



AGENDA ITEM ANALYSIS

Project/Issue Name: 26-24 An Ordinance of the City Council Approving Amending the Zoning Classification of Approximately 1 Acre of Real Property, Located at 210 South Hampton Avenue, from Local Commercial (C-1) to General Commercial (C-2).

Submitted By: Chris Tabor, Principal Planner

Date: August 25, 2026

Issue Statement

The owner of the property at 210 S. Hampton Ave is requesting a rezone from Local Commercial (C-1) to General Commercial (C-2).

Discussion and/or Analysis

David McCormack, on behalf of DK Property Holdings, has submitted an application for the rezone of property at 210 S Hampton Ave.

The property subject to this Rezoning Application is currently zoned as Local Commercial (C-1). The applicant wishes to rezone the property to General Commercial (C-2).

The property is the site of a vacant structure that was previously used for tire sales and installation. This use was deemed appropriate for Local Commercial (C-1) at the time business operations began. However, in 2021, a code amendment removed the named use that allowed the business to operate from the Local Commercial (C-1) Zoning District and moved it to the General Commercial (C-2) Zoning District. As its operations predated this amendment, the business was allowed to continue on under legal non-conforming status. At some point between 2021 and 2022, the building, or use, was vacated for a twelve-month period, triggering the lapse of its legal non-conforming status. For the property to now be used as it previously operated, or as an automotive repair/installation use, or similar, it must meet the requirements of the currently adopted Land Use Code, which require C-2 zoning.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

Consistency with the City's Adopted Plans

The City's Comprehensive Plan generally encourages the expansion of commercial development through proactive Rezoning of land at appropriate locations. Appropriate locations are described generally



throughout the Plan, with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses.**

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to commercial development, including the following:

- **Policy:** Coordination with Infrastructure
 - **Objective 1B:** Promote development aligning with current adopted plans of the City.

The general trend of development in the vicinity of the subject property has been commercial uses along and near US Hwy 60 with residential uses more common as distance from the highway increases.

Compatibility with Surrounding Land Uses

The subject property is bordered by a mix of commercial and residential zoning districts and uses.

North: Medium Density Single-Family Residential (R1-M); residential dwellings.

East: Local Commercial (C-1); former General Rental building site.

South: General Commercial (C-2); Hampton Plaza.

West (across Hampton Ave): Medium Density Single-Family Residential (R1-M); Republic Bible Baptist Church.

If rezoned, the property could then utilize the uses within the C-2 Zoning District.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This property is currently served with both municipal water and sewer.

Transportation: A Traffic Impact Study (TIS) was not required as the impact is not expected to change significantly.

Floodplain: The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/Floodplain).

Sinkholes: The subject parcel **does not** contain any identified sinkholes.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Based upon this analysis, **Staff recommends the approval of this application.**