



MEETING DATE: May 7, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim ("AO-I") to Heavy Commercial District ("C-4") for a tract of land containing 2.531 acres, being out of Lot 10-7, West Addition to Sharyland Subdivision, located at the Northeast corner of Conway Boulevard (F.M. 1016) and Military Parkway. Applicant: Charco Land Sales c/o Radcliffe Killam II - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 2025 – Application for rezoning submitted for processing.
- April 23, 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.
- May 7, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 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 Agricultural Open Interim ("AO-I") to Heavy Commercial District ("C-4") to allow the development of a commercial plaza or a convenience store. The property has a commercial structure and a home
- The property owner would like the flexibility to develop the property under the heavy commercial allowed uses.
- The subject property measures 234.42' along the Railroad right-of-way along the East side of Conway Boulevard and it has depth of 469.72'. There is a physical connection from Conway Boulevard to the subject property through the railroad right-of-way. This will be used to access the site.
- The surrounding zones are Agricultural Open Interim District ("AO-I") to the South and North, Planned Unit Development District ("PUD") to the East and Light Industrial District ("LI") to the West.
- The existing land uses are: Vacant to the West, South and North and a single-family subdivision under construction to the East.
- The Future Land Use Map shows the subject property as General Commercial District. The subject property is in transition and staff finds Heavy Commercial uses as an acceptable alternative due to the fact that it is a corner of two major commercial corridors.
- Notices were mailed to five (5) surrounding property owners. To this date there have been no objections to the rezoning request.

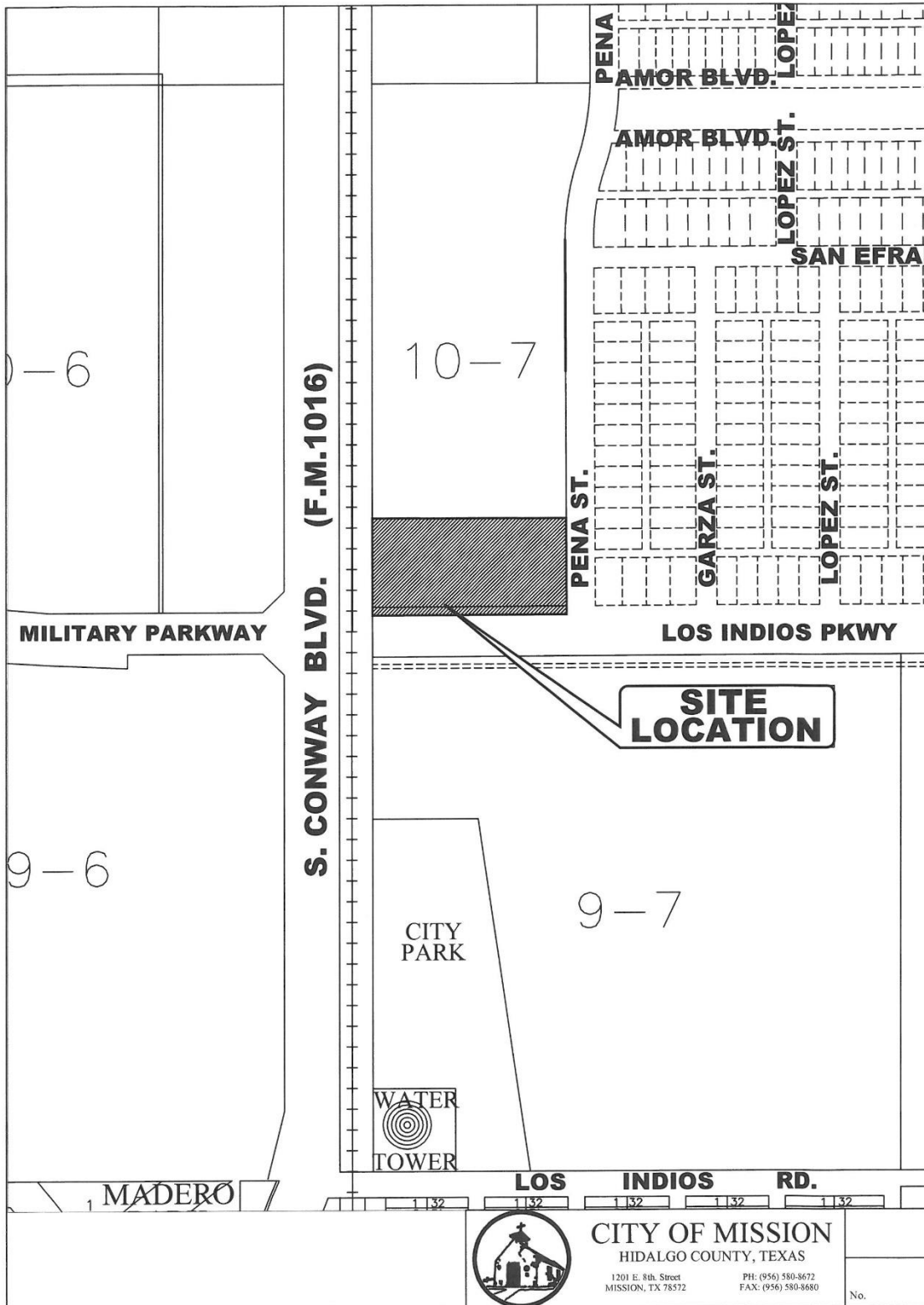
STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

