



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 Single-Family Residential District (“R-1”) to Neighborhood Commercial District (“C-2”), being Lot 1, Laguna Oaks Subdivision Phase 1, located at the Southeast corner of Mile One South and S. Inspiration Roads. Applicant, Jorge De Zenea - AEC Engineering, Adoption of Ordinance #_____ - Cervantes

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 Single-family Residential District (“R-1”) to Neighborhood Commercial District (“C-2”) to build a commercial establishment at the site.
- The code of ordinances states that the main purpose of the neighborhood commercial zoning is to provide space and off-street parking in appropriate locations in proximity to residential areas, for commercial development catering to the convenience shopping and service needs of the occupants of nearby residences.
- The property is located at the Southeast corner of Mile One South Road and S. Inspiration Road and measures 150.25 feet along Mile One South Road and 192.63 feet along S. Inspiration Road for a total net area of 0.939 acres.
- The surrounding zones are Multi-family Residential District (R-3) to the North, Single-family Residential District to the East, Planned Unit Development District (PUD) to the South and Agricultural Open Interim (AO-I) to the West.
- The property is vacant. The surrounding land uses include the Vida Que Canta apartment complex to the North, Single-family homes to the East and South and vacant to the West. To the Northwest is a Dollar General store.
- The Future Land Use Map shows the property designated as Planned Unit Development.
- The requested rezoning is in line with the comprehensive plan designation and staff feels that Neighborhood Commercial zoning will complement the area. There are hundreds of dwelling units in all directions.
- Notices were mailed to twenty-three (23) surrounding property owners. Planning staff has not received any phone calls from the notice.

STAFF RECOMMENDATION:

Staff recommends approval to C-2 zoning.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *SP7*

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____