



**MEETING DATE:** October 28, 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 Multi-family Residential District ("R-3"), being a 9.83 acre gross and 9.48 acre net tract of land out of Lot 33, Bell Woods CO'S Subdivision "C", located along the West side Conway Avenue (SH 107) approximately 265 feet North of Victory Street. Applicant, Luis Alaniz c/o Cabrera Brothers Trucking Co., Adoption of Ordinance # \_\_\_\_\_ - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- September 26, 2025 – Application for rezoning submitted for processing.
- October 3, 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.
- October 15, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- October 28, 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 Multi-family Residential District ("R-3") for a multifamily residential development.
- The tract of land has 9.48 acres in net area and measures 256 feet along Conway Avenue and has a depth of 1,239.61 feet.
- The surrounding zones are outside the city limits to the North, General Business District (C-3) to the East, Agricultural Open Interim District (AO-I) to the South and Duplex-Fourplex Residential to the West.
- The surrounding land uses include agricultural land, a single-family home and an irrigation canal to the South, Tramuc Transport to the East, Cheer Strike and IHOP to the South and agricultural land to the west.
- The subject property is vacant.
- The Future Land Use Map shows the West two thirds of the property designated for low density residential uses. The East one third of the property is designated General Commercial. Even though the requested rezoning of the West two thirds of the property is not in line with the comprehensive plan, staff feels that the area is in transition to multi-family residential uses.

- Notices were mailed to 6 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:**

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|---------------------|-------|
| <b>APPROVED:</b>    | _____ |
| <b>DISAPPROVED:</b> | _____ |
| <b>TABLED:</b>      | _____ |

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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