



**MEETING DATE:** July 28, 2025

**PRESENTED BY:** Xavier Cervantes, AICP, CPM, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Single-family Residential District ("R-1") to Duplex-fourplex District ("R-2"), being a 0.2066 acre tract of land, out of Lot 192, John H. Shary Subdivision, located at 405 N. Glasscock Road. Applicant: New Era Land & Properties LLC, Adoption of Ordinance #\_\_\_\_\_ - Cervantes

---

**NATURE OF REQUEST:**

Project Timeline:

- June 19, 2025 – Application for rezoning submitted for processing.
- July 2, 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.
- July 16, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission. **The Planning and Zoning recommended denial to the rezoning request.**
- July 28, 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 Single-family Residential District ("R-1") to Duplex-fourplex District ("R-2") to build a duplex structure.
- The tract of land is 0.2066 acres in area and it measures 50 feet along Glasscock Road and has a depth of 180.0 feet.
- The surrounding zones are Single-family Residential District (R-1) to the North, West and South and Mobile & Modular Home District to the East.
- The surrounding land uses are single-family homes to the North, West and South and the Valley View Estates Mobile Home Park to the East.
- The subject property is vacant.
- The Future Land Use Map designates the property as low-density residential. The requested rezoning is not in line with the low-density designation in the comprehensive plan.
- The same rezoning request was pursued by a different applicant in November of 2023. There was opposition from the surrounding property owners citing drainage, fire protection and trash concerns. The rezoning was denied by the Planning and Zoning Commission and the City Council.
- Notices were mailed to 30 surrounding property owners. As of packet day the Planning staff has received (1) phone call from the surrounding property owners.

**STAFF RECOMMENDATION:**

Staff recommends disapproval to the rezoning request.

---

**Departmental Approval:** N/A

---

**Advisory Board Recommendation:** Denial

---

**City Manager's Recommendation:** Denial *MRP*

---

---

**RECORD OF VOTE:**

**APPROVED:**

\_\_\_\_\_

**DISAPPROVED:**

\_\_\_\_\_

**TABLED:**

\_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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