

AGENDA ITEM & RECOMMENDATION SUMMARY

MEETING DATE: July 16, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural

Open Interim District ("AO-I") to Light Industrial District ("I-1"), being a 18.56 acre tract of land situated in Porcion 56, and being out of the residue of Lot 6-8, West Addition to Sharyland Subdivision, located along the North side of E. Military Highway approximately 2,630 feet West of S. Bryan Road. Applicant: Victor Trevino

- Cervantes

NATURE OF REQUEST:

Project Timeline:

- <u>June 9, 2025</u> Application for rezoning submitted for processing.
- June 19, 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.
- July 16, 2025 Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- <u>July 28, 2025</u> Public hearing and consideration of the requested rezoning ordinance by the City Council.

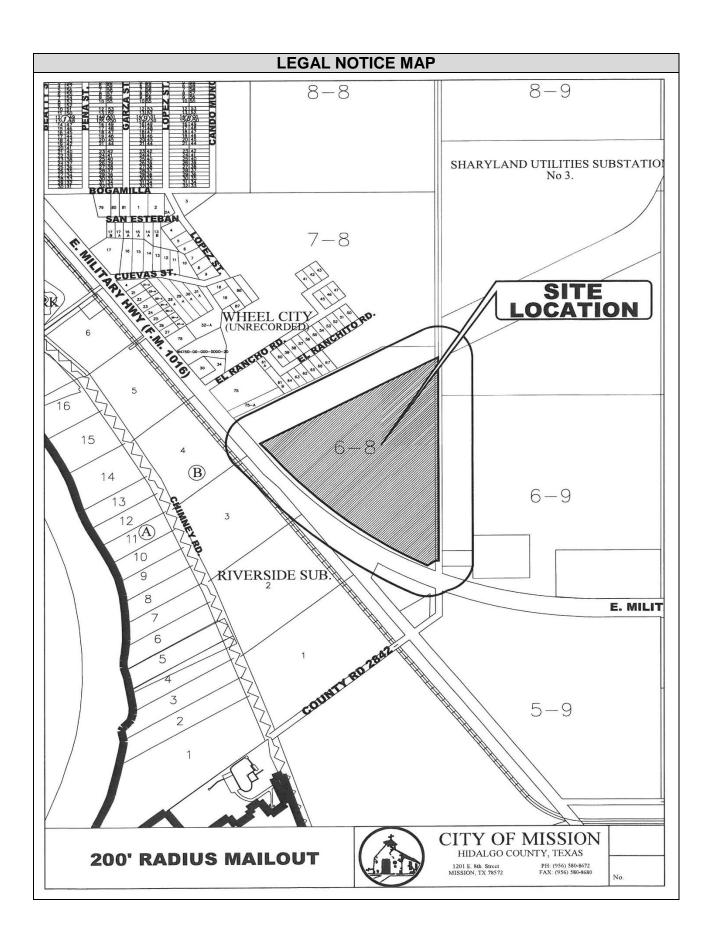
Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1") for a proposed industrial development. A draft master plan for the proposed industrial development of this property is shown in this packet.
- The tract of land measures approximately 1,250 feet along E. Military Highway and has a depth of approximately 1,100 feet.
- The surrounding zones are Agricultural Open Interim (A-OI) on all directions.
- The surrounding land uses include single-family homes to the Northwest and agricultural land to the East and South.
- The subject property is used as farmland.
- The Future Land Use Map shows the subject property as General Commercial with the Northwest corner designated as Planned Unit Development.
- During the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in the working map as future industrial. The requested zoning is in line with the future land use map designation for the property from the workshops working map.
- The future 365 Toll Road misses this property completely as shown in the attached RMA map.
- Notices were mailed to 10 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

