



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 Townhouse Residential District ("R-1T"), for Tract 2 being a 0.615 of an acre and Tract 3 being a 0.611 of an acre, both tract forming a part of the Meadow Creek Country Club Phase 1-B Subdivision, located along the East side of Crystal Drive between Diane and Mauve Drives. Applicant: Gerardo Benavides, P.E., 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 Townhouse Residential District ("R-1T") to subdivide for homes with lot sizes not in compliance with the minimum lot sizes in the R-1 zoning district.
- Tract 2 measures 297.49' along Crystal Drive with a depth of 90'. Tract 3 measures 297.53' along Crystal Drive with a depth of 90' along the south side and 88.89' along the north side.
- The surrounding zones are Agricultural Open Interim District (A-OI) to the east and Planned Unit Development District (PUD) to the West, South and North.
- The surrounding land uses include Single-Family homes to the North, West and South and a golf course to the East.
- The subject properties are vacant.
- For tract 2 the applicant is proposing to subdivide the tract into 7 lots with an average area of 3,824.62 square feet.
- For tract 3 the applicant is proposing to subdivide the tract into 7 lots with an average area of 3,800 square feet.
- The Future Land Use Map shows that the properties are designated for Planned Unit Development. The designation for the subject tracts from the PUD ordinance on file is agricultural open space to be a part of the golf course.

- Although the requested rezoning is not in line with the PUD designation of agricultural open space the requested lot sizes are in line with the lot sizes to the west that average in area 3,195 square feet.
- Notices were mailed to 28 surrounding property owners.
- There was opposition during the variance request for the proposed subdivision. As result, the developer has altered the lot sizes as a result for Tract 1 from 7 lots to 4 lots.
- A petition was submitted by the surrounding property owners. The petitioners cite traffic, safety concerns along with a strain on public utilities and infrastructure. The petitioners also cite concerns with the loss of community character.
- The signatures make up 28.45 percent of the land area within 200 feet of the subject tracts. As per State Law, due to having more than 20 percent of the land area, a supermajority vote of the City Council is required for the rezoning to be approved.

STAFF RECOMMENDATION:

Staff recommends approval 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 _____