



MEETING DATE: May 12, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District (“R-2”) to Neighborhood Commercial District (“C-2”), being Lot 6, Block 75, Original Townsite of Mission Subdivision, located at 312 W. 4th Street. Applicant, Pedro A. Zamarron, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 20, 2026 – Application for rezoning submitted for processing.
- April 4, 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 Duplex-fourplex Residential District (“R-2”) to Neighborhood Commercial District (“C-2”) to occupy a former commercial establishment at the site.
- The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.
- The property is located at the Northeast corner of W. 4th Street and Cummings Avenue and measures 150 feet along 4th Street and 50 feet along Cummings Avenue for a total area of 7,500 square feet.
- The surrounding zones are Single-family Residential District (R-1) District to the North and East, Agricultural Open Interim (AO-I) to the South and Public (P) district to the West.
- The property has an abandoned 2-suite commercial building with a parking lot that accommodates ten (10) vehicles. The surrounding land uses include the single-family homes to the East and North, A water reservoir to the South and an irrigation canal to the West.
- The Future Land Use Map shows the property designated as Low density residential.
- The requested rezoning is not in line with the comprehensive plan designation but due that the property has a long history of commercial uses staff believe that Neighborhood Commercial zoning will complement the area.
- Notices were mailed to fourteen (14) surrounding property owners. Planning staff has not received any phone calls from the notice.

STAFF RECOMMENDATION:

Staff recommends approval to C-2 zoning.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____