



MEETING DATE: May 12, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Mobile & Modular Home District ("R-4") to General Business District ("C-3"), being 5.155 acres tract of land out of Lot 28-6, West Addition to Sharyland Subdivision, located at the Southwest corner of Conway Boulevard (S.H. 107) and West Mile 2 Road. Applicant: Victor Trevino, Adoption of Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 2025 – Application for rezoning submitted for processing.
- April 23, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200' radius of the subject tract and notice of hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 12, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Mobile & Modular Home District ("R-4") to General Business District ("C-3") to allow the redevelopment of the site for commercial uses. The subject property is the East one-half of the Rollin Home RV Park.
- The property is located at the intersection of two major commercial thoroughfares and, therefore, has much potential for commercial uses such as a commercial plaza or for separate lots for restaurants or other individual businesses.
- The subject property measures 269.81' from East to West and it measures 849.68' from South to North. If the rezoning is approved the applicant will need to comply with the Texas Department of Transportation (TxDOT) access standards to Conway Avenue for the land redevelopment.
- The surrounding zones are Mobile & Modular Home District (R-4) to the west, General Commercial District (C-3) to the south and north and Single-family Residential District (R-1) to the east.
- The existing land uses are: The Rollin Home RV Park to the West, Peter Piper Pizza and TrueFit to the north, Mims Elementary School to the east and a commercial plaza to the south.
- The Future Land Use Map shows the subject property as General Commercial District. The requested rezoning is in line with the commercial designation of the property in the Future Land Use Map.
- Notices were mailed to eight (8) surrounding property owners. To this date there have been no objections to the rezoning request.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____