



MEETING DATE: November 12, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Office Building District ("C-1") to Neighborhood Commercial District ("C-2"), being a 0.94 acre tract of land out of the Southeast corner of Lot 296, John H. Shary Subdivision, located at 3301 N. Taylor Road. Applicant, Maria Mariscal c/o Dolly Elizondo, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 10, 2025 – Application for rezoning submitted for processing.
- October 24, 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.
- November 5, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- November 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 Office Building District ("C-1") to Neighborhood Commercial District ("C-2") in order to have expanded business opportunities at the site.
- The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.
- The rectangular-shaped tract of land has 0.94 acres in area and measures 125 feet along N. Taylor Road and 210 feet along E. Mile 2 Road.
- The surrounding zones are Agricultural Open Interim (A-OI) to the North and South, Large Lot Single-family Residential (R-1A) to the West, and outside the city limits to the East.
- The surrounding land uses include single-family homes in all directions.
- The subject property has an office building with parking for 14 vehicles with one of the spaces being an ADA space.
- The Future Land Use Map shows the property designated for lower density residential uses.
- The requested rezoning is not in line with the comprehensive plan designation, but due to the property location at a corner of major collector streets, staff finds the requested rezoning acceptable.
- Notices were mailed to six (6) surrounding property owners. Planning staff received no phone calls from the 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 *JP7*

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____