



**MEETING DATE:** January 13, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Single-family Residential District ("R-1") to Duplex-Fourplex Residential District ("R-2"), being Lot 8, Block 71, Original Townsite of Mission Subdivision, located at 405 N. Nicholson Avenue. Applicant, Casa Nueva, LLC c/o Esai & Brigida Reyna, Adoption of Ordinance #\_\_\_\_\_ - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- November 7, 2025 – Application for rezoning submitted for processing.
- November 22, 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.
- December 3, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- January 13, 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 or a triplex at the site.
- The lot of record has 7,500 square feet in area and measures 50 feet along Nicholson Avenue with a depth of 150 feet.
- The surrounding zoning is Single-family Residential (R-1) in all directions with a property at the Northeast corner of W. 4<sup>th</sup> and Nicholson zoned Duplex-Fourplex Residential (R-2).
- The surrounding land uses include single-family homes to the North and West and triplex multifamily development to the South and East. At the NE corner of 4<sup>th</sup> and Nicholson there is an 8-unit apartment complex. Comprehensive rezoning of this neighborhood took place back in 2006 that made the triplexes and the apartment complex a legal non-conforming use.
- The subject property has a single-family home.
- 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 24 surrounding property owners. Planning staff has not received any phone calls in opposition to the rezoning.

**STAFF RECOMMENDATION:**

Staff recommends denial to the rezoning request.

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**Departmental Approval:** N/A

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**Advisory Board Recommendation:** Approval

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**City Manager's Recommendation:** Approval *IP7*

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**RECORD OF VOTE:**      **APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_