



MEETING DATE: August 25, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from (R-1) Single-family Residential District to (R-2) Duplex-fourplex Residential District, being Lot 6, Block 81, Original Townsite of Mission Subdivision, located at 400 Oblate Avenue. Applicants, Nicolas Camacho/Oscar Alejandre, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 10, 2026 – Application for rezoning submitted for processing.
- July 25, 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.
- August 5, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- August 25, 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 Duplex-fourplex Residential District ("R-2") to develop a duplex apartment complex at the site.
- The property is located at the Northeast corner of E. 4th Street and Oblate Avenue.
- The lot of record has 7,500 square feet in area and measures 50 feet along Oblate Avenue and 150 feet along E. 4th Street.
- The surrounding zoning is Single-family Residential (R-1) District to the North, East and West and Public (P) District to the South.
- The surrounding land uses include single-family homes to the North, East, and West. The Roosevelt Alternative School is located across the street to the South. There is an unpaved alley along the East side of the property.
- The subject property is vacant.
- There was comprehensive rezoning for this neighborhood in the year 2006. The City Council's vision at the time was to only allow single-family homes for future construction.
- As a result of the downzoning, there are several small apartment complexes in the neighborhood that are considered legal nonconforming uses. A map depicting these complexes is included in the meeting packet.
- 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.
- Notices were mailed to 19 surrounding property owners. Planning staff has received one phone call in opposition to the rezoning. Three people spoke in opposition to the rezoning request during the Planning and Zoning Commission Meeting.

STAFF RECOMMENDATION:

Staff recommends denial of the rezoning request. The requested rezoning is not in line with the comprehensive plan.

Departmental Approval: Denial

Advisory Board Recommendation: Denial

City Manager's Recommendation: Denial *JP7*

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

 AYES

_____ NAYS

_____ DISSENTING _____