

Started: 5:41 p.m.

Ended: 5:47 p.m.

Item #1.2

**Rezoning: Lots 47 thru 54, Block 2, Madero
AO-I to R-2
Ruben Sanchez**

Ms. De Luna went over the write-up stating the subject site is located approximately 275' south of Main Street along the west side of Beatty Street.

SURROUNDING ZONES:

N:	AO-I	- Agricultural Open Interim
E:	AO-I	- Agricultural Open Interim
W:	AO-I	- Agricultural Open Interim
S:	AO-I	- Agricultural Open Interim

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. On May 5 2023 staff received a petition against the request reflecting 38% opposition. The concerns voiced in the petition are the following: property tax increase, cause financial strain, flooding, no proper drainage nor gutters for water to drain, and additional traffic.

RECOMMENDATION: Staff recommends denial.

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

Mrs. Leticia Trevino who resides at 3736 Beatty Street was opposed to the request. Her main concerns were street being narrow, drainage and sewer system being bad, streets have not been resurfaced, elderly and fixed income residents living in the area, and increase in taxes.

Mrs. Nelly Martinez who resides at 3927 Beatty Lane was opposed to the request. Her main concern was the size of the lot.

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

Mr. Arcaute stated that the citizens have valid points.

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