



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 General Business District ("C-3") to Multi-Family Residential District ("R-3") being the North 195.66 feet out of the East one (1) acre of the West 6 acres of the North 16.65 acres of the South 21.65 acres, of Lot 195, John H. Shary Subdivision, located along the South side of East 4th Street approximately 512 feet East of Shary Road (F.M. 494). Applicant: Abiel Ramon, Adoption of Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 10, 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 200 feet 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 General Business District (C-3) to Multi-Family Residential District (R-3) to allow the construction of an apartment complex. The applicant also owns the property just south of the subject property.
- The site is located along the South side of East 4th Street approximately 512 feet East of Shary Road (F.M. 494).
- The surrounding zones consist of: Single Family Residential District (R-1) to the north, Agricultural Open Interim (AO-I) to the east, and Multi-Family Residential District (R-3) to the west and south.
- Existing Land Uses are: Single Family Residential to the north, an electrical substation to east, open acreage to the west and south. The subject property has 2 single family homes.
- The Future Land Use Map shows the subject property as General Commercial (GC). The property is in transition and staff finds multifamily residential uses acceptable for the area.
- Multifamily Residential zoning allows: one single family dwelling, one duplex-fourplex, apartments, condominiums, and townhomes.
- Staff notes that this property was zoned (R-3) before getting the "(C-3) zone in 2019. The request is consistent with the existing surrounding zones to the west and south.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (13) legal notices to surrounding property owners.

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 _____