



MEETING DATE: October 14, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from Agricultural Open Interim District ("AO-I") to Large Lot Single-family Residential District ("R-1A"), being a 9.851 acre tract out of the South 12 acres out of the East 26.49 acres out of Lot 296, John H. Shary Subdivision, located along the West side of Taylor Avenue approximately 170 feet North of Mile 2 Road. Applicant, RGV Villa Development, LLC, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 21, 2025 – Application for rezoning submitted for processing.
- September 4, 2025 – 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.
- September 17, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 14, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to Large Lot Single-family Residential District ("R-1A") to develop a single-family residential development.
- The irregular-shaped tract of land has 9.851 acres in area and measures 405.31 feet along N. Taylor Road and 358.4 feet along E. Mile 2 Road.
- The surrounding zones are Agricultural Open Interim (A-OI) to the West, Large Lot Single-family Residential (R-1A) to the North, Large Lot Single-family Residential (R-1A), Single-family Residential (R-1), Agricultural Open Interim (A-OI), Office Building (C-1) to the South, and outside the city limits to the East.
- The surrounding land uses include single-family homes in all directions and an office building with parking at the Northwest corner of Mile 2 and N. Taylor Roads.
- The subject property has stables and is vacant.
- The Future Land Use Map shows the property designated for lower density residential uses. The requested rezoning is in line with the comprehensive plan designation.

- Notices were mailed to 40 surrounding property owners. Planning staff received no phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ **AYES**

_____ **NAYS**

_____ **DISSENTING** _____