



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 General Business District ("C-3") to Single-family Residential District ("R-1"), being a 0.148 acre tract of land out of Lot 6, Mission Acres Subdivision, located along the South side of Green Lawn Drive approximately 150 feet East of Washington Avenue. Applicant: Jesus Ivan Perez, 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. There was public opposition during the P&Z meeting. The concerns voiced were in regards to traffic and dilapidated homes in a commercial area.
- 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 General Business District ("C-3") to Single-family Residential District ("R-1") for the proposed construction of a residential home.
- The tract of land measures 50 feet along Green Lawn Drive and has a depth of 127.76 feet.
- The surrounding zones are Single-family Residential District (R-1) to the north and General Business District (C-3) to the west, east and south.
- The surrounding land uses are residential homes in all directions.
- The subject property is vacant.
- The Future Land Use Map shows the subject property as General Commercial, but the requested rezoning is in line with how the city block is developed with single-family homes.
- Notices were mailed to 24 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 _____