



MEETING DATE: May 6, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Single Lot Variance for a 0.14-acre tract of land, being the North 125 feet of the East 50 feet of Lot 6, Mission Acres Subdivision, located at 1523 Green Lawn Drive. Applicant: Jose G. Villarreal – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 8, 2026 – Original Planning and Zoning Application submitted to the City for a Single Lot Variance.
- May 6, 2026 – Consideration of the Single Lot Variance by the Planning and Zoning Commission.

Summary:

- This property is located along the South side of Green Lawn Street intersecting Truman Street approximately 300 feet West of Washington Avenue.
- The land measures 50 feet wide by 125 feet in depth, being a 0.14-acre tract of land out of Lot 6, Mission Acres Subdivision per map records.
- The owner proposes to build a commercial building on this currently vacant land zoned for general business (C-3). A building permit will be requested separately and apart from and upon approval from this single lot variance request.
- This site has frontage to Green Lawn Drive and access to all city utilities and services to include street lighting (NE corner/intersection), fire hydrants (East side of lot), and drainage meeting the criteria set forth on Sec. 98-8 – Single-lot Variance; approval and procedures (b).
- A Site Plan Approval shall be required prior to any issuance of permits including signage.

STAFF RECOMMENDATION:

There is a provision in the subdivision to allow single-lot variances to assist property owners develop small tracts of land without going through the subdivision process. The applicant meets the criteria in the ordinance. Staff recommends approval.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

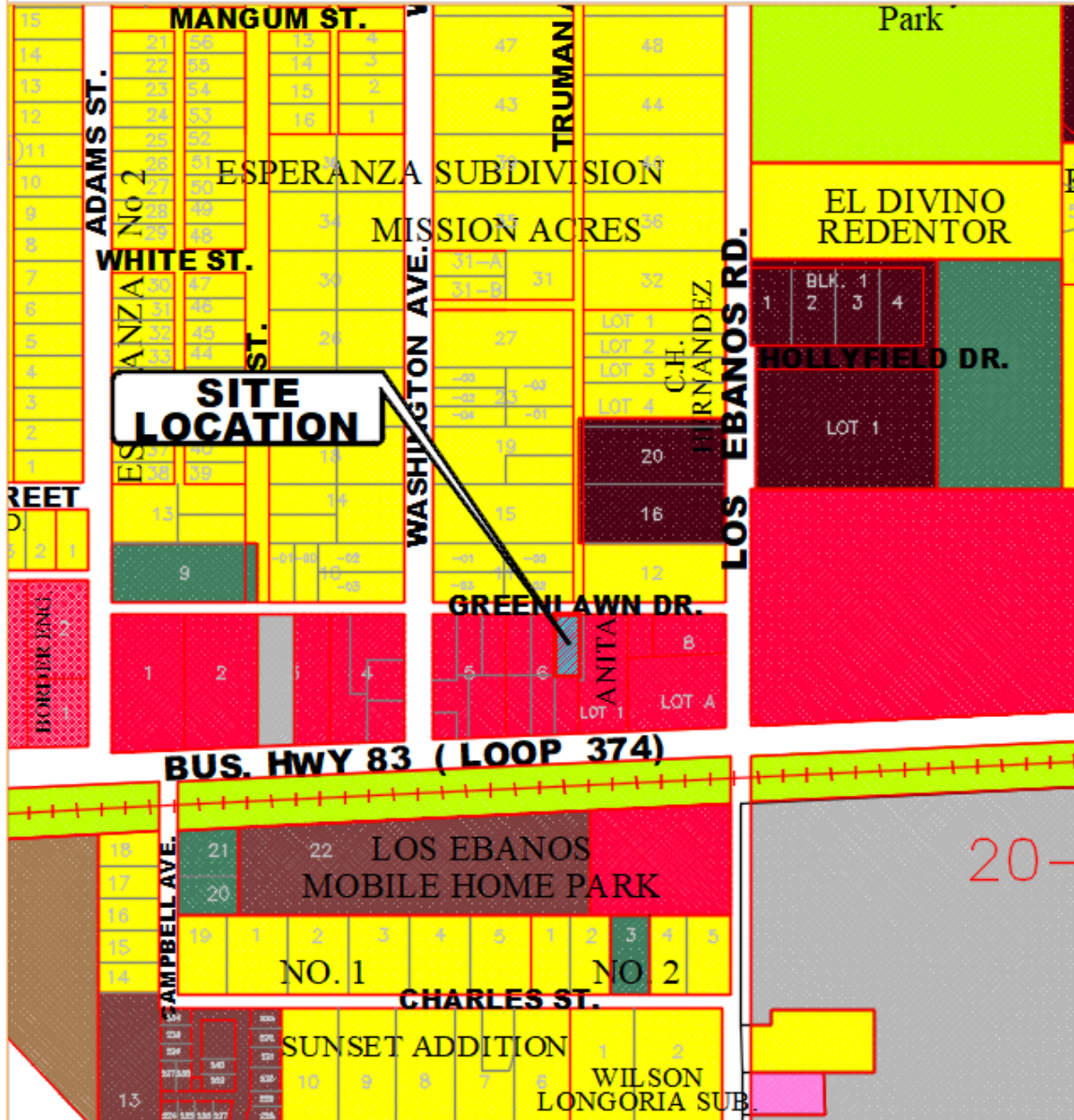
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

