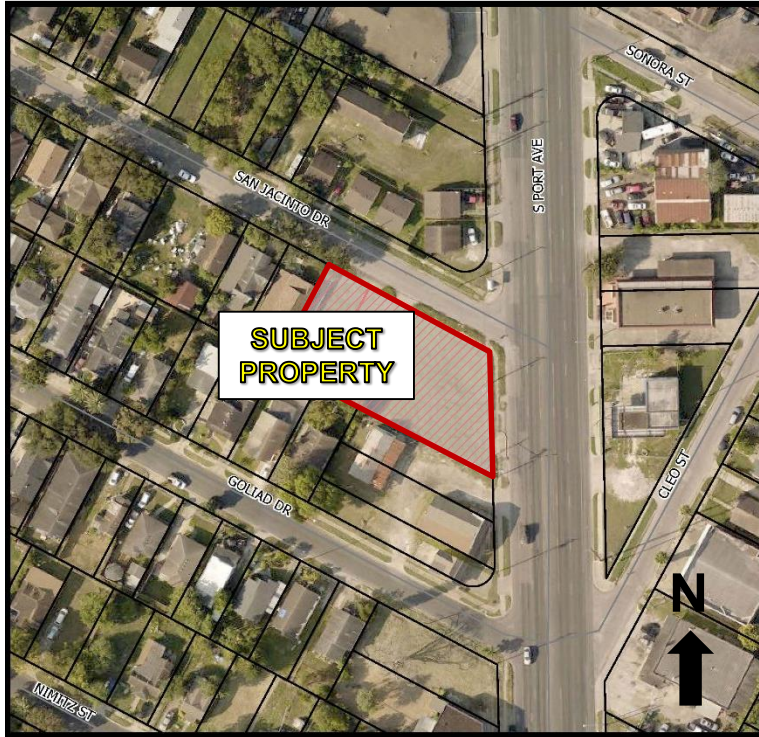


# Zoning Case ZN8200



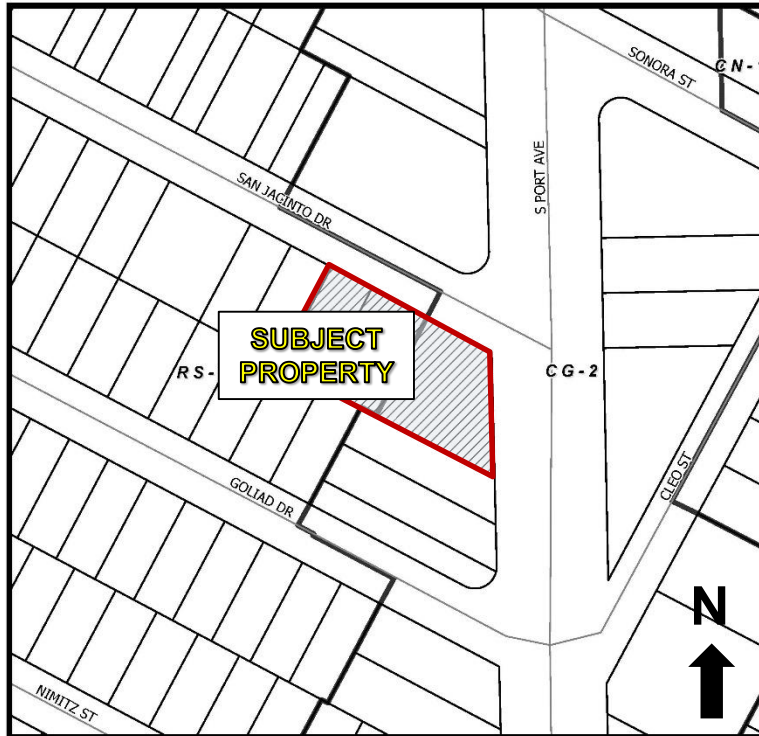
## Barajas Family Corporation District 2

Rezoning for a property at or near  
2823 South Port Avenue  
From the "RS-6" Single-Family 6 District  
and "CG-2" General Commercial District  
To the "CG-2" General Commercial District



City Council  
May 14, 2024

# Zoning and Land Use



## **Proposed Use:**

To allow for commercial use; specifically, a retail plaza with a potential restaurant use.

