



**MEETING DATE:** December 9, 2025

**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 27.07-acre tract of land out of Lot 17-2, West Addition to Sharyland Subdivision, located along the West side of Los Ebanos Road, approximately 1,232 feet South of U.S. Expressway 83. Applicant, M2 Engineering, PLLC, Adoption of Ordinance #\_\_\_\_\_ - Cervantes

---

**NATURE OF REQUEST:**

Project Timeline:

- August 21, 2025 – Application for rezoning submitted for processing.
- September 4, 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.
- September 17, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- December 9, 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 District ("AO-I") to Single-family Residential District ("R-1") to develop a single-family residential development.
- The irregular-shaped tract of land has 27.07 acres in area and measures 692 feet along Los Ebanos Road and 207.84 feet along Mile 1 South Road. The property is located just North and West of the Leal Elementary School.
- The surrounding zones are Light Industrial (L-I) to the North, Single-family Residential (R-1) to the East, Multi-family and Agricultural Open Space (A-OI) to the West and Public (P) and Townhouse Residential (R-1T) to the South.
- The surrounding land uses include industrial businesses to the North such as Rio Grande Valley Logistics, R&R Cooling, Heating & Electrical Services and IPE Aggregate. In addition, the Balli's Terrace Event Center is also located to the North. To the East there are single-family homes. To the South is the Leal Elementary school and recently constructed townhouses. To the West are the Rio de Vida Apartments, vacant land and a single-family home.

- The subject property is vacant.
- The Future Land Use Map shows the property designated for moderate-density residential uses. The requested rezoning is less dense compared to the comprehensive plan designation.
- Notices were mailed to 50 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

**STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning request.

---

**Departmental Approval:** N/A

---

**Advisory Board Recommendation:** Approval

---

**City Manager's Recommendation:** Approval *JP7*

---

**RECORD OF VOTE:**      **APPROVED:** \_\_\_\_\_

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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