



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of October 21, 2025
Second Reading for the City Council Meeting of November 11, 2025

DATE: September 26, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice, Development Services Department
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<p>Rezoning for a property at or near 6502 Holly Road</p>
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CAPTION:

Zoning Case No. ZN8548, AI Development, Inc. (District 4). Ordinance rezoning a property at or near 6502 Holly Road from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend denial). (3/4 favorable vote required to overrule Planning Commission).

SUMMARY:

This item is to rezone the property to allow a commercial development, particularly a strip retail plaza with a restaurant, retail sales and service uses, and indoor recreational uses.

BACKGROUND AND FINDINGS:

The subject property is a 3.33-acre tract in the southside area of the city out of the Woodbend Subdivision. It is located along Holly Road, an A1 class arterial street, and Woodbend Drive, a local residential street, a quarter mile east of the Holly Road and Airline Road intersection. It also abuts a medium-density residential subdivision at its north and east. Holly Road, a minor arterial road is lined mainly with residential subdivisions with a modest portion with commercial developments nearest the intersections.

The surrounding properties are primarily zoned “RS-6” Single-Family 6 District, which are found to the north and east of the property, with low-density residential uses. There are also some medium-density residential uses to the north. The property to the west of the parcel and Woodbend Drive is zoned “CN-1” Neighborhood Commercial District with commercial use; while those to the south of the tract and Holly Road are zoned “RS-TF/SP” Two-Family District with a Special Permit and “RS-6” Single-Family 6 District, with low- and high-density residential uses.

The “CG-2” General Commercial District permits restaurants, apartments, townhouses, overnight accommodation uses, educational facilities, medical facilities, commercial parking, offices, retail sales and services, vehicle sales and services, and water-oriented uses.

The proposed rezoning is consistent with the Southside ADP; however, is not consistent with the FLUM designation of high-density residential.

During the permitting process, zoning reviews are conducted to ensure that development compatibility is achieved; through the prescription of Unified Development Code required buffer yard width and points (UDC §7.9.5, 7.9.6), increased setbacks due to height (UDC §4.2.8.D), limitations on hours of operations with certain site features (UDC §7.2.7.B.1.a), and visual barriers such as landscaping (UDC §7.3.10) and walls to buffer noise generators (UDC §7.9.8.B).

Public Input Process:

Number of Notices Mailed: 40 notices were mailed within the 200-foot notification area, and 4 outside the notification area.

As of September 26, 2025

In Favor 1 inside notification area 0 outside notification area	In Opposition 1 inside notification area 0 outside notification area
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A total of 0.27% of the 200-foot notification area is in opposition.

ALTERNATIVES:

None.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION (August 6, 2025):

Planning Commission and Staff recommend denial of the change of zoning from the “CN-1” Neighborhood Commercial District to the “CG-2” General Commercial District.

Vote Results

For: 0

Against: 8

Absent: 1

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report