

# Zoning Case ZN8261



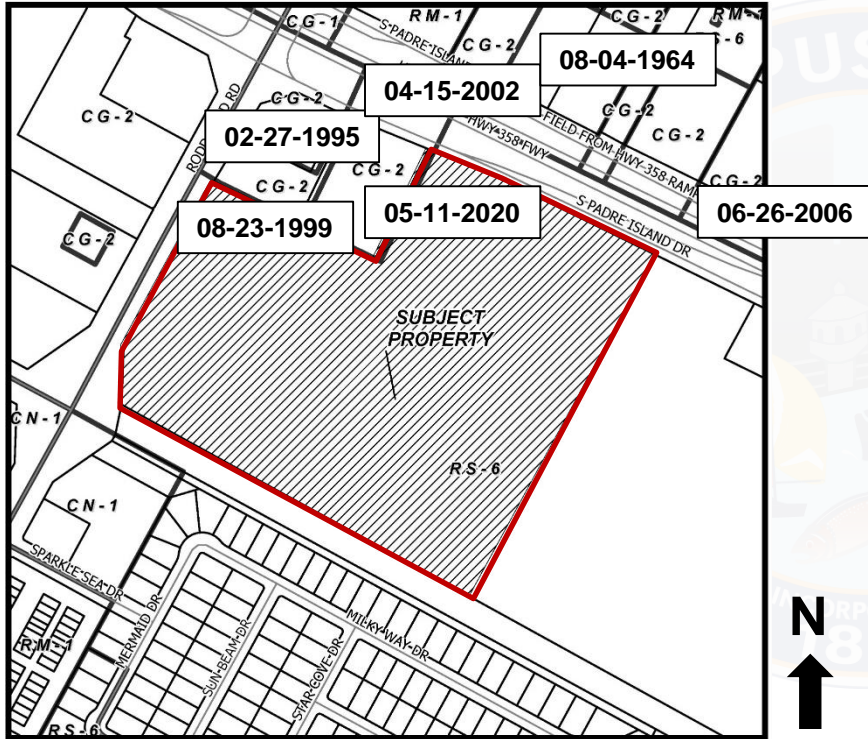
**Margo Lynn Moore**  
District 4

Rezoning for a property at or near  
7317 South Padre Island Drive  
From the "RS-6" Single-Family District  
To the "CG-2" General Commercial District



City Council  
July 16, 2024

# Zoning and Land Use



## Proposed Use:

A commercial development; which is to include indoor recreation, retail sales and services, and restaurant uses.

## ADP (Area Development Plan):

Southside, Adopted on March 17, 2020

## FLUM (Future Land Use Map):

Commercial

## Existing Zoning District:

"RS-6" Single-Family District

## Adjacent Land Uses:

North: Transportation, Vacant, Commercial, Professional Office; Zoned: CG-2

South: Drainage, Commercial, Low-Density Residential; Zoned: RS-6, CN-1

East: Vacant; Commercial; Zoned: RS-6, CG-2

West: Transportation, Professional Office, Public/Semi-Public, Vacant; Zoned: CG-2, CG-2/SP, CN-1

# Public Notification

32 Notices mailed inside the 200' buffer  
0 Notices mailed outside the 200' buffer

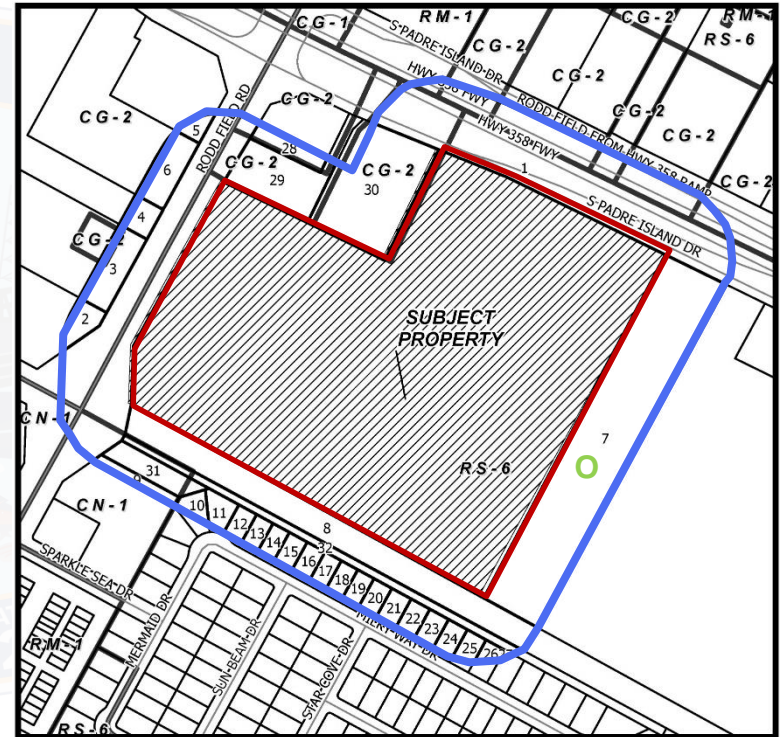
## Notification Area

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

**X**

**In Favor: 1 (20.97%)**

**O**



\*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

---

- The proposed rezoning is consistent with the City's Comprehensive Plan, and the future land use designation of commercial.
- The property to be rezoned is suitable for uses permitted by the zoning requested.
- The amendment, as proposed, will not have any negative impact upon the surrounding properties and neighborhood. It is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
  - A mixed-use infill development in proximity to several neighborhoods, may contribute to the ideal of interconnected developments that may provide community gathering spaces and increase walkability.
  - The typical pattern along SPID shows general commercial districts with residential uses beyond; which are buffered by the drainage corridor in this case.

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