



MEETING DATE: February 10, 2026

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 Single Family Residential District (“R-1”), being a 0.316-acre tract out of Lot 93, Mission Acres Subdivision, located along the South side W. 18th Street, approximately 190 feet West of N. Los Ebanos Road. Applicant, CV Star Builders LLC, Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- December 21, 2025 – Application for rezoning submitted for processing.
- January 10, 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.
- January 21, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- February 10, 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 Agricultural Open Interim District (“AO-I”) to Single-family Residential District (“R-1”) for a proposed single-family development.
- The tract of land has 0.316 acres in area and measures 51 feet along W. 18th Street and has a depth of 270 feet.
- The surrounding zones are Single-family Residential District (R-1) to the North, East and West and Agricultural Open Interim to the South.
- The surrounding land uses are single-family homes in all directions.
- There is an unpaved alley along the East side of the property.
- The subject property is vacant.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to 25 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning request.

Departmental Approval: N/A
Advisory Board Recommendation: Approval
City Manager’s Recommendation: Approval <i>JPT</i>

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING
