



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 Single Family Residential District ("R-1") to Townhouse Residential District ("R-1T") being a 4.100 acre tract, being comprised of the following tracts of land; Tract 1: A tract of land containing 1.0 acres, more or less, out of Lot 18-4, West Addition to Sharyland Subdivision; Tract II: A tract of land out of Lot 18-4, West Addition to Sharyland Subdivision, located along the North side of West 1st Street approximately 256 feet West of Holland Avenue. Applicant: Mario Salinas, Adoption of Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 14, 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 Single Family Residential District (R-1) to Townhouse Residential District (R-1T) to pursue the development of a townhomes subdivision.
- The site is located along the North side of West 1st Street approximately 256 feet West of Holland Avenue.
- The surrounding zones consist of: Single Family Residential District (R-1) to the east, north, and west, and Multi-Family Residential District (R-3) to the south.
- Existing Land Uses are: Single Family Residential to the east and north, vacant to the west, and Apartments to the south. The subject property is vacant.
- The Future Land Use Map shows the subject property as Moderate Density Residential.
- Moderate Density Residential uses generally include those specified in Townhouse Residential District (R-1T), Duplex-Fourplex Residential District (R-2), and the Mobile and Modular Home District (R-4) zoning. The requested zoning is in line with the Future Land Use Map.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (62) legal notices to surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

Departmental Approval: N/A

Advisory Board Recommendation: Denial

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____