

## Petition 2021-162 by Rosemara Espinoza

### To Approve:

This petition is found to be **consistent** with the *Thomasboro/Hoskins Small Area Plan* (2002) 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 subject site is surrounded by both general business and neighborhood business zoning districts.
- The rezoning of this site would bring the block all under business zoning districts, allowing for a more consistent development pattern.
- The application of the B-2 zoning district is more appropriate than the existing R-22MF zoning given the retail and industrial land uses that are directly adjacent to the parcel.
- The site is between Brookshire Boulevard and Rozzelles Ferry Road, major thoroughfares that are appropriate for the application of the B-2 zoning district to the surrounding parcels.

### To Deny:

This petition is found to be **consistent** with the *Thomasboro/Hoskins Small Area Plan* (2002) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses for the site.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

### Motion:

### Approve or Deny

### Maker:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: