

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 9.853 acre tract of land out of 35.72 acres out of Lot 5-10, West Addition to Sharyland Subdivision, located along the North side of Old Military Highway approximately 700

feet West of S. Bryan Road. Applicant: Victor Trevino - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 9, 2025 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.
- <u>July 16, 2025</u> 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.

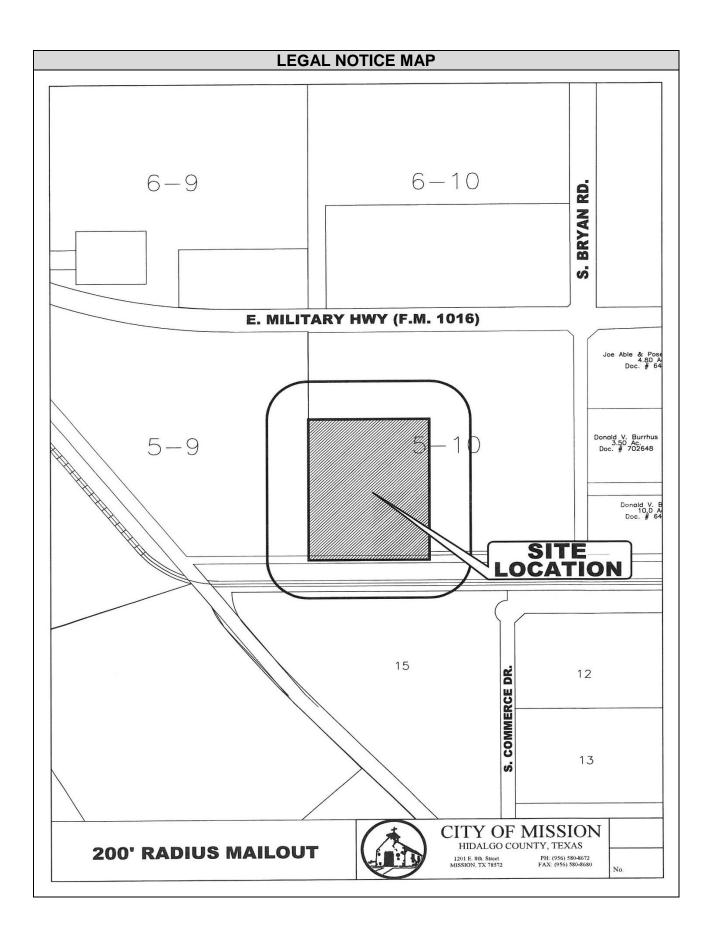
Summary:

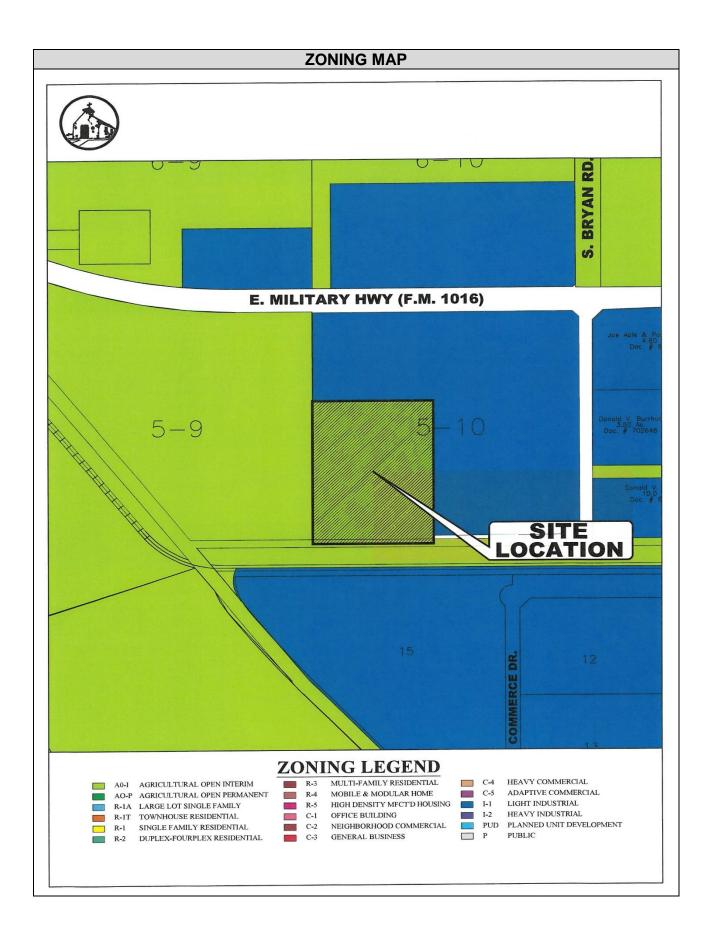
- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Light Industrial District ("I-1") for a proposed industrial development.
- The tract of land measures 580 feet along Old Military Highway and has a depth of 740 feet.
- The surrounding zones are Agricultural Open Interim (A-OI) to the West and Light Industrial District (I-1) to the North, East and South.
- The surrounding land uses are agricultural land in all directions.
- The subject property is used as farmland.
- The Future Land Use Map shows the subject property as General Commercial but, 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 cuts through the majority of the property as shown in the attached RMA map and reflected in the Future Land Use Map exhibit.
- Notices were mailed to 3 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

