

**Started: 5:35 p.m.**

**Ended: 5:42 p.m.**

**Item #1.2**

**Rezoning:**

**Being a 7.426 acre out of Lot 32-1,  
West Addition to Sharyland Subdivision  
AO-I to R-2  
Ricardo Salazar**

Ms. Irasema Dimas went over the subject site is located approximately 180' South of White Oak Drive and West Mile 3 Road.

**SURROUNDING ZONES:**

N:	C-3	– General Business
E:	AO-I	– Agricultural Open Interim
W:	AO-I	– Agricultural Open Interim
S:	AO-I	– Agricultural Open Interim

**EXISTING LAND USES:**

N:	Commercial Plaza
E:	Large Lot Single Family
W:	Single-Family
S:	Padron Junk Yard
Site:	Vacant

**FLUM:**

Lower Density Residential (LDA)

**REVIEW COMMENTS:** It is not uncommon to see an apartment complex development behind a commercial plaza. Examples of some will be the apartment complex behind Dennis on Shary Road, the Reserve at Cimarron behind the Kohl's shopping plaza on Colorado, and the most recent approval is along east of 1<sup>st</sup> Street next to Rocha's Restaurant. Staff is receptive to the request.

**RECOMMENDATION:** Staff is recommending Approval.

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

Mrs. Nidia Bazan owner of the property at 4108 Rene Avenue stated she had some concerns. She added she only had the rear of the property and her property is currently landlocked. She mentioned she has been paying taxes but she has to access to the property.

Mrs. Bazan wanted to know if there was going to be an alley or a street with the new development that would give her access.

Mrs. Garza asked Mrs. Bazan how she accessed the property.

Mrs. Bazan stated she currently does not access to the property.

Mrs. Garza asked Mrs. Bazan if she lived there.

Mrs. Bazan stated she does not live there but she does have a big shed on the rear of the property.

Chairwoman Izaguirre asked if the applicant was present.

Mr. Roel Moreno the developer was present. He stated he recently purchased the property and has a fence and cleaned it up.

Chairwoman Izaguirre asked the developer if he would be okay with giving access to the neighbors.

Mr. Moreno stated he had no problem and he would talk to Mrs. Bazan.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to approve the rezoning request. Mr. Moreno seconded the motion. Upon a vote, the motion passed unanimously.