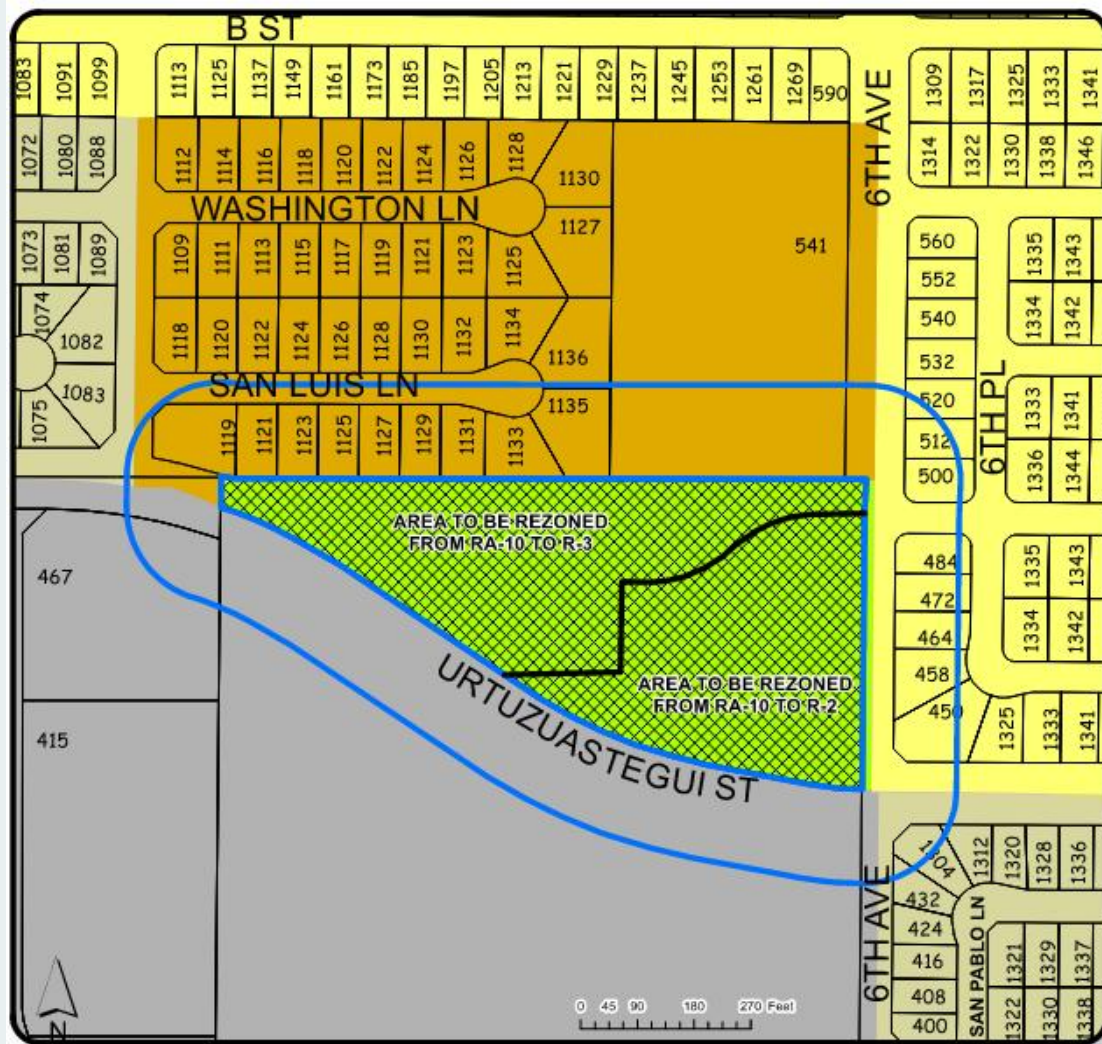


PLANNING AND ZONING MEETING  
November 6, 2025

Rezoning Case 2025-0274  
Urban Border Townhomes and Apartments  
by Comite de Bienestar



**LOCATION OF SUBJECT PROPERTY**  
 [Green Hatched Box] PID: 77556001  
 [Blue Line] 150 FT NOTIFICATION BUFFER

**LOCATION MAP**  
**ZONING**  
 MULTIFAMILY ZONING DISTRICTS  
 U  
 M  
 MULTIPLE RESIDENCE ZONING DISTRICTS  
 R-1  
 R-2  
 R-3  
 SINGLE RESIDENCE ZONING DISTRICTS  
 S-1  
 S-2  
 S-3

**REZONING**  
**CASE #**  
 2025-0274

**DATE:**  
 10/14/2025



**CREATED BY:**  
 ISAAC GUTIERREZ

**CHECKED BY:**  
 JUAN TEJEDA

**APPROVED BY:**  
 JOSE A. GUZMAN



FRONTERA ESTATES

LAS CASITAS APARTMENTS

BIENESTAR ESTATES NO. 3

SAN LUIS INDUSTRIAL PARK

PROPOSED MINOR AMENDMENT AND REZONING COMITE DE BIENESTAR APN 775-56-001 ± 6.12 ACRES

STATE LAND