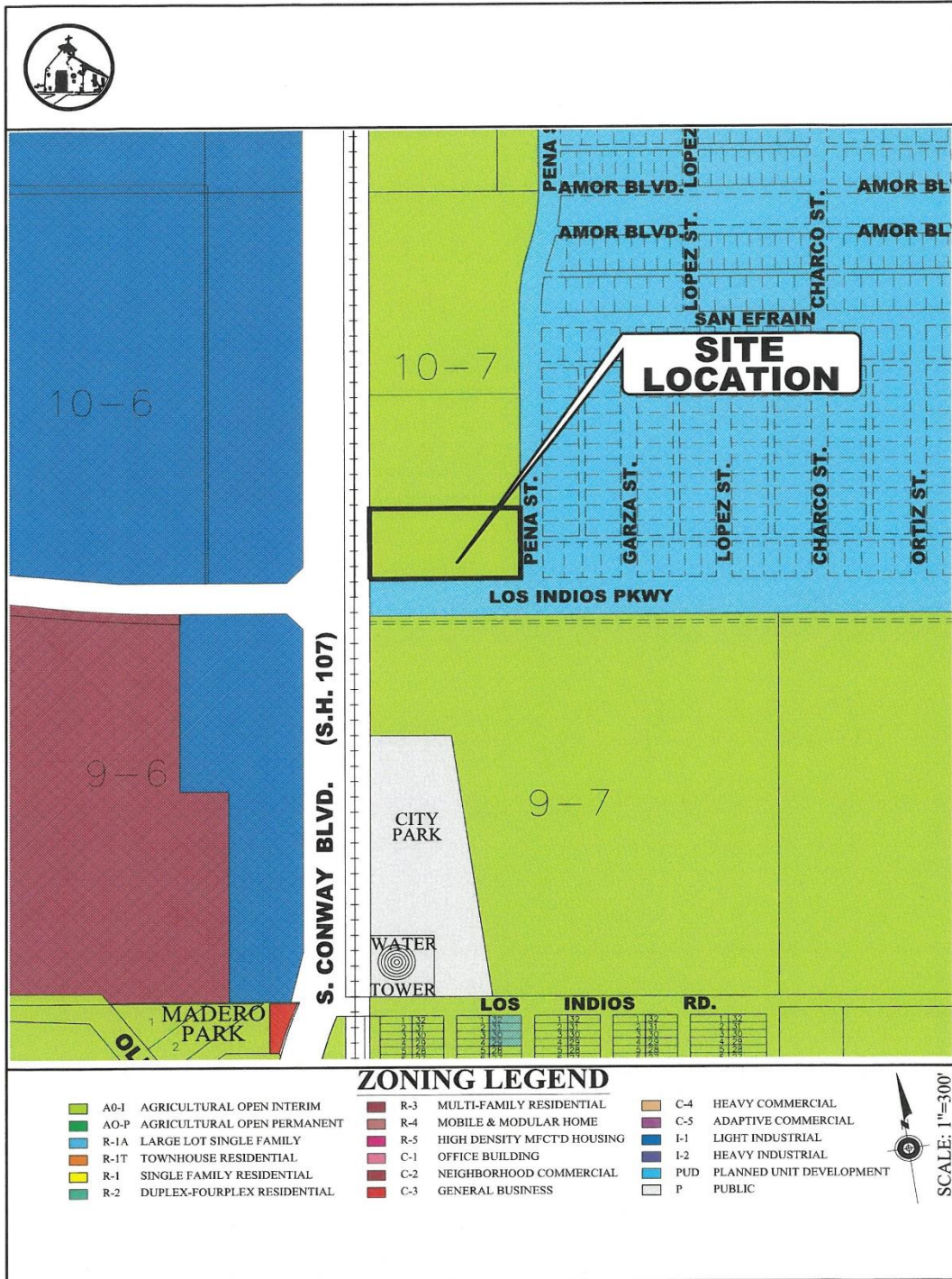
RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____	AYES	
_____	NAYS	
_____	DISSENTING	_____

