

**Started: 5:44 p.m.**

**Ended: 5:52 p.m.**

**Item #1.3**

**Rezoning: A 0.77 of and acre of land out of Lot 159,  
Addition "A" to Sharyland Orchards Subdivision  
R-1A to R-3  
Jorge Maldonado**

Ms. Dimas went over the write-up stating the subject site is located at the Southeast corner of Shary Road and Sunset Lane.

**SURROUNDING ZONES:**

N:	R-1A - Large Lot Single Family
E:	R-1A - Large Lot Single Family
W:	R-1A - Large Lot Single Family
S:	R-1A - Large Lot Single Family

**EXISTING LAND USES:**

N:	Single Family Residential
E:	Single Family Residential & Parking lot
W:	Single Family Residential
S:	Single Family Residential
Site:	Single Family Residential

**FLUM:** Lower 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 R-3 zone in this location would be detrimental to the surrounding single-family residential properties. On March 16, 2023 staff received a petition against the rezoning reflecting 45% in opposition to the R-3 request.

**RECOMMENDATION:** Staff recommends Denial.

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

Mrs. Esperanza Corpus who resides at 2412 Sunset Lane stated that she was in opposition. Her main concerns were safety for children walking to school and. She added that there are specific areas to build apartments and this is not an area.

Mrs. Esperanza asked how many apartments were being built?

City Attorney Mr. Victor Flores stated that a conversation with the board was not allowed, that only staff could provide that information.

Mr. Omar Martinez who resides at 2409 Sunset Lane stated that he agreed with Mrs. Corpus. He added that he strongly disagrees with this being zoned as a multi-family area. He stated that he has small kids that walk to school.

Mr. Corpus who resides at 2412 Sunset Lane stated that he was Mrs. Corpus husband. His main concern was safety for students walking to school.

Mrs. Norma Arriaga stated that she agreed with Mr. & Mrs. Corpus and Mr. Martinez. She added that exiting sunset onto shary was very difficult because of traffic.

Chairwomen Izaguirre entertained a motion to close the public hearing. Mrs. Garza motioned to close the 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 discussion, Chairwomen Izaguirre entertained a motion. Mrs. Garza moved to deny the rezoning request as per staff's recommendation. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.