

**PLANNING AND ZONING COMMISSION
JANUARY 14, 2015
CITY HALL'S COUNCIL CHAMBERS @ 5:00 P.M.**

P&Z PRESENT

Ned Sheats
Mario Garza
Marisela Marin
Carlos Lopez
Julio Cerda
John R. Guerra
Diana Izaguirre

STAFF PRESENT

Daniel Tijerina
Patricio Martinez
Susana De Luna

GUESTS PRESENT

Dora & Jesus Banda
Rene De La Cruz
Felix Puente
Alfonso Quintanilla, P.E.

CALL TO ORDER

Vice-Chairman Ned Sheats called the meeting to order at 5:00 p.m.

CITIZENS PARTICIPATION

Vice-Chairman Ned Sheats asked if there was any citizen's participation.

There was none.

APPROVAL OF MINUTES FOR DECEMBER 17, 2014

Vice-Chairman Ned Sheats asked if there were any corrections to the minutes for December 17, 2014. Mr. Mario Garza moved to approve the minutes as presented. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Chairman Ned Sheats welcomed the new board members Mr. John R. Guerra and Mr. Julio Cerda.

Mr. Daniel Tijerina thanked the previous Board Members Mr. Rene A. Flores and Mr. Abiel Flores and welcomed Mr. John R. Guerra and Mr. Julio Cerda for coming aboard the Planning and Zoning Commission Board. .

Started: 5:01 p.m.

Ended: 5:02 p.m.

ITEM #1.1

Election of Chairman and Vice-Chairman

Mr. Daniel Tijerina stated that it was common procedure to elect a Chairman and a Vice-Chairman every year.

Vice-Chairman Ned Sheats asked if there were any nominations.

Mr. Mario Garza stated that he would like to nominate Mr. Ned Sheats for Chairman and Mr. Julio Cerda as Vice-Chairman since they had more experience.

There being no further discussion, Vice-Chairman Sheats entertained a motion. Mr. Mario Garza made a motion to nominate Mr. Ned Sheats as Chairman and Mr. Julio Cerda as Vice-Chairman. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:02 p.m.

Ended: 5:08 p.m.

ITEM #1.2

Rezoning:

**The S. 2.5 acres of Lot 22,
New Caledonia Unit No. 3 Subdivision
AO-I to C-3
Felix Puente**

Mr. Daniel Tijerina went over the write-up stating that the subject site is located at the NE corner of Moorefield Road and Mile 3 Road.

SURROUNDING ZONES: The surrounding zones include AO-I to the east and west, and commercial to the south.

LAND USES: The surrounding uses included residential to the north (outside city limits), west and east, and commercial to the south.

FLUM: The Future Land Use Map reflects a General Commercial (GC) designation along Mile 3.

REVIEW COMMENTS: The property was annexed by the City on January 14, 2013. This tract has several businesses facing Mile 3. The C-3 proposal is directly consistent to the FLUM GC designation. The tract fronts a widened major commercial corridor; C-3 is consistent to numerous commercial zonings along this corridor C-3 is consistent to the commercial land uses along Mile 3 as well.

RECOMMENDATION: Approval.

Vice-Chairman Ned Sheats asked if there was any public opposition to the request.

There was no response.

Vice-Chairman Ned Sheats asked if the applicant or representative were present.

Mr. Felix Puente whose address is 2120 W. Mile 3 Road was present to address any questions from the Board.

Chairman Ned Sheats asked Mr. Tijerina what was the depth for commercial.

Mr. Tijerina stated that the depth was no more than 600' but he has always kept in mind 400'.

There being no further discussion, Chairman Ned Sheats entertained a motion. Ms. Diana Izaguirre moved to approve the rezoning as per staff's recommendations. Mr. Julio Cerda seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:04 p.m.

Ended: 5:12 p.m.

ITEM #1.3

Rezoning:

**.424 acres out of Lot 192,
John H. Shary Subdivision
C-2 to C-3
Ignacio Garcia**

No action taken on this item as per Mr. Ignacio Garcia's request.

