

Zoning Case #1221-01

Gulfway Shopping Center
Rezoning for a Property at 7601 Yorktown Boulevard
From “FR” To “CN-1”



City Council
February 8, 2022

Zoning Pattern and Adjacent Development



Currently Zoned:
"FR" Farm Rural District

Proposed Use:
Commercial
Development

Surrounding Uses:

- North: Yorktown Boulevard and Commercial Zoning
- South, East, and West: Single-Family Residences

Public Notification

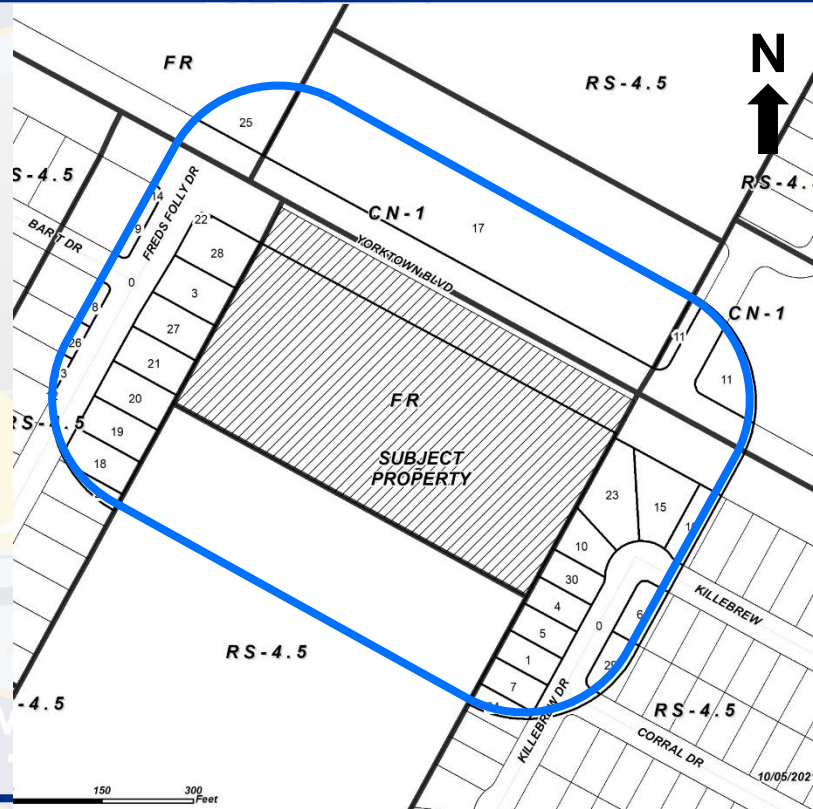
30 Notices mailed inside 200' buffer
4 Notices mailed outside 200' buffer

Notification Area

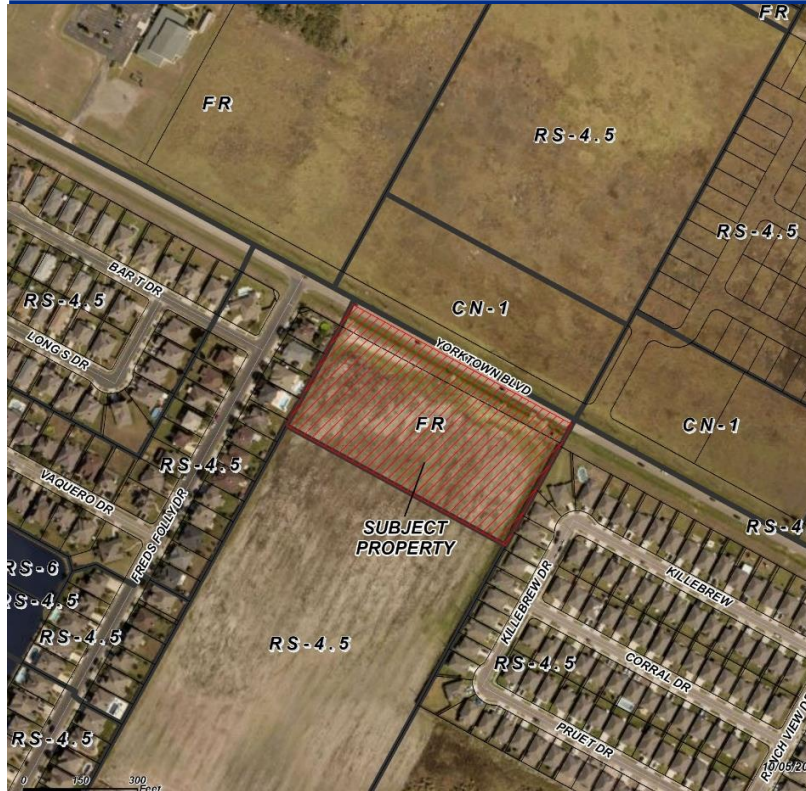
Opposed: 0 (0.00%)
Separate Opposed Owners: 0

In Favor: 0 (0.00%)

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition



Analysis and Recommendation



- Consistent with the adopted Comprehensive Plan (Plan CC)
- The proposed rezoning warrants an amendment to the Future Land Use Map.
- The property is currently vacant and is a remaining unplatted “FR” Farm Rural tract. The property has not been developed since annexation in 1995.
- Recent rezonings in the area have occurred to various commercial districts along the Yorktown Boulevard corridor since 2014.
- Planning Commission and Staff Recommendation: Approval