



MEETING DATE: May 13, 2024

PRESENTED BY: Susana De Luna, Planning Director

AGENDA ITEM: Rezoning: Tract #1 A tract of land containing 1.52 acres, more or less, out of a 3.56 acre tract out of Lot 285, John H. Shary Subdivision; Tract #2 A 1.76 acre tract of land out of Lot 285, John H. Shary Subdivision, (AO-I) Agricultural Open Interim to (C-3) General Business, Rolando & Olivia Pena, and Adoption of Ordinance#_____
- De Luna

NATURE OF REQUEST:

On May 1, 2024, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site is located approximately 330' south of E. Mile 2 Road along the east side of Shary Road. There was public opposition during the P&Z Meeting. The concerns voiced were in regards to increased traffic, children's safety, and no restaurants or bar & grill's that would add more noise to the area. A petition reflecting 41% opposition has been submitted to staff. The board unanimously recommended denial of a C-3 (General Business) but approval of a C-1 (Office Building). If the City Council is inclined to overturn P&Z recommendation a 4/5th vote would be required.

BUGETED: Yes / No / N/A **FUND:** _____ **ACCT. #:** _____

BUDGET: \$ _____ **EST. COST:** \$ _____ **CURRENT BUDGET BALANCE:** \$ _____

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Denial.

Departmental Approval: N/A

Advisory Board Recommendation: Denial of a C-3 (General Business), approval of a C-1 (Office Building)

City Manager's Recommendation: Denial of C-3, approval of C-1 *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____