

Started: 5:47 p.m.

Ended: 5:51 p.m.

Item #1.3

Rezoning:

**Tract 1: The North 7.19 acres of Lot 39,
Bell-Woods Company's Subdivision "C"**
**Tract 2: A 10 acre tract of land out of Lot 40,
Bell-Woods Company's Subdivision "C"**
**Tract 3: 8.45 acre tract of land out of Lot 41,
Bell-Woods Company's Subdivision "C"**
AO-I to R-2
DS3 Development, LLC

Ms. De Luna went over the write-up stating the subject site is located approximately 1,475' North of W. Mile 2 Road on the West side of Compton Drive.

SURROUNDING ZONES:

N: County & AO-I - Agricultural Open Interim
E: AO-I - Agricultural Open Interim
W: AO-I & R-2 - Agricultural Open Interim &
Duplex-Fourplex Residential
S: AO-I & R-2 - Agricultural Open Interim &
Duplex-Fourplex Residential

EXISTING LAND USES:

N: Vacant
E: Vacant & Single Family Residential
W: Vacant & Apartments
S: Vacant & Apartments
Site: Vacant

FLUM:

Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map. However, it complies with the fairly new existing land uses. Staff notes that the City has approved two rezoning's for Duplex-Fourplex off of Trospen Road. If approved, the applicant is proposing to develop a private subdivision that would have an entrance from Trospen Road only similar to what has currently been developed in the area. There would be no entrance thru Compton Road.

RECOMMENDATION: Staff recommends approval.

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

Mrs. Esther Salinas who resides at 3318 Compton Drive stated she was not in opposition but she wanted to know the specs on the apartments they were going to build, if they would be required a buffer fence, and if they would have access through Compton Drive.

Chairwoman Izaguirre stated a buffer fence is required and it can be cedar or masonry. She added there would be no traffic through Compton Drive.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Alaniz moved to close the hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

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