

**Started: 5:32 p.m.**

**Ended: 5:41 p.m.**

**Item #1.1**

**Rezoning:**

**Being a 2.33 gross tract out of that  
certain 17.88 acre tract out of Lot 29-4,  
West Addition to Sharyland  
R-1 to C-3  
Isidoro Gomez**

Ms. De Luna went over the write-up stating the subject site is located approximately 700' west of Troser Road along the north side of W. Mile 2 Road

**SURROUNDING ZONES:**

N:	AO-I - Agricultural Open Interim
E:	R-1 - Single-Family Residential
W:	AO-I - Agricultural Open Interim
S:	AO-I - Agricultural Open Interim

**EXISTING LAND USES:**

N:	Single-Family Home
E:	Vacant/Residential Subdivision
W:	United Irrigation District #1
S:	Vacant
Site:	Vacant

**FLUM:** Low Density Residential (LD)  
& Public (P)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. Approving a C-3 zone in this location would be detrimental to the surrounding single-family residential properties.

**RECOMMENDATION:** Staff recommends denial.

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

Mr. Julio Cerda was present to represent Mr. Gomez. He stated they were trying to do C-3 in the front. he added that Mr. Gomez wanted to do storage units. He mentioned there is truck traffic from the irrigation district.

Chairwoman Izaguirre asked if it was half of the 2.33 acres.

Mr. Cerda confirmed "yes".

Ms. De Luna clarified that 2.33 acres is that total that was asked to be rezoned.

Mr. Cerda stated he had 7 acres and was requesting to rezone 2.33 acres to commercial for storage units.

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

Mr. Barrera asked that why was staff recommending denial.

Ms. De Luna stated that staff was not opposed to the storage units, however if its zoned to C-3 than they can have other types of businesses.

Mr. Arcaute asked if a C-3 was required for storage units.

Ms. De Luna confirmed "yes". She mentioned that an amendment would be required for any other zone.

Mr. Barrera asked if we could approve it with a condition.

Ms. De Luna stated unfortunately a condition is not allowed for a rezoning.

Mr. Sanchez asked if what was in red is the 2.33 acres.

Ms. De Luna confirmed "yes".

Mrs. Austin mentioned that if the board approved the rezoning then they could do any other business on the 2.33 acres.

Mr. Cerda asked if they could rezone to C-1 and ask for a CUP.

Ms. De Luna stated the only way would be to amend the C-1.

City Attorney, Victor Flores stated they would have to rezone for PUD.

Mrs. Garza asked what would be a better option.

City Attorney, Victor Flores stated it would be up to the board.

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