



MEETING DATE: September 23, 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 Light Industrial District ("I-1"), being the North 30.458 acres out of Lot 6-9, West Addition to Sharyland Subdivision, located along the East side of Mayberry Road approximately 170 feet North of Military Highway. Applicant: Victor Trevino c/o Bruno M. Castillo, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 22, 2025 – Application for rezoning submitted for processing.
- August 21, 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 3, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- September 23, 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 Light Industrial District ("I-1") for a proposed industrial development.
- The tract of land measures 1,005.4 feet along Mayberry Road and has a depth of 1,320 feet.
- The surrounding zones are Agricultural Open Interim (A-OI) to the north and east, Agricultural Open Interim (A-OI) and Light Industrial (I-1) to the south and Light Industrial District (I-1) to the west.
- The surrounding land uses are agricultural land to the west, south and east and a battery storage facility to the north.
- The subject property is used as farmland.
- The Future Land Use Map shows the subject property as General Commercial and Planned Unit Development but, during the workshops held in February and March of 2025, the Planning and Zoning Commission labeled the subject property in the working map as future industrial. The requested zoning is in line with the future land use map designation for the property from the workshops working map.

- The future 365 Toll Road cuts through a portion of the property as shown in the attached RMA map and reflected in the Future Land Use Map exhibit.
- Notices were mailed to 10 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to 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 _____