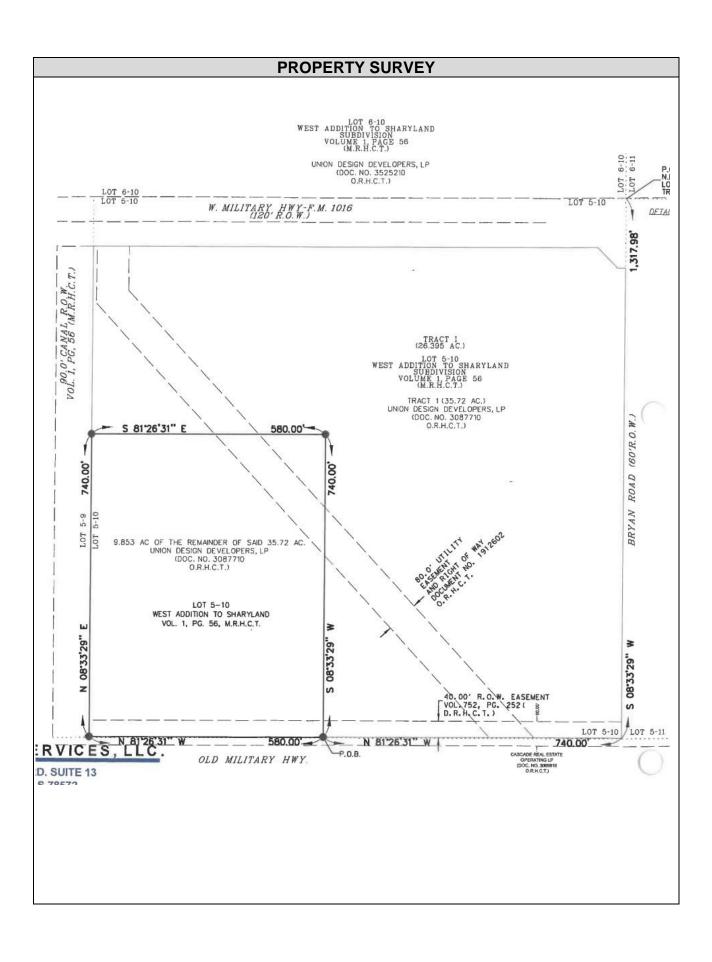
Staff recommends approval to the rezoning request.

