



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 Office Building District (“C-1”), being all of Lot 1, Block 4, and a 0.213 gross acre tract of land, being a portion of that abandoned and vacated Bryce Drive between Blocks 3 & 4, Bryan Park Addition Subdivision, located along the East side of Bryan Road approximately 1,500 feet North of U.S. Business 83. Applicant, Series 3-Rentals c/o Noralinda Gonzalez Garza, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 2026 – Application for rezoning submitted for processing.
- April 25, 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.
- May 6, 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 Office Building District (“C-1”) to develop an office complex.
- The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses and certain personal services of a nature that will not have a blighting effect on adjacent residential areas.
- The property measures 88 feet along Bryan Road and has a depth of 300 feet along the South side and 310 feet along the North side for a total area of 0.613 acres.
- The surrounding zones are Duplex-Fourplex Residential District (R-2) to the North, Large Lot Single Family (R-1A) District to the East, Single-family Residential (R-1) District to the South, and Office Building (C-1) to the West. There are Multifamily Residential (R-3) and Public (P) Districts in the vicinity.
- The property is vacant. The surrounding land uses are vacant properties to the North and south, a single-family home to the East and an apartment complex to the West. In addition, the Mission ISD administrative offices are located to the Northwest.
- The Future Land Use Map shows the property designated for lower density residential uses.
- The requested rezoning is not in line with the comprehensive plan designation, but staff finds the area to be in transition to light commercial uses.

- Notices were mailed to sixteen (16) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

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

_____ AYES
_____ NAYS
_____ DISSENTING _____