

Started: 5:35 p.m.

Ended: 6:01 p.m.

Item #1.1

Re-Designation of Land Use: A 3.91 acre tract of land, situated in Porcion 58, more or less, out of Lot 124, John H. Shary Subdivision PUD(AO-I) to PUD(R-3) Carlos Andrade & Angelica Treviño

Ms. Irasema Dimas went over the write-up stating the subject site was located approximately 180' west of Shary Road along the south side of Hunt Valley Road.

SURROUNDING ZONES:

N:	PUD	– Planned Unit Development
E:	C-2	– Neighborhood Development
W:	PUD	– Planned Unit Development
S:	PUD	– Planned Unit Development

EXISTING LAND USES:

N:	Residential Homes
E:	Commercial Plaza
W:	Vacant
S:	Vacant
Site:	Vacant

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses.

RECOMMENDATION: Staff is recommending denial.

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

Joseph Phillips who resides at 109 Rio Grande Court stated that the concerns were: 1) The zoning was not compatible with the uses around the area, 2) Privacy- Citizens from the apartments would be looking into neighboring backyards, 3) Drainage. Mr. Phillips added he would want to know if a drainage report has been done, and 4) flooding around neighboring properties.

Mr. Erik Diaz who resides at 709 Rio Grande Court stated he was against the request. He added that the main concerns were 1) The Multifamily use, 2) Water running into the neighboring canal and over flooding.

Mr. Charles Garrett who resides at 1908 Trinity stated that he was against the request. His main concern was the layout. He stated he would like to see the engineered drawings. He added there is major problems with sewage/drainage in the area.

Chairwoman Izaguirre stated that right now it was only the re-designation of land use so staff does not have access to that information and it cannot be requested at this time. She added that information is turned in to the city at the development stage.

Mrs. Ann Camarillo who resides at 2116 Pecos stated she was against the request. She stated this property was backing up Cimarron Subdivision which is going through other zoning challenges with the club. She added that it feels like as a resident of Mission, living in Cimarron they are getting attacked from all sides. She mentioned she would like to see the City defend and protect the commitment made to the community that's investing in town.

Mr. Rick Roth who resides at 518 Rio Grande Drive stated his main concern was both foot and vehicle traffic. He mentioned he would like to know how this development would affect the traffic around the Cimarron area. He added that it is already difficult to walk on the main street.

Mrs. Anita Iglesias who resides at 2113 Pecos Street asked that how could citizens say yes or no to the development if there are no complete details on the project.

Mr. Ryan Dryeen 809 Brazos Street stated that the big concerns were flooding and drainage.

Mr. Martin Torres who resides at 1107 Rio Balsas stated that homes in the area have never flooded. He asked that if this request is approved and construction is beginning and the area begins to flood what would be the recourse.

Chairwoman Izaguirre stated that the City Engineer would be the one to answer that question. She added that all developments have to comply with city ordinances. She mentioned that at this moment we were only at the rezoning process.

Mr. Carlos Andrade the applicant stated this project will bring a lot of advantages to the community. He stated he founded Retama Business Center six years ago. He added this new project will change the concept and the esthetics of the community. He mentioned the 3.9 acre property is right behind the Retama Business Center. Mr. Andrade stated this project consisted of 8 vertical towers with 78 apartments of 1700-1900 square feet each with 6 penthouses of approximately 2,500 square feet each. He added the estimated cost of each apartment would be \$350,000 – \$450,000. He mentioned this would help generate value, taxes, development, and a new concept in all South Texas.

Mr. Mariano Garcia translated that Mr. Andrade is trying to make the best use of this vacant property with multi-family residential. He added that this would be a innovative project. He mentioned Mr. Andrade was aware of the concerns and he would be working with city staff and engineers to address the concerns.

Mr. Charles Garrett asked if there had been a study done on property value.

Mr. Garcia answered "no".

Mr. Carlos Martinez who lives at Cimarron stated that the project looked very nice but it would increase the flood insurance for the neighboring homes.

Mr. Ryan Dryeen stated that he would like to know the relationship of the developer to the Cimarron Country Club owner.

Mr. Garcia stated that there was no relation.

Mrs. Anita Iglesias asked if the development would have access through Cimarron.

Chairwoman Izaguirre mentioned that according to exhibits provided at this time, access was only through Shary road.

Mr. Jose Luis Ramirez who resides at 1024 Rio Grande Dr. asked how many apartments would be done.

Mr. Andrade answered that it would be 84 condominiums.

Mr. Ramirez asked if there had been a study done that would show how this development would impact schools in our City.

Mr. Andrade stated a study that deep was not performed.

Mr. Debra Alvarez asked if all condominiums would be for sale.

Mr. Andrade stated they would all be for sale.

Mr. Hollis Rutledge who resides at 214 Rio Grande Dr. stated this development was not compatible to what the city stated many years ago. He added this was a zoning issue and does not meet the intent of the zoning ordinance as it exists today.

Mr. Enrique Castro who resides at 810 Brazos stated this was nice project but he wanted to know how the city would stop other projects if they approve this one.

Mr. Rich Roth who resides at 518 Rio Grande Court asked if anyone has looked at the fact that crime is going to be high by bringing in these tall high apartments. He suggested a crime study be done before the development.

Mr. Carlos Reyes who resides at 818 Rio Grande Drive stated that this project is a joke. He added that there were better places where this development could be done.

Chairwoman Izaguirre asked the board if they had questions.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Alvarez moved to deny the PUD(R-3) based on the City's future land use map. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.