

Started: 5:58 p.m.

Ended: 6:09 p.m.

Item #1.5

Rezoning:

A tract of land containing 16.76 acres
of land, being a part of portion of
Lot 183, John H. Shary Subdivision
R-2 to R-3
Dragonfly RGV, LLC
c/o Dolly L. Elizondo

Ms. Dimas went over the write-up stating the subject site is located approximately 1700' north of U.S. Expressway 83, along the east side of Glasscock Road - see vicinity map. Except for the SW corner area (Oak Forest Subdivision), the R-2 tract, being ¼ mile (E to W at 1320'), is largely square-shape and vacant.

SURROUNDING ZONES:

N: R-1/R-4 - Single-Family Residential
Mobile & Modular Homes
E: R-3 - Multi-Family Residential
W: C-2/R-1 - Neighborhood Commercial/
Single-Family Residential
S: R-1T/R-1 - Townhouse Residential/
Single-Family Residential

EXISTING LAND USES:

N: Mobile Home Park; some Single-Family Res.
E: Apartments; lake/pond
W: Single-Family Residential
S: Townhomes
Site: Vacant

FLUM:

Sites' north portion reflect Moderate Density Residential (MD)
Sites' south portion reflect General Commercial (GC)

REVIEW COMMENTS: The desired Multi-family Residential (R-3) zoning district for the **entire acreage** appears to be a bit beyond what may comfortably acclimate to the surrounding land uses and surrounding zoning districts.

When the property was rezoned R-2 not long ago, this was considered a good '*moderate/middle ground*' zoning because the anticipated '*4plex per lot*' would not be as large a disparity to the residential districts that have long invested in their homes, e.g., R-1's Glasscock South, R-1T's Oak Forest (a MD land use), and R-4's Twin Lakes Mobile Home Subdivision (another MD land use). Another reason the R-2 was not objected to was because it was largely consistent to the FLUM;'s Moderate Density (MD) designation.

Also, let's not overlook the vast R-1 zoned acreage to the abutting south, too, which should continue to be buffered from any High-Density effect of R-3 (population, property values, etc.).

Referring to property values and the FLUM's Moderate Density designation, please be advised that one of R-3's primary intents is "**To promote the most desirable use of land and direction of building development NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN (meaning the FLUM) of the City of Mission; to promote STABILITY OF RESIDENTIAL DEVELOPMENT; to PROTECT THE CHARACTER OF THE DISTRICT; to CONSERVE THE VALUE OF LAND AND BUILDINGS; and to PROTECT THE CITY'S TAX BASE.**" (Section 1.39 (1)(f))

If you may recall, when R-2 was approved, Staff noted that R-2 was a Moderate Density (MD) land use; and as such, the stair-step pattern of naturally evolving land uses to R-2 seemed palatable – the following shows the *stair-step* that should be adhered to as much as possible:

- Low Density (R-1) land uses; then transitioning to
- Moderate Density (R-2, R-1T, R-4) land uses; then transitioning to
- High Density (R-3) land uses; then transitioning to
- General Commercial land uses

In view of the investment reality of current R-1's, and the future potential of the R-1 district to the south; and also protecting the R-1T Oak Forest neighborhood, Planning believes that R-3 may be a viable option **BUT only if kept distant from the R-1, the R-1T, and a small measure of R-4.**

Using the R-1T Oak Forest development as a gauge, the frontage to Glasscock should be retained R-2 – this being the E-W depth of Oak Forest.... see attached marked map for this more palatable concept where **the applicant gains largely what is being sought but only to the degree that existing LD/MD land uses/zones are also buffered with the current R-2.**

Staff Recommendation: Based on the above land use logic & to retain as much integrity to the City's Comprehensive Plan (FLUM), Planning recommends that R-3 may be favored but only to the NE component, as shown on the marked zoning map.

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

Ms. Dolly Elizondo the applicant stated that she is one of the developers of Las Esperanzas a 66 lot multi-family Subdivision. She added that the subdivision has both designations, R-2 for 66 lots and R-3 for 20. She added that she was here today to ask to grant an R-3 designation to the 66 lots. She mentioned that this request is response to community feedback and research on current house market.

Chairwomen Izaguirre asked how many acres is it?

Ms. Dolly Elizondo stated it was 16 acres.

Chairwomen Izaguirre entertained a motion to close the public hearing. Mr. Barrera motioned to close the public hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Chairwomen Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwomen Izaguirre entertained a motion. Mr. Barrera moved to the approve 16.76 acres to R-3. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.