



**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 Townhouse Residential District ("R-1T") to General Business District ("C-3") being a 1.067 acre tract of land, more or less, being the remainder tract at the Northeast corner out of that portion of Lot 304, John H. Shary Subdivision, located at the Northwest corner of Shary Road (F.M. 494) and Dorado Drive. Applicant: LAC Enterprises, (c/o Leonel Cantu), Adoption of Ordinance # \_\_\_\_\_ – Cervantes

---

**NATURE OF REQUEST:**

Project Timeline:

- April 17, 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 requests to rezone the subject property from Townhouse Residential District ("R-1T") to General Business District ("C-3"). The applicant is interested in developing a two-story storage building with possible suites for lease. Staff notes that if the request is approved, and the applicant desires to build the storage units he will have to apply for a conditional use permit for the storage units.
- The subject property measures 210.46 feet in width by 171.89 feet in length for a total of 36,175.97 square feet.
- The surrounding zones consist of: Single Family Residential District (R-1) to the east, Townhouse Residential District to the west and south, and City of Palmhurst to the north, which does not have a zone.
- The Existing Land Uses are Single-Family Residential to the east and north, townhomes to the west, and commercial to the south. The subject property is currently vacant with large oak trees.
- The Future Land Use Map shows the subject property as Lower Density Residential.
- This designation includes areas in which future residential growth may occur.
- There was an attempt in 2021 by MAR Designs & Construction, Inc. to rezone the property to General Business District, but it was disapproved by the City Council.
- Staff notes that there is a commercial building to the south of the site, which existed prior to being annexed to the City in 1998. The building was constructed in 1978 according to HCAD records.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) legal notices to surrounding property owners.

- The board can consider a less intense commercial use which is Office Building or Neighborhood Commercial.

**STAFF RECOMMENDATION:**

Staff recommends denial of the C-3 zoning but approval to a less intense commercial zoning.

---

**Departmental Approval:** N/A

---

**Advisory Board Recommendation:** Denial of C-3 – Approval of C-2

---

**City Manager's Recommendation:** Denial of C-3 *MRP*

---

---

**RECORD OF VOTE:**                      **APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_