VICINITY MAP



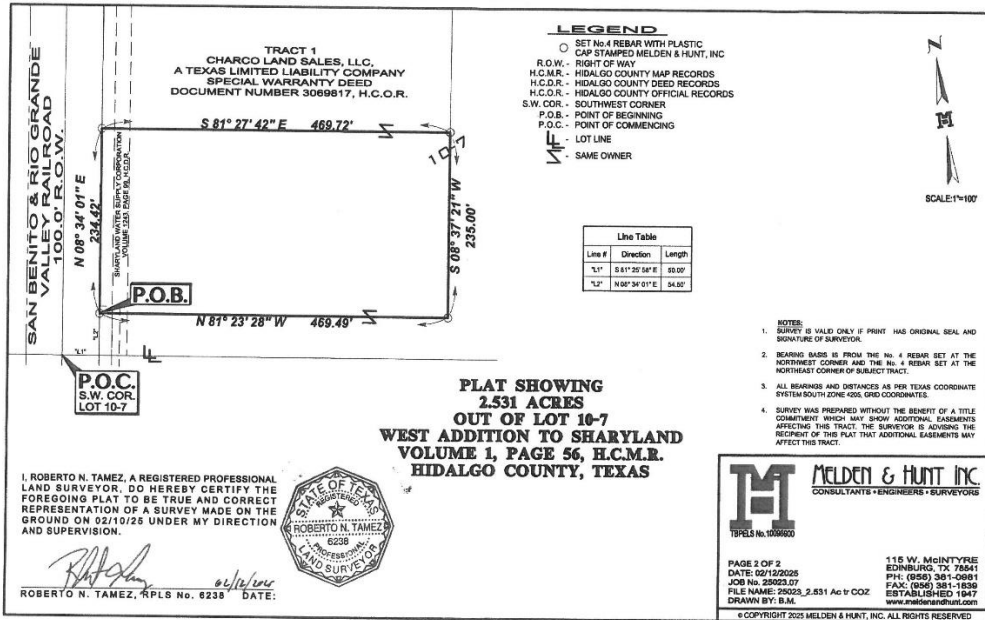
ZONING MAP



AERIAL



PROPERTY SURVEY



MAILOUT LIST

PROP_ID	Property Owner (REZ25-18)	addrDeliveryLine	addrCity	addrState	addrZip
316408	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
316437	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
316436	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
630543	CHARCO LAND SALES LLC	4320 UNIVERSITY BLVD	LAREDO	TX	78041-1934
316432	AMAYA FERNANDO V	501 N BRIDGE ST NO 337	HIDALGO	TX	78557