



MEETING DATE: July 28, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Multi-family Residential District ("R-3") to General Business District ("C-3"), being Lot 1, Ango Subdivision, located at 2210 E. 1st Street. Applicant, Gerardo Rodriguez c/o Ango Holdings, Inc., Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 4, 2026 – Application for rezoning submitted for processing.
- June 19, 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.
- July 1, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- July 28, 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 Multi-family Residential District ("R-3") to General Business District ("C-3") to convert the existing townhomes into a 34 room hotel project.
- The property is located along the South side of E. 1st Street approximately 600 feet West of Shary Road.
- The tract of land has 2.15 acres in area and measures 619.1 feet along 1st Street and measures 151.5 feet in depth.
- The surrounding zones are Agricultural Open Interim (AO-I) District to the North and West, Agricultural Open Interim (AO-I) and Heavy Commercial (C-4) to the South and Multi-family Residential (R-3) to the East.
- The surrounding land uses include an apartment complex to the East, a private lake to the North and vacant land to the West and South.
- The property has a fully developed townhomes complex.
- The Future Land Use Map shows the property designated for general commercial uses. The requested rezoning is in-line with the comprehensive plan designation.
- Notices were mailed to fourteen (14) surrounding property owners. Planning staff received no phone calls in opposition to the rezoning request.

STAFF RECOMMENDATION:

Staff recommends approval.

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____