

Started: 5:31 p.m.

Ended: 5:38 p.m.

Item #1.1

Rezoning:

**All of Lot 10, and the South ½ of Lot 11,
Block 186, Mission Original Townsite
C-4 to R-1
George J. Perez**

Ms. De Luna went over the write-up stating the subject site is located approximately 75' south of W. 12th Street along the west side of Dunlap Avenue.

SURROUNDING ZONES:

N:	C-4	– Heavy Commercial
E:	C-3	– General Business
W:	C-4	– Heavy Commercial
S:	C-4	– Heavy Commercial

EXISTING LAND USES:

N:	Single Family Home
E:	EZ Pawn & Bank of America
W:	Single-Family Home
S:	Single-Family Home
Site:	Vacant

FLUM: General Commercial (GC)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map. However, it complies with the existing land uses. In 2006, the City did a mass rezoning of this area and zoned the entire block C-4 (Heavy Commercial). The recommendation of staff was to keep lots 1-4 & 9-12 as R-1 (Single Family Residential) since they were used as such and lots 5-8 as commercial to match what was currently existing. Staff notes that the area has not changed the existing land uses nor any new business have been built since the mass rezoning. A viable alternative would be to award the R-1 and have them built an attractive single-family residence that will assimilate well into the predominant single-family residential neighborhood.

RECOMMENDATION: Staff recommends Approval.

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

Mr. Maria Leal who resides at 3206 Los Indios stated she owned a commercial plaza at 1200 N. Dunlap. Her main concern was that Conway should all stay commercial and not be a mixture of zones.

Mrs. Ana Perez the applicant stated she is in the process of purchasing this property. She stated this would be her primary home.

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

Chairwoman Izaguirre asked if the board had any questions.

Mrs. Garza asked what was on the other half of Lot 11?

Ms. De Luna stated it was a home. She added this property is adjacent to 2 homes.

Chairwoman Izaguirre asked if there were houses there right now.

Ms. De Luna confirmed "yes". She added this particular block has more homes than businesses.

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