

**Started: 5:49 p.m.**

**Ended: 5:56 p.m.**

**Item #1.3**

**Rezoning:**

**Lot 2, Yessica Pedraza Subdivision  
R-1 to R-3  
Armando Pena, III**

Ms. De Luna went over write-up stating the subject site is located 280' north off E. Griffin Parkway and 150' east off Orange Avenue.

**SURROUNDING ZONES:**

N:	AO-I & P	– Agricultural Open Interim & Public
E:	R-1	– Single-Family Home
W:	R-1	– Single-Family Home
S:	C-2	– Neighborhood Commercial

**EXISTING LAND USES:**

N:	Single-Family Home & Agape School
E:	Single-Family Home
W:	Single-Family Home
S:	Frobel Learning Center
Site:	Single-Family Home

**FLUM:** Lower Density Residential (LDA)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses. Approving an R-3 Zone would be detrimental to the surrounding properties.

**RECOMMENDATION:** Staff recommends Denial.

Ms. De Luna mentioned that staff received a petition reflecting 71% in opposition. Ms. De Luna added that the concerns were in regards to the property being surrounded by homes and should remain an R-1 zone. She added that the only access to this property is through an alley on the west side. Rose Marie Avenue on the north does not exist.

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

Mr. Robert Bell who resides at 2314 Orange stated that he was opposed to this request. He added that this property is surrounded by homes and has no access.

Mr. Rogelio Gutierrez who resides behind the vacant lot is opposed to this request. He stated that their neighborhood has a lot of vandalism and building apartments would create more problems.

Dr. Lalo Villarreal who resides at 1307 E. 24<sup>th</sup> Street stated that he was opposed to this request. He added that the map presented was a miss representation of the property, Rose Marie Street does not exist. Dr. Villarreal mentioned that in order to comply, Rose Marie needs to be added to 24<sup>th</sup> Street.

Mr. Jaime Sanchez who resides at 2328 Orange Street stated that he is opposed to this request. He added that approving this request would cause more traffic to the area.

Chairwoman Izaguirre asked if the property was landlocked?

Ms. De Luna stated that Rose Marie would need to be developed.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Barrera moved to deny the rezoning. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.