

Started: 5:32 p.m.
Ended: 5:41 p.m.

Item #1.1

**Rezoning: Lot 36, Freeway Subdivision Unit No. 4
R-1 to R-2
Rogelio Castillo**

Ms. De Luna went over the write-up stating the subject site is located on the southwest corner of Western Street and Alma Avenue.

SURROUNDING ZONES:

N:	R-1	- Single-Family Residential
E:	R-1	- Single-Family Residential
W:	R-1	- Single-Family Residential
S:	R-1	- Single-Family Residential

EXISTING LAND USES:

N:	Single-Family Home
E:	Single-Family Home
W:	Single-Family Home
S:	Single-Family Home
Site:	Single-Family Home

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. Approving an R-2 zone in this location would be detrimental to the surrounding single-family residential properties. Staff received a letter in opposition to this request. The concerns voiced in this letter are regarding safety and increase in traffic.

RECOMMENDATION: Staff recommends denial.

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

Mrs. Virginia Alanis Cardenas who resides at 311 Alma Avenue was in opposition to the request. Her main concerns were neighborhood safety, more citizens in the area, cars parked on the side of the street, no space on lot for parking, school buses not being able to navigate through the street due to cars parked on the side of the street, and safety of children.

Mrs. Natalia Garay who resides at 317 Alma Avenue was in opposition to the request. Her main concerns kids' safety and that the area is only for single-family residential homes.

Mr. Roel Benavides who was present to represent the owner stated the owner intended to build a duplex for his two daughters. He added the total square footage would be 1,400 sq. ft.

Mrs. Austin asked that if the existing house would be demolished.

Mr. Benavides stated that it was an empty lot.

Chairwoman Izaguirre asked if the petition was brought by Mr. Castillo.

Mr. Benavides confirmed "yes".

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Arcuate moved to close the hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Ms. De Luna staff had an old map. She added that the applicant owned two lots but he only wanted to rezone one lot.

Chairwoman Izaguirre asked if the 28% of the petition was within the 200' radius.

Ms. De Luna confirmed "yes".

Ms. Garza stated that since it's a single-family home area the board should follow staff recommendation.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to the deny the rezoning. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.