

Started: 5:33 p.m.

Ended: 5:43 p.m.

Item #1.1

Rezoning:

**The South 5.4 acres of Lot 38,
Bell-Woods Company's Subdivision "C"
AO-I to R-2
Raymundo Patricio Platas Merino**

Ms. Dimas went over the write-up stating the subject site is located approximately 625' North of W. Mile 2 Road on the West side of Compton Drive.

SURROUNDING ZONES:	N:	AO-I	- Agricultural Open Interim
	E:	AO-I	- Agricultural Open Interim
	W:	AO-I	- Agricultural Open Interim
	S:	AO-I	- Agricultural Open Interim

EXISTING LAND USES:	N:	Vacant
	E:	Vacant
	W:	Vacant
	S:	Vacant
	Site:	Vacant

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The applicant's original application was for R-3 (multi-family residential), however it was discovered during the last P&Z meeting that his intention was to develop duplex-fourplex which is actually an R-2 (Duplex-Fourplex zone), a lesser dense than his original application. Staff notes that the proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. There has been no development in this area since it was annexed to the City back in June 6, 2009. There was public opposition for their original proposal and the concerns voiced were that they did not want any apartments in that area.

RECOMMENDATION: Staff recommends denial.

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

Mrs. Maria Ester Salinas who resides at 3318 Compton Drive stated that she was in opposition. She stated that converting the property into duplex-fourplex is not safe. Her main concerns were that apartments will create more hazards like traffic, and health issues. She added that the street Compton should be changed to Colonel John Compton that lived in that area, he was a friend and a hero.

The applicant Mr. Raymundo Patricio Platas Merino stated that he spoke to the neighbors and were not opposed to the request. He added that he wants to invest to bring taxes to the city. He stated that he was willing to do an environmental study in the area, and invest in utilities.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Garza 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 does the future land use map show indicate that area.

Ms. Dimas stated that low density which means single family residential.

Mr. Sanchez stated if staff recommended denial based on the future land use map.

Ms. Dimas stated based on the future land use map and the area.

Mr. Barrera asked what was the closest property that was zoned multi-family.

Ms. Dimas stated that the closest subdivision was Gilberto Gutierrez Subdivision. She added that anyone that would develop in that area would need to expand utilities.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to the deny the rezoning as presented. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.