



MEETING DATE: April 14, 2026
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 Office Building District (“C-1”), being Lot 25, Ala Blanca Subdivision Unit No. 2, located at 2425 W. U.S. Expressway 83. Applicant, JQ Holdings Corp., Inc., Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 15, 2026 – Application for rezoning submitted for processing.
- March 7, 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.
- March 18, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- April 14, 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 Single-family Residential District (“R-1”) to Office Building District (“C-1”) to convert the existing house into an office building.
- The code of ordinances states that the main purpose of the office building zoning is to provide office uses, office sales uses, and certain personal services of a nature that will not have a blighting effect on adjacent residential areas.
- The lot of record measures 50 feet in width and has a depth of 180 feet for a total area of 9,000 square feet.
- The surrounding zones are General Business (C-3) District to the Northwest and Northeast, and Single-family Residential (R-1) District to the Southeast and Southwest.
- The property has a single-family residential home. The surrounding land uses include an office complex to the Northwest and single-family homes to the Southeast and Southwest.
- The Future Land Use Map shows the property designated for commercial uses.
- The requested rezoning is in line with the comprehensive plan designation.
- Notices were mailed to twenty-two (22) surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

