



**MEETING DATE:** March 10, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a rezoning request from Duplex-Fourplex Residential District (“R-2”) to Multi-family Residential District (“R-3”), being Lot 12, Las Cumbres Terrace Subdivision, located at 801 Mountain Road. Applicant, Emigdio Salinas - M2 Engineering, PLLC, Adoption of Ordinance #\_\_\_\_\_ - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- January 20, 2026 – Application for rezoning submitted for processing.
- February 6, 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.
- February 18, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- March 10, 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 Duplex-Fourplex Residential District (“R-2”) to Multi-family Residential District (“R-3”) to develop a 6-unit apartment complex at the site.
- The lot of record is located at the Southwest corner of N. Trosper and Mountain Roads.
- The property measures 110 feet along N. Trosper Road and measures 105 feet along Mountain Road and it has an area of 0.396 acres or 17,238 square feet.
- The Las Cumbres Terrace Subdivision is a gated recorded subdivision designed to have a four-plex apartment complex in each lot. The property was zoned R-2 on August 26, 2024.
- The surrounding zones are Duplex-Fourplex Residential District (R-2) to the North and West, Agricultural Open Interim (A-OI) and Duplex-Fourplex Residential (R-2) to the East and Single-family Residential (R-1) to the South.
- The surrounding land uses are single-family homes to the East, North and South. The land uses to the West are vacant properties.
- The subject property is vacant.
- 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, but staff feels that the area is in transition to multi-family residential uses.
- Notices were mailed to 20 surrounding property owners. Planning staff received no phone calls in opposition to the rezoning.

**STAFF RECOMMENDATION:**

Staff recommends approval 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 *JP7*

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

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

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

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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