Started: 5:08 p.m.

Ended: 5:16 p.m.

ITEM #2.0

Pre-Final Plat Approval:

**Mountain View Subdivision Ph. II
A 20.67 acre tract of land out of Lot 30-3,
West Addition to Sharyland Subdivision
R-1
Developer: TDB Properties, LTD
Engineer: Quintanilla, Headley & Associates**

Mr. Daniel Tijerina went over the write-up stating that the property is located at the NE corner area of Mile 2 Road and Los Ebanos Road. The subdivision consists of 84 residential lots.

Water: The developer is proposing to provide water service via a new 8" network tied into an existing 12" line located along Los Ebanos Road. Hydrants shall be located pursuant to the direction of the Fire Marshal.

Sewer: The developer is proposing to provide sewer service via a new 8" network tied into an existing 15" line located along Los Ebanos Road. The sewer capital recovery will be required at \$200 per lot ($\$200 \times 84 \text{ lots} = \$16,800$).

Streets & Storm Drainage: The developer is proposing 50' ROW, 32' B/B streets within the subdivision. ROW dedication to the perimeter along Los Ebanos Road (40' from center) complies with the MPO Thoroughfare Plan. Drainage is proposed by installing a series of 24" R.C.P. lines and Type "A" inlets pursuant to code. Presently, the site runoff

flows in a Southerly direction and will ultimately outfall into the Mission Lateral ditch as per the drainage report.

Other Comments include the following: 1) Install or escrow street widening for Los Ebanos Road (349.29' x \$55.90/l.f.= \$19,525.80), 2) Escrow Park Fees (84 lots x \$300 = \$25,200), 3) Install or escrow street lighting, 4) Install or escrow 5' sidewalk along Los Ebanos Road 349.29/l.f. (349.29' x \$12/l.f.= \$4,191.48), and 5) Exclusion from the Water District

Recommendation: Staff recommends approval subject to: 1) install or escrow the street widening and 5' sidewalk along Los Ebanos Road, 2) pay capital sewer recovery fees and park fees, 3) provide exclusion from the water district, and 4) comply with all other comments.

Mr. John Guerra stated that being new at this but in looking at this subdivision you have this many houses and you only have only one entrance in and out of Thompson Road to Los Ebanos Road so his concern would be that if they block that entrance could you get emergency vehicles in there.

Mr. Tijerina stated that there were two exits onto Los Ebanos one on Thompson Road and another on Ramirez Streets as well as 3 exits onto 2 Mile Line. He added that the roads were interconnected.

Project Engineer, Alfonso Quintanilla stated that he happened to be the Engineer for the first phase and when the master plan was submitted to the City it was submitted with a total of 5 outlets.

There being no further discussion, Chairman Ned Sheats entertained a motion. Mr. Julio Cerda moved to approve the subdivision plat as per staff's recommendations. Ms. Diana Izaguirre seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:16 p.m.

Ended: 5:17 p.m.

ITEM #3.0

Pre-Final Plat Approval:

**Santa Lucia Ph. II Subdivision
A 5.399 acre tract of land out of and
Forming a part or portion of Lot 166,
John H. Shary Subdivision
R-3 & C-3
Developer: Blanca Ramirez Ayala
Engineer: Rio Delta Engineering**

No action taken on this item as per Mr. Ivan Garcia's request since there seem to be another Santa Lucia Ph. II Subdivision in Hidalgo County.

Started: 5:17 p.m.

Ended: 5:19 p.m.

ITEM #4.0

Variance Request to Have Residential Lots Not Front a Public Street at Shary Springs Subdivision, as requested by Shary Springs Homeowners Association

No action taken on this item since the property owners have not come in any agreement regarding the lots not fronting a public street.

ITEM #5.0

OTHER BUSINESS

ITEM #6.0

ADJOURNMENT

There being no further items for discussion, Mr. Mario Garza moved to adjourn the meeting. Mr. Julio Cerda seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:19 p.m.

Ned Sheats, Chairman
Planning and Zoning Commission