

Started: 6:31 p.m.

Ended: 6:37 p.m.

Item #1.6

Rezoning:

**Being a tract containing 0.36 acre of land situated out of the South one-half of Block 15-8, of the West Addition to Sharyland of Porciones 53, 54, 55, 56 & 57, and further being out of Lot 61, of the unrecorded Melba Carter Subdivision
R-1 to R-2
Martin Vega**

Ms. De Luna went over the write-up stating the subject site is located at the southwest corner of Melba Carter & Mayberry Road

SURROUNDING ZONES:

N:	I-1	- Light Industrial
E:	I-1	- Light Industrial
W:	R-1	- Single Family Residential
S:	R-1	- Single Family Residential

EXISTING LAND USES:

N:	Vacant
E:	Warehouses
W:	Single Family Home
S:	Single Family Home
Site:	Vacant

FLUM: Industrial (I)

REVIEW COMMENTS: This subdivision has considered several rezoning in the past ranging from commercial, industrial and residential. It is staff understanding from the surrounding residents and the City Council that they would like to keep this area residential with the exception of the lots off of Conway which are already zoned commercial. Staff notes that the proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses.

RECOMMENDATION: Staff recommends denial.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mrs. Irene Garza who resides at 308 Melba Carter stated she was opposed to the request. Her main concerns were safety, home rates, and property values.

Mr. Vega the applicant was present. He stated the duplex was for his kids. He added he has been renting for 8 years and wants to have his own place for his kids.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz moved to close the hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to the deny the rezoning. Mrs. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.