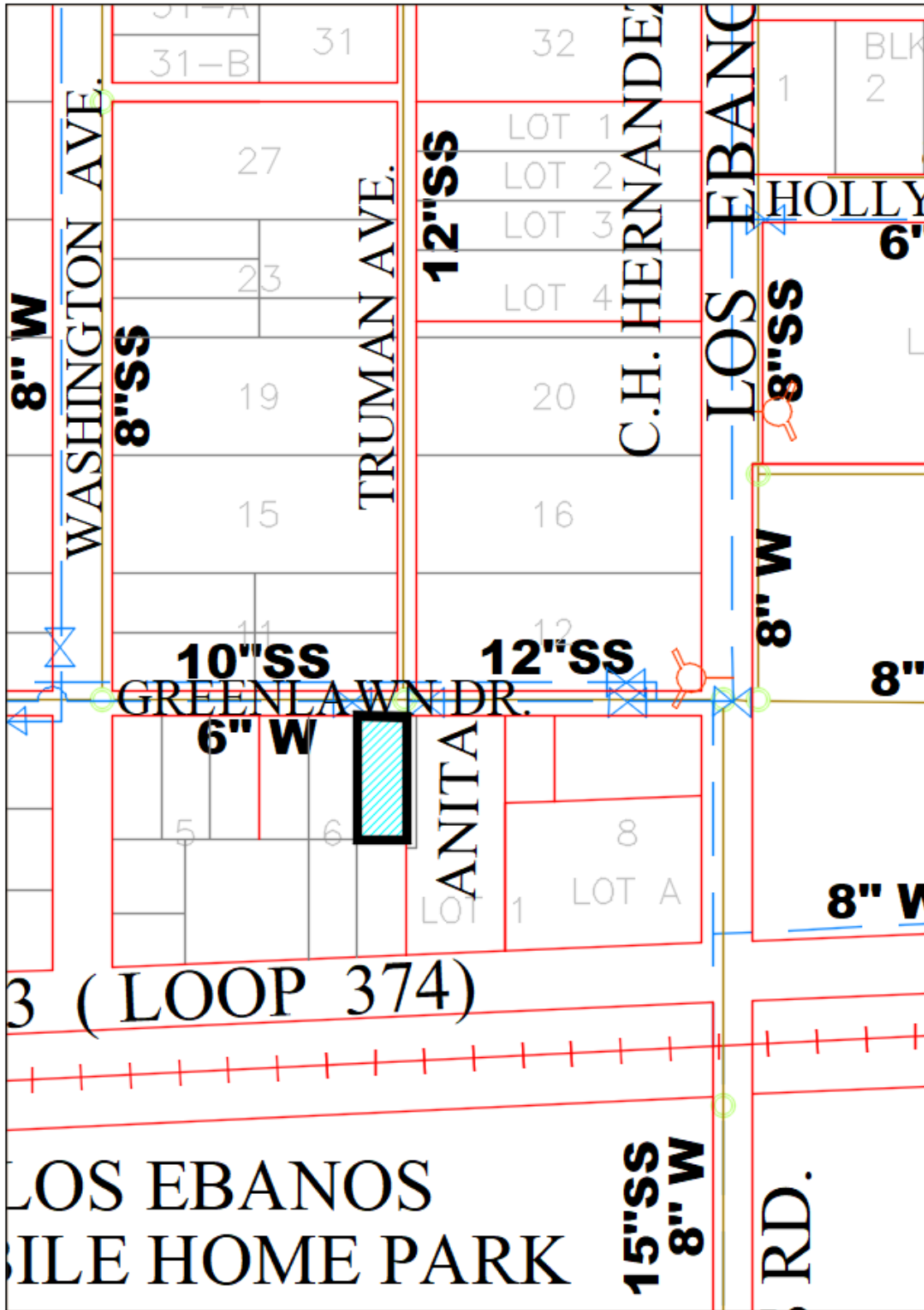
ZONING MAP



ZONING LEGEND

	A04 AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

UTILITY MAP



AERIAL PHOTO

