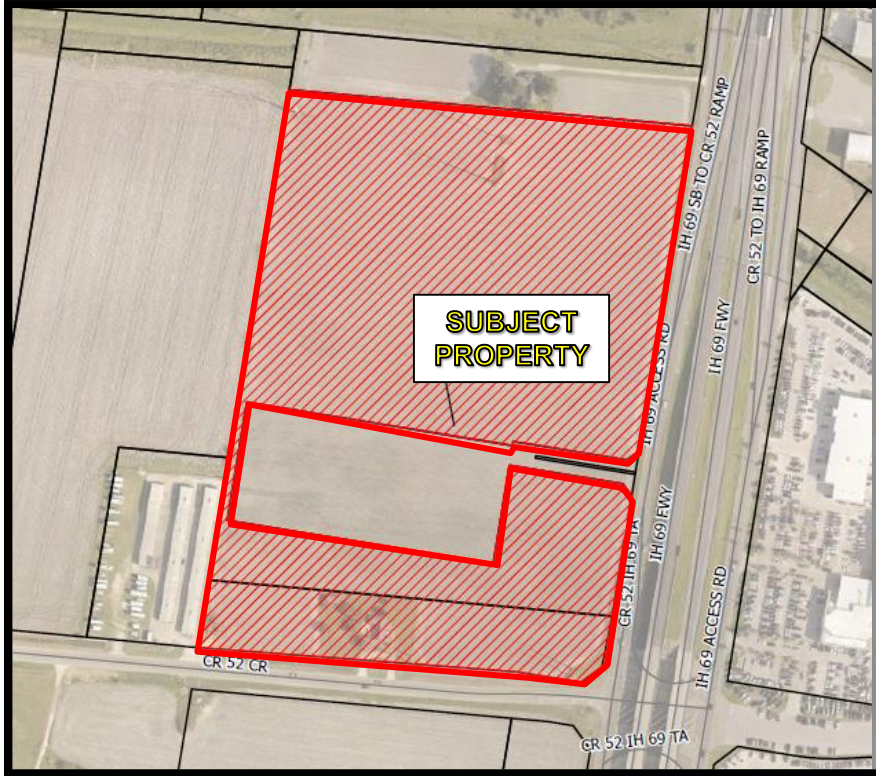


# Zoning Case ZN8539



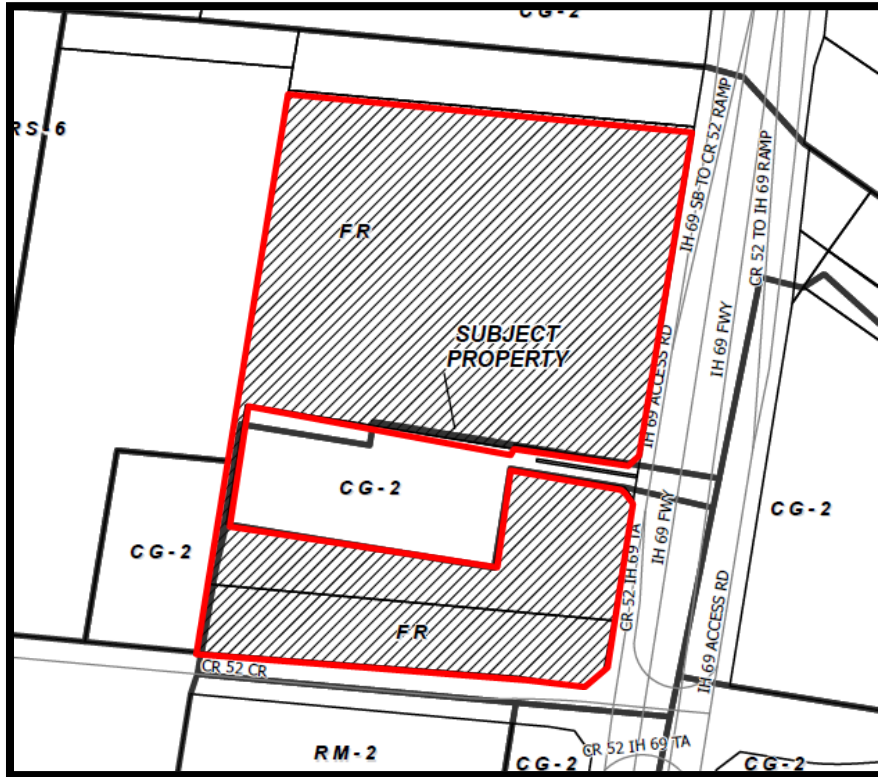
**2AVH Calallen, LP.**  
**District 1**

**Rezoning for a property at or near  
3604 Interstate Highway 69 (IH 69)  
From the "FR" to the "CG-2"**



Planning Commission  
January 8, 2025

# Zoning and Land Use



## Proposed Use:

To allow for commercial development to include retail and restaurant uses

## ADP (Area Development Plan):

Northwest, 2001

## FLUM (Future Land Use Map):

Medium-Density Residential

## Existing Zoning District:

“FR” Farm Rural District

## Adjacent Land Uses:

North: Low-Density Residential; Zoned: “RS-6”

South: Agricultural; Zoned: “RM-2”, “CG-2”

East: Transportation

West: Agricultural, Commercial; Zoned: “RS-6”, “CG-2”

# Public Notification

9 Notices mailed inside the 200' buffer  
3 Notices mailed outside the 200' buffer