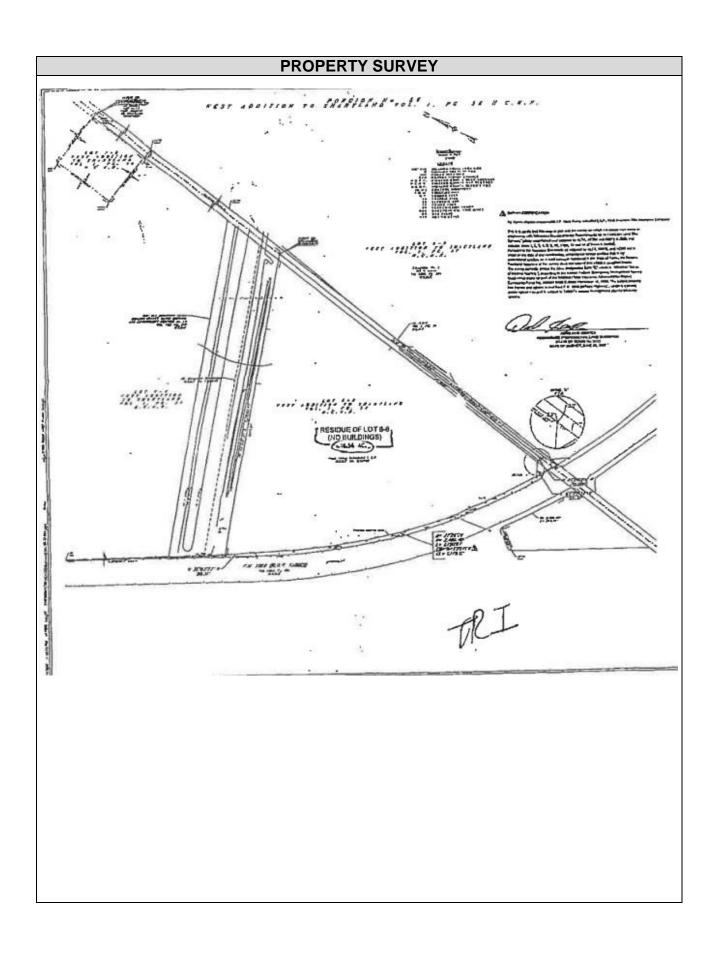
Staff recommends approval to the rezoning request.