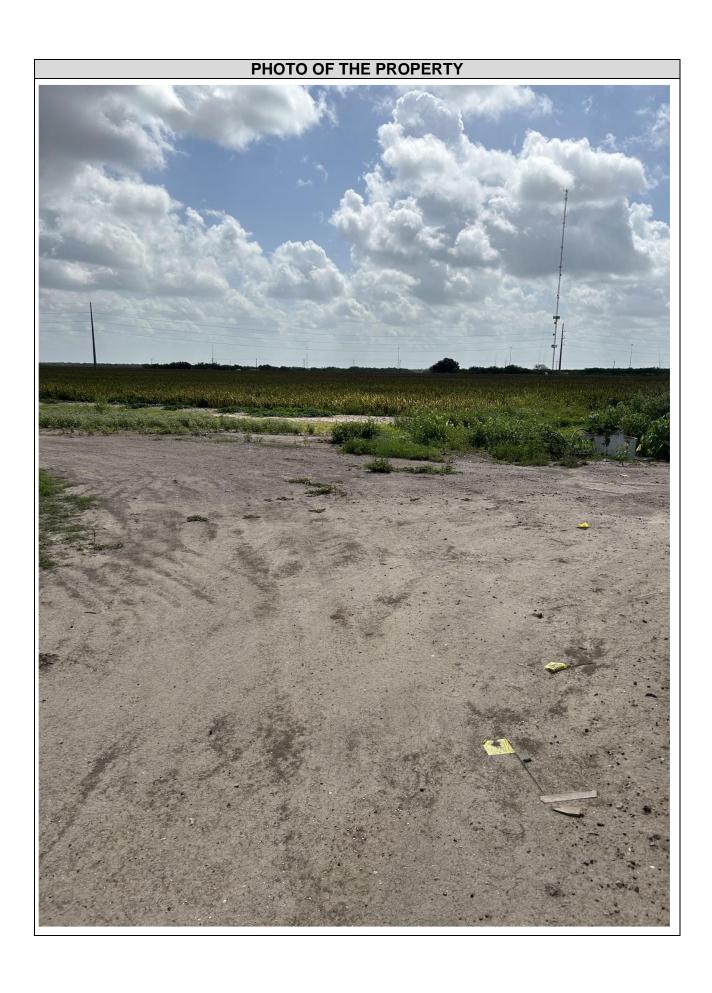
RECORD OF VOTE:	APPROVED:	
	DISAPPROVED:	
	TABLED:	
AYES		
NAYS		
DISSENTING		

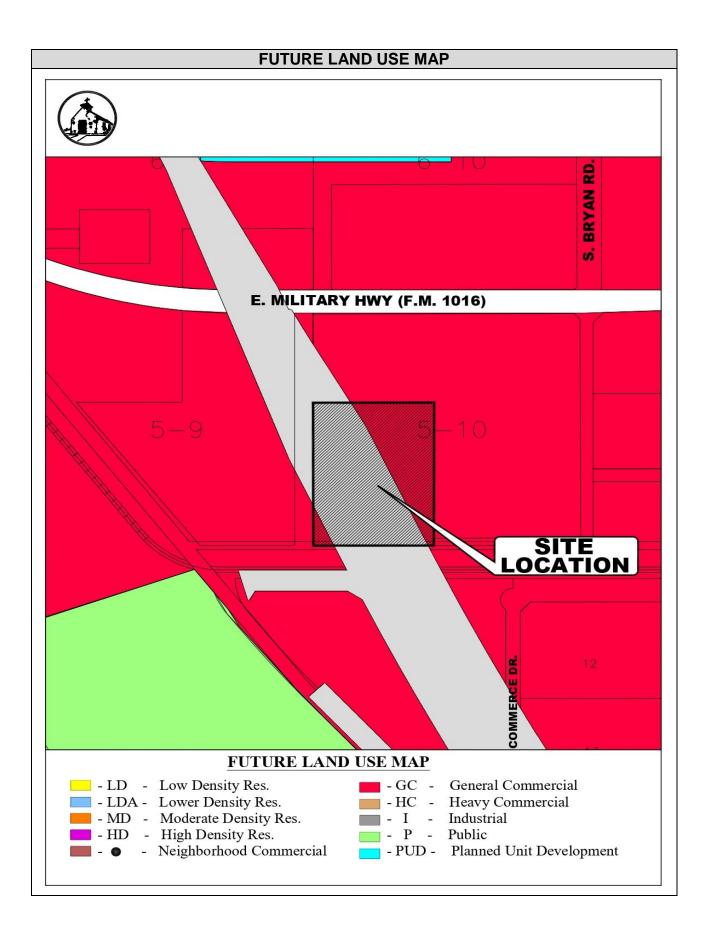


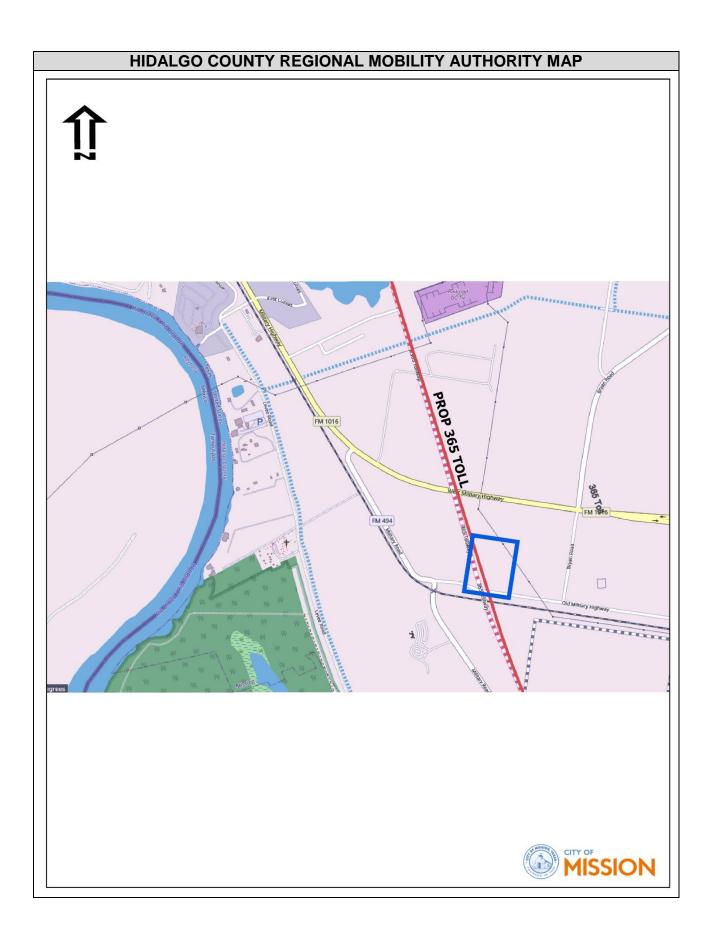












MAILOUT LIST							
PROP_ID file_as_na 316347 UNION DESIGN DEVELOPERS L.P. 101550 CASCADE REAL ESTATE OPERATING LP 316343 WAASER SONJA ELISABETH & CHRISTINE LYNN ASBURY	addrDeliveryLine 4314 S CONWAY AVE 4320 UNIVERSITY BLVD 4314 S CONWAY AVE	MISSION	TX	addrZip 78572-0034 78041 78572-0034			