AGENDA ITEM NO. 6.2

Staff Report

AGENDA ITEM REPORT

DATE: August 12, 2026

SUBMITTED BY: Krystal Hasselmeier, Planning

ITEM TYPE: Agenda Item

AGENDA SECTION: CONSIDERATION OF AND ACTION ON

SUBJECT: EOU-2026-01: CONSIDERATION OF USE ELIGIBILITY for the C-2 GENERAL COMMERCIAL DISTRICT at Approximately 10 ACRES of A20141 ABST.141 TRACT 4; Generally Located at: 0 HWY 59 EL CAMPO.

BACKGROUND: Property Owner HKM Investments, represented by Stephen Cooper via Power of Attorney, is requesting use eligibility review for a truck stop in the General Commercial District (C-2) by the Planning & Zoning Commission prior to proceeding with voluntary annexation into the City Limits. This parcel is not currently in the City limits & does not currently have a zoning designation at this time. The formal voluntary annexation application process would determine the final zoning designation for this parcel & any eligibility of use review would not be intended to designate zoning. A full application report for this request with additional details is included with this item for review.

Item(s) Included:

- EOU-2026-01 Application Report
- Site Map
- Survey of Proposed Annexation Area
- Site Images

SUGGESTED ACTION:

ATTACHMENTS:
EOU-2026-01 - APPLICATION REPORT.pdf