RECORD OF VOTE:	APPROVED: DISAPPROVED: TABLED:	
AYES		
NAYS		
DISSENTING		



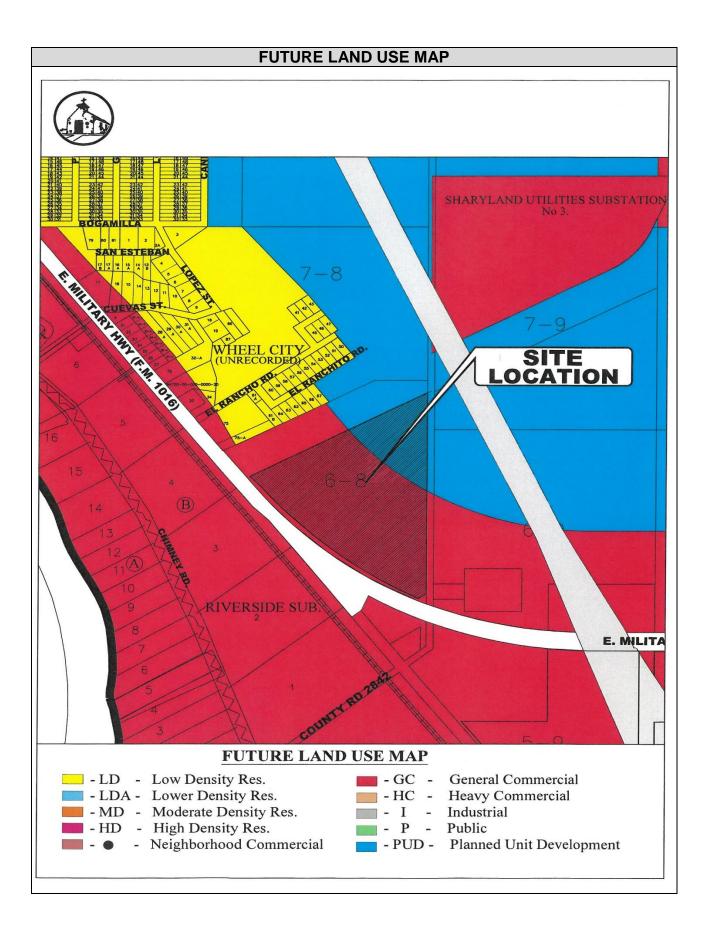


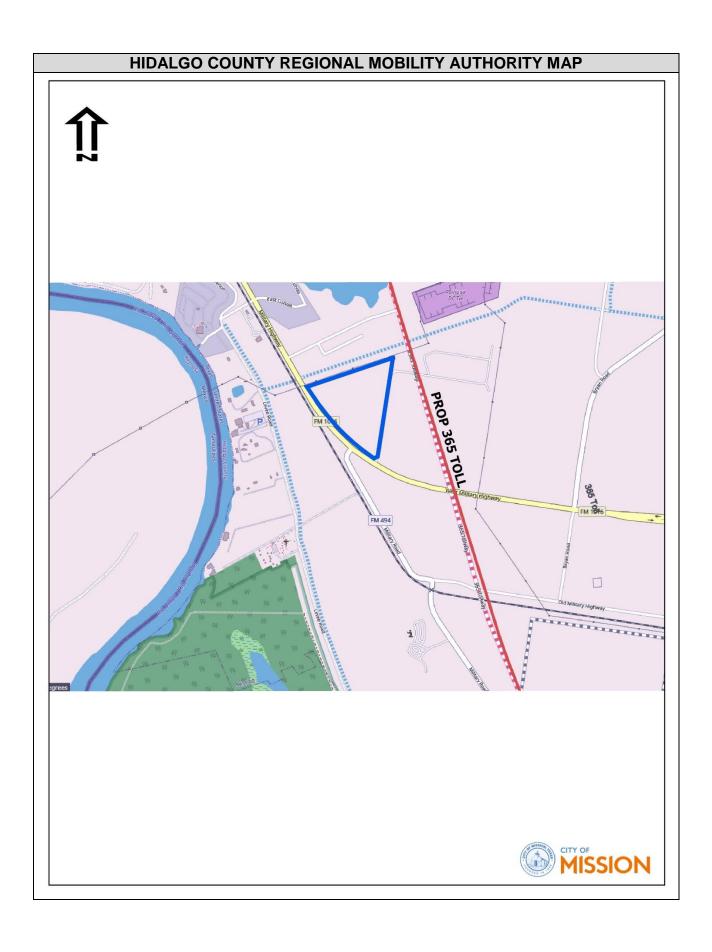
AERIAL LOCATION SITE UCREMENT P, USGS, EPA, USDA











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PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
316362	CASCADE REAL ESTATE OPERATING LP	4320 UNIVERSITY BLVD	LAREDO	TX	78041
316346	MAZICE INVESTMENTS LLC	2501 W MILITARY HWY STE E6-E7	MCALLEN	TX	78503-8952
316363	UNION DESIGN DEVELOPERS LP	4314 S CONWAY AVE	MISSION	TX	78572-0034
316367	PEREZ MARCOS & NORMA E	2603 E 20TH ST	MISSION	TX	78572-3303
732508	ELIZONDO VALLEY PROPERTIES LP	403 N 38 1/2 ST	MCALLEN	TX	78501-8168
271345	CAVAZOS ELOISA ROSA	4109 S CONWAY AVE	MISSION	TX	78572-1525
316360	UNION DESIGN DEVELOPERS L.P.	4314 S CONWAY AVE	MISSION	TX	78572-0034
316361	CERDA MELISSA ISLE ETAL	3800 SAN RODRIGO	MISSION	TX	78572-7512
960050	CASCADE REAL ESTATE OPERATING LP	4320 UNIVERSITY BLVD	LAREDO	TX	78041
1473477	MADERO STORAGE LAND HOLDINGS LLC	1495 CANYON BLVD STE 218	BOULDER	CO	80302-5367