



MEETING DATE: April 14, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: To Consider a Rezoning request from Single Family Residential District ("R-1") to General Business District ("C-3") for the West 64.4 feet of Lots 5 & 6, Block 85, Original Townsite of Mission Subdivision, located at the Northeast corner of Keralum Avenue and East 5th Street (Rafael Ramirez Street), Applicant: Alicia Castillo, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 11, 2025 – Application for rezoning was submitted to the City
- March 21, 2025 – in accordance with State and local law, notice of the required public hearing was published in the Progress Times.
- March 21, 2025 – in accordance with State and local law, notice of required public hearings mailed to all property owners within 200' of subject tract.
- April 2, 2025 – Public Hearing and consideration of the rezoning request by the Planning and Zoning Commission. There was no opposition from the surrounding property owners. The P&Z Board recommended denial to the C-3 but recommended approval of a C-2 (Neighborhood Commercial District).
- April 14, 2025 – Public Hearing and consideration of the rezoning ordinance by City Council

Summary:

- The applicant is requesting to rezone the subject property from Single-family Residential District ("R-1") to General Business District ("C-3") to allow a commercial business in the property.
- The subject property measures 64.40 feet along Rafael Ramirez Street and 100 feet along Keralum Avenue for a total of 6,440.00 square feet. There are no minimum lot dimensions for lots in the "C-3" district.
- There is a commercial building in the subject property that measures 40 feet by 60 feet for a total of 2,000 square feet. The building was built in the year 1974 as per the records of the Hidalgo County Appraisal District.
- The surrounding zones consist of Single-family Residential District ("R-1") in all directions
- The surrounding land uses consist of single-family homes to the East and North, Multifamily Residential to the West and a church to the South
- The future land use map designates this property as Low Density Residential
- The entire neighborhood was rezoned to Single-family Residential district ("R-1") during comprehensive rezoning in the year 2005.
- A list of permitted and conditional uses for the C-3, C-2 and C-1 commercial zones is included.

- Staff mailed out (26) legal notices to surrounding property owners. The Planning Staff has not received any objections to the rezoning request from surrounding property owners.

STAFF RECOMMENDATION:

Approval

Departmental Approval: Approval

Advisory Board Recommendation: P&Z recommended approval of a C-2 (Neighborhood Commercial District)

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____