



MEETING DATE: May 26, 2026

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 Single Family Residential District ("R-1"), being the North 5.539 acres and forming a part of a 9.04 acre tract out of Lot 14, Block 4, Mission Groves Estates Subdivision, located along the East side of Moorefield Road approximately 1,850 feet North of U.S. Expressway 83, Applicant: LLAAG, LLC, c/o Lyonel A. Adame Garza, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 15, 2026 – Application for rezoning submitted for processing.
- April 25, 2026 – 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.
- May 6, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- May 26, 2026 – 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 Single-family Residential District ("R-1") for a proposed single-family subdivision development.
- The property was annexed to the City limits on March 24, 2026 after a voluntary annexation request.
- The tract of land has 5.539 acres in area and measures 318 feet along Moorefield Road and has a depth of 779 feet.
- The surrounding zones are Single-family Residential District (R-1) and Agricultural Open Interim district (AO-I) to the North, and outside the city limits to the South, East and West.
- The surrounding land uses are apartments and single-family homes to the North, and single-family homes to the East, South and West.
- The Capricorn Phase 2 single-family subdivision is proposed at the site and will connect to Capricorn Phase 1 that was developed just North.
- The subject property is vacant.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to 30 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

STAFF RECOMMENDATION:

Staff recommends approval of 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 _____