



Zoning Committee

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**REQUEST**

Current Zoning: B1 (neighborhood business)  
Proposed Zoning: NS (neighborhood services)

**LOCATION**

Approximately .37 acres located at the eastern intersection of The Plaza and Shamrock Drive in the Plaza-Shamrock neighborhood.  
(Council District 1 - Egleston)

**PETITIONER**

James Doyle

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **consistent** with the *Central District Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends retail uses for the site.

Therefore, 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's proposal accomplished the Plan's goal of "...preserving the character and quality of neighborhoods..." through the redevelopment of older commercial areas.
- The petition proposes to adaptively reuse a vacant tire repair shop to allow for the placement of additional neighborhood retail/commercial uses along The Plaza.
- The proposed reuse creates a retail opportunity along a major thoroughfare that is within walking distance from many detached single family homes in the Plaza-Shamrock neighborhood.
- The request is in line with adopted future land use policy and matches the surrounding retail context of most parcels with frontage along The Plaza.
- The petitioner has agreed to exclude high trip generating auto-oriented uses from being utilized at the site including accessory drive through windows and fueling stations.
- The request fulfills the Central District Plan's policy of improving commercial corridor redevelopment.

Motion/Second: Gussman / Ham

Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins

Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

Chairman Spencer asked CDOT if they were satisfied that the proposal wouldn't exacerbate intersection issues. CDOT confirmed they were comfortable with the proposal. A brief discussion was had regarding street lighting as well. It was explained that any street lighting improvements would not be part of this proposal.

There was no further discussion of this petition.

**PLANNER**

William Linville (704) 336-4090