

**PLANNING AND ZONING COMMISSION
DECEMBER 16, 2019
CITY HALL'S COUNCIL CHAMBERS @ 12:00 P.M.**

P&Z PRESENT

Javier Barrera
Jasen Hardisen
Diana Izaguirre
Hector Moreno
Raquanel Austin

P&Z ABSENT

Debra Alvarez
Ruben Arcaute

STAFF PRESENT

Jaime Acevedo
Susana De Luna
Jessica Munoz
Joel Chapa

GUESTS PRESENT

Abel Hernandez

CALL TO ORDER

Chairwoman Diana Izaguirre called the meeting to order at 12:00 p.m.

CITIZENS PARTICIPATION

Chairwoman Diana Izaguirre asked if there was any citizen's participation.

There was none.

APPROVAL OF MINUTES FOR DECEMBER 11, 2019

Chairwoman Izaguirre asked if there were any corrections to the minutes for December 11, 2019. Mr. Javier Barrera moved to approve the minutes as presented. Mrs. Raquanel Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 12:03 p.m.

Ended: 12:07 p.m.

Item #1.1

Rezoning:

**Lot 2, Callanan Subdivision
C-4 to R-3
Abel Hernandez**

Mr. Acevedo went over the write-up stating that the subject site is located on the NE corner of Glasscock and Business Highway 83. The irregular site has access to Glasscock Road.

SURROUNDING ZONES: N: R-1T – Townhome Residential
E: R-1T – Townhome Residential
W: C-4 – Heavy Commercial
S: C-4 – Heavy Commercial

EXISTING LAND USES: N: Residential
E: Residential
W: Vacant Commercial

S: Commercial

Site: Vacant

FLUM: General Commercial (GC)

REVIEW COMMENTS: Though the FLUM shows an GC designation for this site, thus R-2 is a step down from the Future Land Use Map designation. Staff believes that the highest and best use is of the multi-family nature due to the following:

- 1) The subject property does not have direct frontage to Business Highway 83. Railroad ROW abuts the property to the south.
- 2) The subject property adjoins Glasscock Road a collector street (mandates a minimum 80' ROW with an ultimate pavement width of 57').
- 3) With the site being directly between C-4 (Heavy Commercial) zoned properties and R1-T (townhomes) to north and east, allowing this portion of the overall acreage to be zoned duplex-fourplex residential would seem to work well with the existing zonings.
- 4) Duplex-Fourplex Residential is lower density and perhaps a better neighbor to the residential subdivision south than an R-3 or higher density zoning.

RECOMMENDATION: Approval

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

There being no discussion Chairwoman Izaguirre entertained a motion. Mr. Jasen Hardisen moved to approve the rezoning. Mr. Javier Barrera seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #2.0
OTHER BUSINESS**

**ITEM #3.0
ADJOURNMENT**

There being no further items for discussion, Mr. Javier Barrera moved to adjourn the meeting. Mrs. Raquene Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 12:07 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission