



**MEETING DATE:** April 15, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Multi-family Residential District (“R-3”) to General Business District (“C-3”), being an 11.43 acre tract of land, being a portion of a 22.380 acre tract of land situated in Porcion 55, being a part of Lot 25-6 of the West Addition to Sharyland Subdivision, located along the North side of W. Griffin Parkway approximately 760 feet West of N. Conway Avenue. Applicant, Yen W. Lai - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- March 20, 2026 – Application for rezoning submitted for processing.
- April 5, 2026 – 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.
- April 15, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 12, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Multi-family Residential District (“R-3”) to General Business District (“C-3”) for a commercial development at the site.
- The tract of land has 11.43 acres in area and measures 827.13 feet East-West and measures 1,058.89 feet North-South.
- The surrounding zones are General Business (C-3) District to the East, South and West and Agricultural Open Interim (AO-I) District to the North.
- The surrounding land uses include Carmelita’s restaurant, Paris Bakey and Move it Storage to the West. To the East the surrounding land uses include Starbucks coffee, ER 24/7, Wells Fargo Bank, Burger King and El Pollo Loco.
- The property is vacant.
- The Future Land Use Map shows the property designated for general commercial uses. The requested rezoning is in-line with the comprehensive plan designation.
- Notices were mailed to seven (7) surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

**STAFF RECOMMENDATION:**

Staff recommends approval to the rezoning request.

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

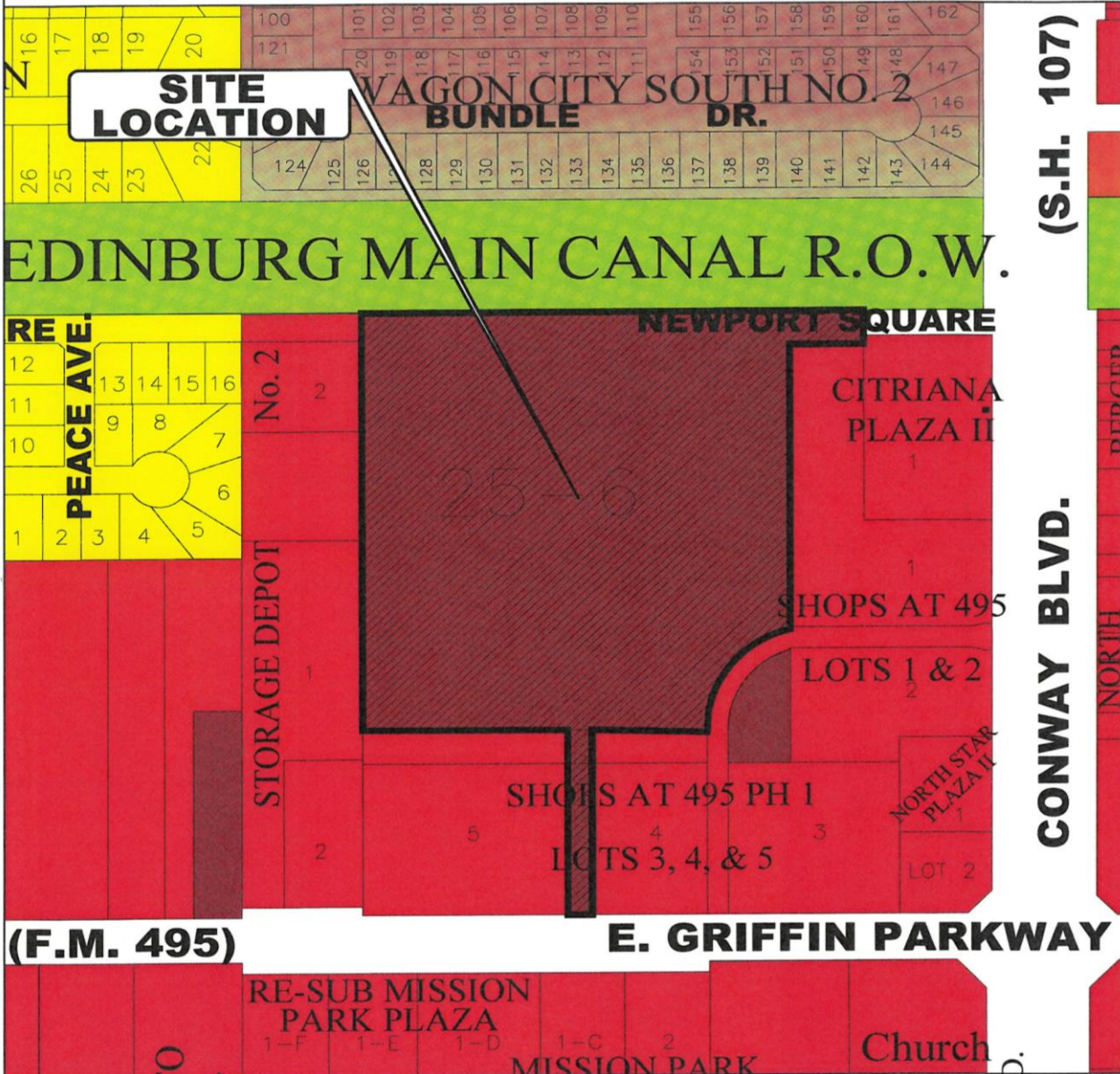
\_\_\_\_\_ DISSENTING \_\_\_\_\_



# ZONING MAP



**SITE LOCATION**



## ZONING LEGEND

- |  |                                  |  |                                |  |                              |
|--|----------------------------------|--|--------------------------------|--|------------------------------|
|  | A0-I AGRICULTURAL OPEN INTERIM   |  | R-3 MULTI-FAMILY RESIDENTIAL   |  | C-4 HEAVY COMMERCIAL         |
|  | AO-P AGRICULTURAL OPEN PERMANENT |  | R-4 MOBILE & MODULAR HOME      |  | C-5 ADAPTIVE COMMERCIAL      |
|  | R-1A LARGE LOT SINGLE FAMILY     |  | R-5 HIGH DENSITY MFCTD HOUSING |  | I-1 LIGHT INDUSTRIAL         |
|  | R-1T TOWNHOUSE RESIDENTIAL       |  | C-1 OFFICE BUILDING            |  | I-2 HEAVY INDUSTRIAL         |
|  | R-1 SINGLE FAMILY RESIDENTIAL    |  | C-2 NEIGHBORHOOD COMMERCIAL    |  | PUD PLANNED UNIT DEVELOPMENT |
|  | R-2 DUPLEX-FOURPLEX RESIDENTIAL  |  | C-3 GENERAL BUSINESS           |  | P PUBLIC                     |

**AERIAL**

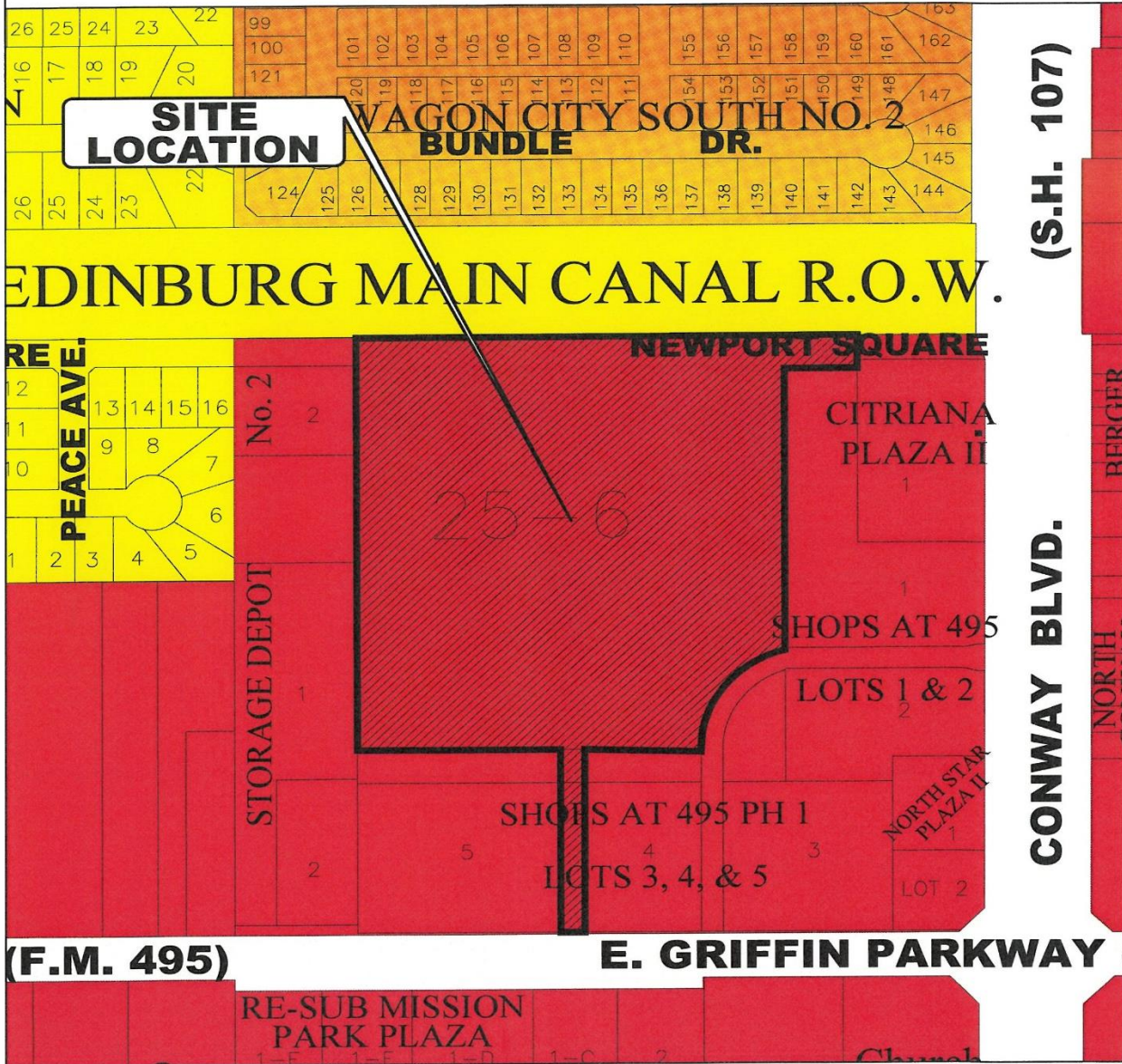




**PHOTO OF THE SUBJECT PROPERTY**



**FUTURE LAND USE MAP**



**(F.M. 495)**

**E. GRIFFIN PARKWAY**

**CONWAY BLVD. (S.H. 107)**

**FUTURE LAND USE MAP**

- |                              |                                  |
|------------------------------|----------------------------------|
| - LD - Low Density Res.      | - GC - General Commercial        |
| - LDA - Lower Density Res.   | - HC - Heavy Commercial          |
| - MD - Moderate Density Res. | - I - Industrial                 |
| - HD - High Density Res.     | - P - Public                     |
| - Neighborhood Commercial    | - PUD - Planned Unit Development |

## **C-3 PERMITTED BY RIGHT AND CONDITIONAL USES**

### **GENERAL BUSINESS DISTRICT ("C-3")**

#### **PERMITTED USES**

- All uses permitted in C-1 and C-2
- Any retail business except for lumberyards or contractor yard, farm equipment or other heavy equipment sales, general warehousing.
- Hotel, motel and restaurants
- Printing, publishing, and allied products manufacturing
- Rail and motor vehicle transportation passenger terminals
- Telephone, television, radio or similar media stations but not including public microwave, radio and television towers.
- Any wholesale trade accessory to any permitted retail operation except for agricultural products
- Signs
- Automotive repair, paint and body shops
- Credit access business but not within 1,500 feet of another credit access business
- In the Original Townsite R-3 uses

#### **CONDITIONAL USES**

- R-3 uses except mobile homes
- Gasoline service stations
- Drive-thru service window for food establishment
- Planned shopping centers
- Restaurants that serve liquor for on-premise consumption
- Bars, cocktail lounges, taverns, saloons, dance halls or nightclubs
- Amusement parks, circus or carnival grounds
- Portable buildings
- Light industry uses
- Telephone, radio or television towers
- Crematoriums in association with a funeral home establishment
- Indoor gun shooting range
- Mobile food units
- Storage unit facilities
- BYOB establishments

#### **PROHIBITED USES**

- Any use not listed above

## MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
550706	FIRST VALLEY BANK	PO BOX 193775	SAN FRANCISCO	CA	94119-3775
316994	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
316997	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
691021	DECASAS OTONIEL & EDELMIRA TRUSTEES	2019 INOLA ST	GLENDORA	CA	91740-4626
685471	CAVA DUCK & BETTY 2012 FAMILY TRUST	26000 BUCKS RUN	SALINAS	CA	93908-9371
732598	T - NORTHGATE VILLAGE LTD	9434 VISCOUNT BLVD STE 155	EL PASO	TX	79925-7003
620581	SECURCARE MOVEIT MCALLEN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
846835	SECURCARE MOVEIT MCALLEN LLC	PO BOX 320099	ALEXANDRIA	VA	22320
1371325	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1371327	SHOPS AT 495-LOT 1 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1371326	SHOPS AT 495-LOT 1 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1371328	SHOPS AT 495-LOT 1 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466415	SHOPS AT 495 - LOT 3 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466424	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466421	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466420	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466423	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466422	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466418	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466425	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351
1466426	SHOPS AT 495 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351