

Planning and Zoning Commission

8.25.26



Case ZC26-009

PRESENTED TO P&Z– 8.25.2026

EMILIO SANCHEZ

DEVELOPMENT SERVICES DEPUTY DIRECTOR

ZC26-009– 1540 E Renfro St

Location:

- 1540 E Renfro Street

Applicant:

- Cynthia Rivera with Manley's Boiler Holdings (Owner)

Item for approval:

Zoning Change from "A" Agriculture to "C" Commercial district (Case ZC26-009).

Zoning

Agriculture



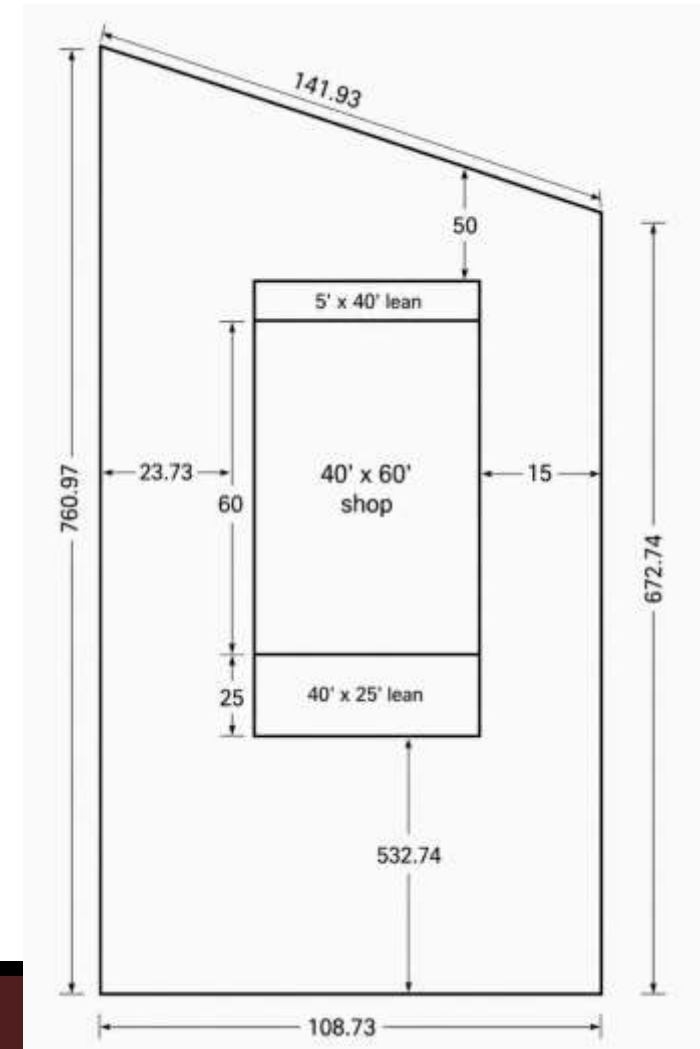
Comprehensive

Community / Commercial



ZC26-009 – 1540 E Renfro St

Concept Plan and Future Building



ZC26-009 – 1540 E Renfro St

Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.

Properties within 300' of Case ZC26-009



ZC26-009 – 1540 E Renfro St

Staff Recommendation:

- Staff has determined that the requested zoning district of Commercial is appropriate at this location and would align with the Comprehensive Plan.
- Staff recommends approval of the ordinance.

Community Commercial

Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development.

Landscaping and urban design should enhance visitors' experiences, separate sidewalks from major roads and define pedestrian routes to promote connectivity and walkability. Cross-access between developments and visibility from adjacent streets are important components to the success of developments in these areas.

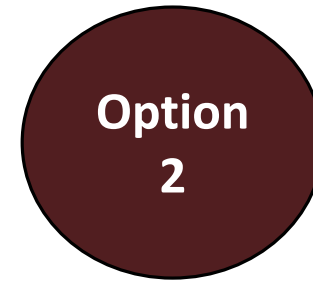
Mixed-use development should be integrated at key nodes, focusing on placemaking and walkability, both within the node and from surrounding neighborhoods. Node locations will be identified during the upcoming review of the City's zoning ordinance and addressed through the creation of a form-based code.

Corresponding zoning districts may include (but are not limited to):

- NS, Neighborhood Services
- GR, General Retail



**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

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