



Legislation Details (With Text)

**File #:** 24-526      **Version:** 1      **Name:**  
**Type:** ZONING CASES - CONSENT      **Status:** Hearing Closed; CPC Recommendation Followed  
**File created:** 2/2/2024      **In control:** Department of Planning and Urban Design  
**On agenda:** 2/28/2024      **Final action:**

**Title:** A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally, along both sides of Edgefield Avenue from Tennessee Avenue to the alley south of Newport Avenue, both sides of Balboa Drive between Pioneer Drive and Berkley Avenue, both sides of Ferndale Avenue from the alley east of Tennessee Avenue to the alley east of Balboa Drive, both sides of Brunner Avenue, between Balboa Drive and Edgefield Drive, and both sides of Newport Avenue between Balboa Drive and Edgefield Drive, and containing approximately 14 acres and an ordinance granting a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion and an ordinance granting the amendments  
**Recommendation of Staff:** Approval of a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion  
**Recommendation of CPC:** Approval of a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion  
 Z178-142(SO)

**Sponsors:**

**Indexes:** 1

**Code sections:**

**Attachments:** 1. Case Report

Date	Ver.	Action By	Action	Result
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**STRATEGIC PRIORITY:** Economic Development

**AGENDA DATE:** February 28, 2024

**COUNCIL DISTRICT(S):** 1

**DEPARTMENT:** Department of Planning and Urban Design

**EXECUTIVE:** Majed Al-Ghafry

**SUBJECT**

A public hearing to receive comments regarding a City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally, along both sides of Edgefield Avenue from Tennessee Avenue to the alley south of Newport Avenue, both sides of Balboa Drive between Pioneer Drive and Berkley Avenue, both sides of Ferndale Avenue from the alley east of Tennessee Avenue to the alley east of Balboa Drive, both sides of Brunner Avenue, between Balboa Drive and Edgefield Drive, and both sides of Newport Avenue between Balboa Drive and Edgefield Drive, and

containing approximately 14 acres and an ordinance granting a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion and an ordinance granting the amendments

Recommendation of Staff: Approval of a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion

Recommendation of CPC: Approval of a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion

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