



MEETING DATE: December 9, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal to keep an RV “Temporarily” to care for a health-stricken parent in an (AO-I) Agricultural Open Interim, being Lots 37-40, Block 9, Madero Tex Townsite Subdivision, located at 4034 Lopez Street. Applicant: Ofelia Cisneros, Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 17, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- October 24, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract.
- November 5, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- December 9, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located along the West side of Lopez Street, approximately 100 feet North of Bogamilla Street.
- The applicant wishes to renew her conditional use permit to keep the “Temporarily” RV to continue to care for her elderly mother. Mrs. Cisneros intends to continue living in the RV temporarily while she gathers enough funds to add to the existing home.
- Staff notes that once the use is no longer needed, the RV must be removed.
- The board has previously approved similar requests; however, those approvals were limited to mobile homes rather than RVs.
- The last conditional use permit was approved on December 4, 2024, for a period of 1 year.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (39) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request, subject to compliance with the following conditions:

- 2-year approval to continue to assess the need.
- Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.)
- CUP is not transferable to others

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____