



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 Neighborhood Commercial District ("C-2") to Single-family Residential District ("R-1"), all of lot 50, Mayberry Plaza Unit No. 2 Subdivision, located at 112 North Mayberry Road. Applicant: AMS Management & Properties, LLC, 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 downzone the subject property from Neighborhood Commercial District ("C-2") to Single-family Residential District ("R-1") to allow the construction of a single family home in the vacant lot.
- The property is located along the East side of Mayberry Road approximately 170 feet North of E. 1st Street.
- The subject property measures 53.6' along Mayberry Road with a depth of 139' for a total area of 7,450.4 square feet.
- The surrounding zones are Neighborhood Commercial (C-2) to the south and Single-family Residential District (R-1) to the east, west and north.
- The existing land uses are: single-family homes to the north, west and east and a small commercial plaza to the south.
- The Future Land Use Map shows the Low Density Residential District for the neighborhood. The requested rezoning is in line with the designation in the Future Land Use Map.
- Notices were mailed to twenty-three (23) 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 _____