## **ADP (Area Development Plan):**

Westside ADP, adopted on January 10, 2023

## **FLUM (Future Land Use Map):**

Commercial

## **Existing Zoning District:**

“RS-6” Single-Family 6 (western portion of parcel) and “CG-2” General Commercial

## **Adjacent Land Uses:**

North: Transportation (San Jacinto Drive) & Medium-Density Residential, (Zoned: CG-2)

South: Commercial, (Zoned: CG-2)

East: Transportation (S Port Ave) & Commercial, (Zoned: CG-2)

West: Low-Density Residential, (Zoned: RS-6)

# Public Notification

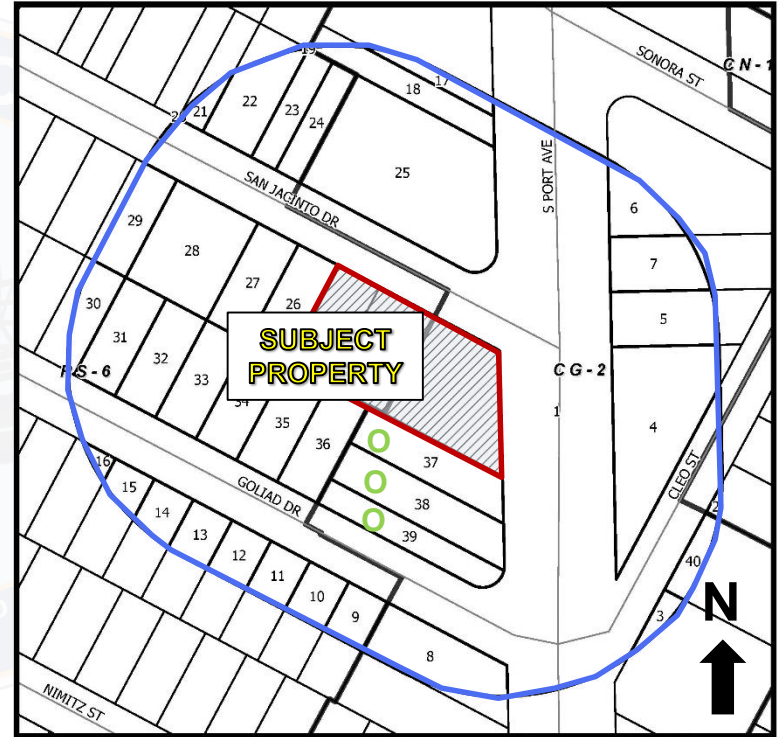
40 Notices mailed inside the 200' buffer  
6 Notices mailed outside the 200' buffer

## Notification Area

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



**In Favor: 3 (6.63%)**



*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

# Staff Analysis and Recommendation

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- The proposed rezoning is consistent with many goals of Plan CC and the FLUM's designation of commercial.
- Plan CC recommends development patterns that support a high quality of life. While the plan supports less intense commercial uses in adjacency to residential use; the development pattern along South Port Avenue reveals otherwise and appears to be the norm. With the pattern not reflecting the most appropriate transition, the UDC will ensure that development compatibility is achieved; through the prescription of buffers, increased setbacks, limitation on hours of operation with certain site features, and visual barriers such as fencing and screening.
- Sited within a large general commercial district along South Port Avenue, and the residential-zoned lot with a FLUM designation of commercial, and the staggering arrangement pattern of the commercial district, the amendment will not impact the surrounding properties.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL  
TO THE “CG-2” GENERAL COMMERCIAL DISTRICT**