



MEETING DATE: June 23, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a rezoning request from General Business District ("C-3") to Duplex-fourplex Residential District ("R-2"), being Lot 1, Block 230, Original Townsite of Mission Subdivision, located at the Southeast corner of W. 15th Street and Dunlap Avenue, Applicant: Bel-Mar Properties, LTD c/o Martin Garza, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 15, 2026 – Application for rezoning submitted for processing.
- May 23, 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.
- June 3, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- June 23, 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 General Business District ("C-3") to Duplex-Fourplex District ("R-2") for the proposed construction of a duplex or a triplex apartment complex.
- The tract of land measures 50 feet along Dunlap Avenue and 150 feet along W. 15th Street for a total of 7,500 square feet.
- The surrounding zones are Single-family Residential District (R-1) to the West and General Business District (C-3) to the East, North and South.
- The surrounding land uses are single-family residential homes to the West, North and South. To the East is a proposed used auto sales business.
- The subject property is vacant.
- The Future Land Use Map shows the subject property designated for General Commercial uses. The requested rezoning is a down zoning.
- Notices were mailed to 21 surrounding property owners. Planning staff has not received any phone calls from the surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval to the rezoning request.

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *SP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____