



MEETING DATE: May 12, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim ("AO-I") to Multifamily Residential District ("R-3") for a tract of land containing 4.000 acres, being out of Lot 10-7, West Addition to Sharyland Subdivision, located along the East side of Conway Boulevard (F.M. 1016) approximately 283' North of Los Indios Parkway. Applicant: Charco Land Sales c/o Radcliffe Killam II, 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 Agricultural Open Interim ("AO-I") to Multifamily Residential District ("R-3") to allow the construction of a Mission Housing Authority multi-family development. The property is currently vacant.
- The Mission Housing Authority has applied for housing tax credits with the Texas Department of Housing and Community Affairs for an apartments development named Conway Village. Some of the units would need to be rented to low-to-moderate income families.
- The subject property measures 370.84' along the Railroad right-of-way along the East side of Conway Boulevard and it has depth of 470.08'. There is a physical connection from Conway Boulevard to the property through the railroad right-of-way from the property just South. This will be used to access the site.
- The surrounding zones are Agricultural Open Interim District ("AO-I") to the South and North, Planned Unit Development District ("PUD") to the East and Light Industrial District ("LI") to the West.
- The existing land uses are: Open acreage to the West, a single-family subdivision under construction to the East, commercial structures to the South and a single-family home to the North.
- The Future Land Use Map shows the subject property as General Commercial District. The subject property is in transition and staff finds multifamily residential uses as an acceptable land use alternative.
- Notices were mailed to five (5) 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	_____