



## ACTION ITEM REPORT

**Item Title:**

Consideration and ACTION to approve the second reading of an ordinance to rezone the proposed Pederson Brothers Subdivision No. 5 located at 29.356 acre tract of land comprised of 22.761 acres out of Block 159 and 6.595 acres out of Block 160 the City of Los Fresnos, Texas from R3 Multi-Family to R-1 Single Family District for Block 1, Lots 2-24, Block 2, Lots 2-62, Block 3, Lots 1-24 and C-2 General Commercial District for Block 1, Lot 1, Block 2, Lot 1 of the proposed Pederson Brothers Subdivision No. 5 amending the official zoning map to reflect the new zoning; and providing an effective date for the implementation of this ordinance.

**Recommendation:**

Planning & Zoning approved this on April 21.

Council approved this on May 13, first reading.

This property was agriculture for many years. When the apartment complex was developed, the property owners and city agreed to zone the entire area multi-family but it kept its agriculture status as long as it is farmed. Now that this entire area is being developed, it makes sense to zone the area along Evergreen Street commercial and the rest single family residential. This will allow for a good development to complement the area.

I recommend approval.