



ITEM 28

7912 North Loop

Rezoning

PZRZ25-00024



PZRZ25-00024



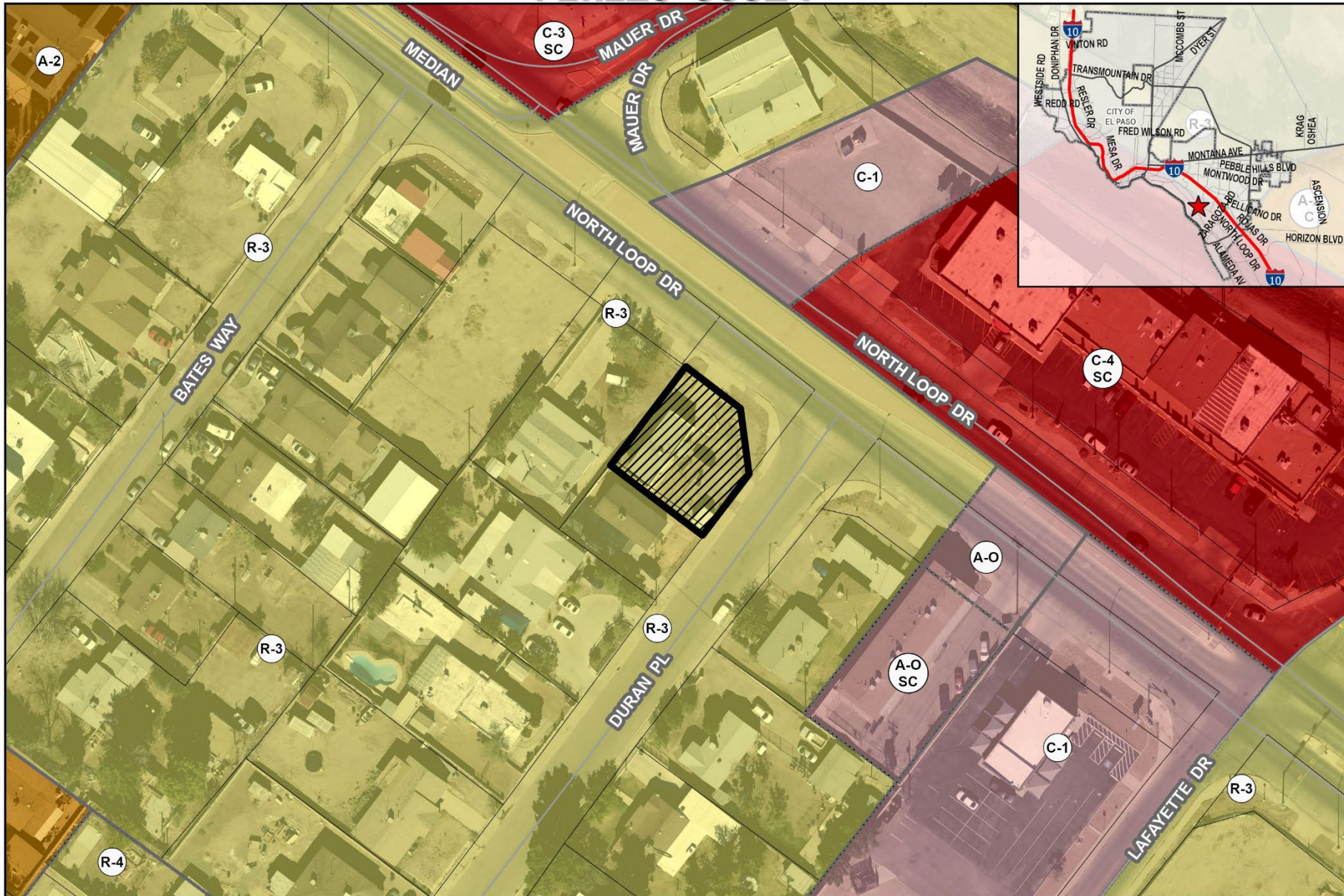
Aerial

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property





Existing Zoning

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 Subject Property





Future Land Use Map

G-3, Suburban (Walkable):
 This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

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Subject Property





Subject Property

N

Surrounding Development



W

S



Public Input

- The applicant notified the Corridor 20 Civic Association, Mission Valley Civic Association, and the Rosedale Farms Neighborhood associations.
- Notices were mailed to property owners within 300 feet on January 16, 2026.
- The Planning Division has received a petition with 12 signatures in support and a petition with 21 signatures in opposition as well as 1 email in opposition to the request.



PZRZ25-000024



Notice Map
 31 Notices
 35 Properties

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties



Recommendation

- Staff and CPC (5-1) recommend **APPROVAL WITH CONDITIONS** of the rezoning request. The conditions are as follows:
 1. *That a five-foot (5') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along North Loop Drive and Duran Road. Such buffer shall also include provision of thirty (30) shrubs. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscaping buffer shall be required on existing or proposed paved areas for vehicular or pedestrian access.*

Recommendation (cont.)

2. *The following uses are restricted: Automotive service station, motor vehicle repair minor, commercial fueling station, convenience store with gas pumps.*
3. *No outdoor amplified sound shall be permitted.*



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence, Accountability, People

