



## AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of May 14, 2024  
Second Reading for the City Council Meeting of May 21, 2024

**DATE:** April 19, 2024

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, Development Services Department  
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**Rezoning for a property at or near  
2823 South Port Avenue and 2511 San Jacinto Drive**

**CAPTION:**

Zoning Case No. ZN8200, Barajas Family Corporation (District 2). Ordinance rezoning a property at or near 2823 South Port Avenue and 2511 San Jacinto Drive from the "CG-2" General Commercial District and the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District; Providing for a penalty not to exceed \$2,000 and publication. (Planning Commission and Staff recommend approval).

**SUMMARY:**

This item is to rezone the property to allow a commercial use; specifically, a retail plaza with a potential restaurant use.

**BACKGROUND AND FINDINGS:**

The subject property is an approximate half-acre, vacant and undeveloped, parcel in the westside area of the city, along the east side of South Port Avenue, an "A1" class arterial, and the south side of San Jacinto Drive, a local residential road, and abuts a large residential district. The subject property is within the High Terrace Subdivision of 1940.

The properties to the north are zoned "CG-2" General Commercial with Medium-Density Residential use. To the east of the subject property, and further South Port Avenue, are properties zoned "CG-2" General Commercial District with commercial uses; as well as to the south of the site. The west of the subject parcel is the low-density "RS-6" Single-Family 6, High Terrace subdivision, with Medium-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 applicant is requesting an amendment to the current zoning district to allow for commercial use that may include retail sales and services and restaurant uses.

The proposed rezoning is consistent with many goals of Plan CC and the FLUM's designation of commercial.

Public Input Process

Number of Notices Mailed: 40 notices were mailed within the 200-foot notification area, and 6 outside the notification area.

*As of May 10, 2024:*

In Favor 3 inside notification area 0 outside notification area	In Opposition 0 inside notification area 0 outside notification area
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A total of 0.00% of the 200-foot notification area is in opposition.

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

There is no fiscal impact associated with this item.

**RECOMMENDATION:**

Planning Commission and Staff recommended approval of the change of zoning from the "RS-6" Single-Family 6 District and "CG-2" General Commercial District on April 3, 2024.

Vote Results

For: 7

Against: 0

Absent: 1

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance

Planning Commission Final Report

Aerial Map

Presentation - Aerial Map