



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 Single-family Residential District ("R-1"), being a 26.65-acre tract of land being a part of Lot 29-9, West Addition to Sharyland Subdivision, located along the East side of Mayberry Road, approximately 104 feet South of Sonoma Ranch Street. Applicant, Carlos I. Garza, 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 Single-family Residential District ("R-1") to develop a single-family residential development.
- The irregular-shaped tract of land has 26.65 acres in area and measures 179.64 feet along N. Mayberry Road. The property is located just south of the recently recorded Sonoma Ranch Phase 1 Subdivision.
- The surrounding zones are Agricultural Open Interim (A-OI) to the South and West, Single-family Residential (R-1) to the North and Large Lot Single-family Residential (R-1A) to the East.
- The surrounding land uses include vacant single-family lots to the North and East and an irrigation canal to the South and West. In addition, there are existing single-family homes to the West and South.
- The subject property is vacant.
- The Future Land Use Map shows the property designated for low density residential uses. The requested rezoning is in line with the comprehensive plan designation.

- Notices were mailed to 28 surrounding property owners. Planning staff received one phone call from one of the surrounding property owners. The person expressed a desire for the property to be zoned R-1A instead of R-1.

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 _____