

Started: 5:38 p.m.

Ended: 5:45 p.m.

Item #1.2

**Rezoning: 0.402 of one acre out of Lot 182,
John H. Shary Subdivision
C-2 to R-3
Onesimo Abrego**

Ms. De Luna went over the write-up stating the subject site is located near the Southwest corner of E. 2 ½ Street and Glasscock

SURROUNDING ZONES:

N:	R-1	– Single-Family Residential
E:	R-2	– Duplex-Fourplex Residential
W:	R-1	– Single-Family Residential
S:	R-1	– Single-Family Residential

EXISTING LAND USES:

N:	Vacant
E:	Vacant
W:	Single-Family Home
S:	Vacant
Site:	Commercial

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. Staff notes that a similar request was recently considered by P&Z on January 27, 2021 for the adjacent property to the south and it was denied. There was public opposition during that hearing and the concern voiced was that they didn't want any apartments.

RECOMMENDATION: Staff recommends Denial.

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

Mr. Julio Abrego who resides at 1813 Selina stated he was the brother of the applicant. He stated there were two duplex-fourplex to the south, 8 units to the west corner. He added he had 18 signatures from the area supporting his request. He added the change would decrease traffic and increase city revenue.

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

Chairwoman Izaguirre asked if the board had any questions.

Mrs. Garza asked Mr. Abrego that how many apartments he wanted to develop.

Mr. Abrego stated he wanted to build 6 apartments. He mentioned that area had a lot of potential.

Chairwoman Izaguirre asked Mr. Abrego if he was going to demolish everything.

Mr. Abrego stated the plan is to demolish everything and start brand new.

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