



**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 Duplex-fourplex Residential District (“R-2”), being Lots 5 and 6, Block 180, Mission Original Townsite Subdivision, located at 1000 and 1004 N. Holland Avenue. Applicant, Miguel Angel Vargas, Adoption of Ordinance #\_\_\_\_\_ - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- February 17, 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 properties from Single-family Residential District (“R-1”) to Duplex-fourplex Residential District (“R-2”) to develop a triplex apartment complex at each lot.
- The properties are located at the Northeast corner of N. Holland Avenue and W. 10<sup>th</sup> Street.
- The lots of record have a combined 15,000 square feet in area and measure 100 feet along Holland Avenue and 150 feet along W. 10<sup>th</sup> Street.
- The surrounding zoning is Single-family Residential (R-1) District to the North, East and South and Public (P) District to the West.
- The surrounding land uses include single-family homes to the North, a 6-unit apartment complex to the East, the Leo Marcel Elementary school to the West and the “La Fruteria” business to the South. There is a paved alley along the East side of the properties.
- The subject property is vacant.
- The Future Land Use Map shows the property designated for low-density residential uses. The requested rezoning is not in line with the comprehensive plan, however, staff feels that the properties with frontage on Holland Avenue are in transition to multifamily uses.
- Notices were mailed to 17 surrounding property owners. Planning staff has not received any phone calls in opposition to the rezoning.

