



MEETING DATE: November 12, 2024

PRESENTED BY: Susana De Luna, Interim Planning Director

AGENDA ITEM: Rezoning: Being a 0.97 acre tract of land, more or less, out of and forming a part of Lot 204, John H. Shary Subdivision, from (C-4) Heavy Commercial to (R-1T) Townhouse Residential, Lourdes Lerma, and Adoption of Ordinance#____ - De Luna

NATURE OF REQUEST:

On November 6, 2024, the Planning and Zoning Commission held a Public Hearing to consider the rezoning request. The subject site is located approximately 352.56' West of N. Shary Road along the south side of Mirabelle Street. There was public opposition during the P&Z Meeting. The concerns voiced were in regards to increased traffic and congestion, noise and disturbance, property value impact, privacy, security issues, overburdening local infrastructure, change in community character, proposed emergency exist will remove greenway and impede the traffic flow, and private drive will not allow the free flow of garbage collection. A petition reflecting 42% in opposition was submitted by the residents. The board unanimously recommended approval.

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

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

BID AMOUNT: \$ _____

STAFF RECOMMENDATION: Approval

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____