion of this petition.

PLANNER

Joe Mangum (704) 353-1908