## Notification Area

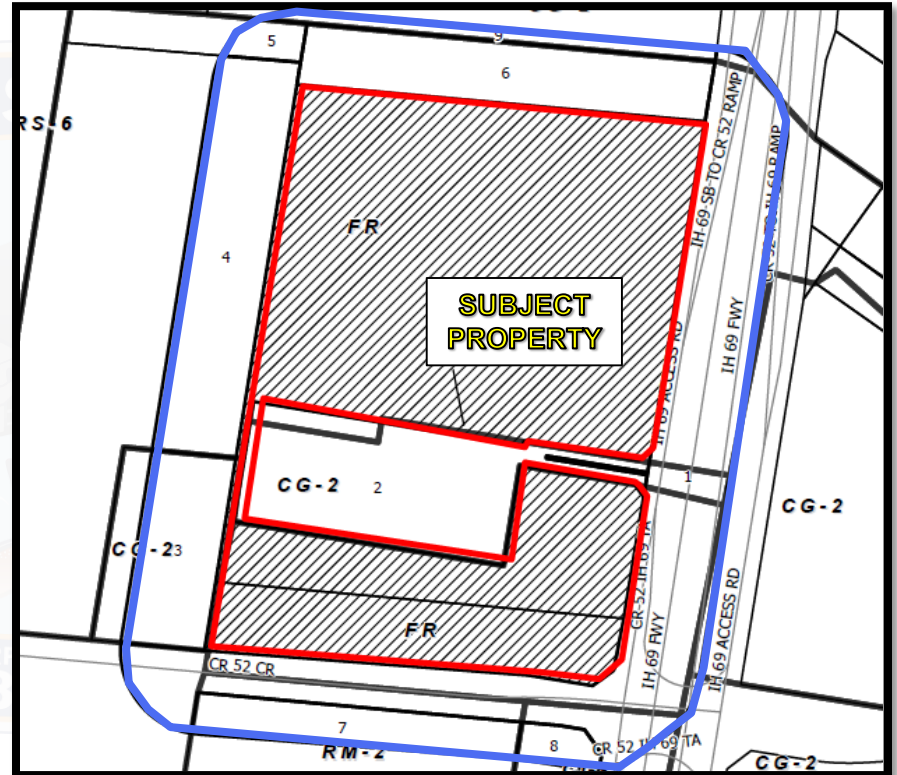
**Opposed: 0 (0.00%)**  
*Separate Opposed Owners: (0)*

**X**

**In Favor: 0 (0.00%)**

**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

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- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, does not have a negative impact upon the adjacent properties, and warrants an amendment to the Future Land Use map.
- Locating residential homes adjacent to a freeway is not a sound planning decision due to the potential negative impacts on the quality of life and environmental health of future residents. Therefore, it is encouraged to prioritize updating the future land use map section of the Northwest ADP.
- Approving the zoning change will align the property with the existing general commercial district both centrally and adjacently.

**STAFF RECOMMENDS APPROVAL TO THE  
“CG-2” GENERAL COMMERCIAL DISTRICT**