

**Started: 5:41 p.m.**

**Ended: 5:46 p.m.**

**Item #1.2**

**Rezoning:**

**A 4.50 acre tract of land, more or less,  
carved out of the South one (1/2) of  
the East 10 acres of the North 20 of  
Lot 29-4, West Addition to Sharyland  
AO-I to C-3  
Redline Development, LLC**

Ms. De Luna went over the write-up stating the subject site is located approximately 650' north of W. Mile 2 Road along the west side of Troesper Road.

**SURROUNDING ZONES:**

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

**EXISTING LAND USES:**

N:	Residential Subdivision
E:	Single-Family Home
W:	Single-Family Home
S:	Single-Family Home
Site:	Vacant

**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. Approving a C-3 zone in this location would be detrimental to the surrounding single-family residential properties. Staff received a petition with 80% in favor to the request for storage units.

**RECOMMENDATION:** Staff recommends denial.

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

Mr. Milo Salinas with M2 Engineering was present to represent the applicant. He stated they were the project engineers. He added they were proposing storage units. He added they reached out to the neighbors to get their support.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the hearing. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Mrs. Austin stated she had a problem approving the C-3.

Ms. De Luna stated staff could amend another zone to include storage units.

Mr. Barrera stated that at the same time we cannot punish the applicants.

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