



**City Council Regular Meeting
AGENDA ITEM**

NUMBER: 30

SUBJECT: ZN-17-2024 and Ordinance No. 3227: An Ordinance Related to Zoning; Reclassifying Approximately 10.41 ± Acres from C-1, Neighborhood Commercial District to C-2, General Commercial District (ZN-17-2024, Tropical / Pecos Commercial) for Property Located at the Southeast Corner of Pecos Road and Tropical Parkway and Providing for Other Matters Properly Relating Thereto. (Ward 1- Barron) (For Possible Action; Recommendation – Approve; Pass and Adopt)	
REQUESTED BY: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	WARD: (Ward 1 - Barron)
RECOMMENDATION OR RECOMMEND MOTION: Approve ZN-17-2024 and pass and adopt Ordinance No. 3227.	
FISCAL IMPACT:	ACCOUNT NUMBER: N/A

STAFF COMMENTS AND BACKGROUND INFORMATION:

At their meeting of November 13, 2024, the Planning Commission unanimously (7-0 vote) recommended to approve ZN-17-2024.

The applicant Intercapital Asset Management is requesting consideration to reclassify (rezone) real property from C-1, Neighborhood Commercial District, to a C-2, General Commercial District. The subject site is 10.41 acres located at the southeast corner of Pecos Road and Tropical Parkway. The Comprehensive Master Plan Land Use designation for the subject site is Neighborhood Commercial.

Attachments:

- Ordinance No. 3227
- Planning Commission Minutes
- Staff Report and Attachments

CIP No.	Related Item: ZN-17-2024
LIST CITY COUNCIL GOAL(S): Innovative, Efficient, and Stable Government	

PREPARED BY: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services	Respectfully Submitted Micaela R. Moore, City Manager	MEETING DATE: January 15, 2025
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