

Started: 5:46 p.m.

Ended: 5:54 p.m.

Item #1.3

Rezoning:

**1.0 acre tract of land out
of Lot 195, John H. Shary
AO-I to R-3
Benchmark Real Estate Investments, LLC
c/o Epigmenio Gonzalez**

Ms. De Luna went over the write-up stating the subject site is located approximately 420' east of Shary Road along the south side of E. 4th Street.

SURROUNDING ZONES:

N: R-1 - Single-Family Residential
E: C-3 & R-3 - General Business & Multi-Family
W: C-3 - General Business
S: C-3 - General Business

EXISTING LAND USES:

N: Residential Subdivision
E: Single - Family Residential
W: IHOP
S: La Fogata
Site: Vacant

FLUM:

General Commercial (GC)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. This property is located between two commercial properties, which would be the best use for this property.

RECOMMENDATION: Staff recommends denial.

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

Mrs. Liliana Gonzalez the owner of Benchmark Real Estates Investments, LLC stated they planned to build high end 2 story apartments like townhouses. She added they would be gated and about 12-18 apartments. She mentioned they would be similar to the ones behind Shipley's donuts.

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

Mrs. Garza asked that what was the zone to the east of this property.

Ms. De Luna stated this property was in the middle of two commercial lots.

Mrs. Garza stated it would be odd to have townhomes in between two commercial properties.

Mrs. Austin asked if there were apartments adjacent to this property.

Ms. De Luna stated the property was vacant.

Chairwoman Izaguirre asked that what was the zone for that property.

Mr. Sanchez stated it was R-3 and C-3.

Chairwoman Izaguirre asked that why does the property on the east side have two colors.

Ms. De Luna stated they had two different zones.

Chairwoman Izaguirre asked that what zone was the darker color.

Ms. De Luna stated it was an R-3 zone. She added that when ever those properties develop they would have to subdivide and have access from E. 4th street.

Chairwoman Izaguirre mentioned that staff really needs to update the future land use map.

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