

**PLANNING AND ZONING COMMISSION
NOVEMBER 07, 2016
CITY HALL'S COUNCIL CHAMBERS @ 5:00 P.M.**

P&Z PRESENT

Ned Sheats
Marisela Marin
Mario Garza
Carlos Lopez
Julio Cerda
John Guerra

P&Z ABSENT

Diana Izaguirre

STAFF PRESENT

Daniel Tijerina
Jaime Acevedo
Marie Villarreal
Jesus Gonzalez

GUESTS PRESENT

Raul Garcia Jr.
Victor Trevino

CALL TO ORDER

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

CITIZENS PARTICIPATION

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

There was none.

Started: 5:01 p.m.

Ended: 5:04 p.m.

Item #2.0

Pre-Final Plat Approval:

**Replat of Lots C1 thru C11, Taurus Estates
No. 3 Subdivision, being a 1.64 acre tract of land
Being all of Lots C-1 thru C-11, Taurus Estates
No. 3 Subdivision**

**Developers: Norberto Salinas, President of 3
Diamonds Inc., Jose A. Torres & Jorge Adame, Janeth
E. Munoz, Hilda Cantu, Adan Lopez II & Elizabeth
Lopez, Sergio & Dinora S. Carranza, and
Maria Isabel Aguilera**

Engineer: Quintanilla, Headley & Associates

Mr. Daniel Tijerina went over the write-up stating that the proposed re-plat is located on the SW area of Inspiration Road and 2 Mile Rd.--see vicinity map. The subdivision consists of 11 existing commercial lots that will be divided into 22 lots – see re-plat. There is an existing 20' alley along the rear of the commercial plaza.

UTILITIES

When Taurus Estates No. 3 Subdivision was first subdivided, there were water and sewer services provided for each lot. A field visit revealed that each lot has its own water, sewer, and electrical connection. There is a 6" sewer line along the rear of the suites with 4" services to each of the exiting 22 suites. Also, each suite has its own water and electrical meter.

STREETS & STORM DRAINAGE

This re-plat abuts Inspiration Road, an existing 100' ROW principal arterial street. The road does not require additional ROW. Drainage is accomplished through an existing private system located within the parking lot.

OTHER COMMENTS

- Since the subdivision is commercial, no park fees are required.
- Taurus Estates No. 3 is already excluded from the water district.
- Must comply with all other format findings.
- Street lighting already exists.

RECOMMENDATION

Staff recommends approval subject to complying with all typical format findings.

Chairman Sheats stated that he does not see any problems just more business for Mission.

Mrs. Marin stated that the park fees were not commercial just residential.

Mr. Tijerina mentioned that the park fees were residential. In this case it would be sewer capital recovery fees and related fees. The survey that is before you is an existing survey that shows the suites already exist; the lots were originally 40 by 153 ft. long with the parking lots already constructed along the front and on the rear by the alley and Crisantema Street. The building is existing and is proposed for selling the suites and this will be a re-plat.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the pre-final plat as per staff's recommendations. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:04 p.m.

Ended: 5:10 p.m.

Item #3.0

Pre-Final Plat Approval:

Montecristo Subdivision

A 9.522 acre tract of land being a portion of

Lot 12, Goodwin Tract No.3 Subdivision

Developer: Daniel Acevedo

Engineer: Halff Associates, Inc

Mr. Daniel Tijerina went over the write-up stating that the proposed subdivision is located approximately ¼ mile north of W. Griffin Parkway (F.M. 495) along the west side of Inspiration Road—see vicinity map. The developer is proposing 47 Single Family Residential lots all exceeding area requirements.

VARIANCE:

To waive the \$9,400.00 sewer capital fees, to waive the \$7,931.04 sidewalks fees along Inspiration Road (660.92' x \$12 L.F.), and waive the \$10,406.85 street widening fee along Inspiration Road in exchange for an outparcel of land for a City lift station (60.15' x 123.73' – 7,447 sq. ft. lot).

WATER

There is currently a 12” waterline on the along the west side of Inspiration Road. The developer is proposing to connect into the 12” water line at two points and looping water services within the proposed subdivision. Fire hydrants will be installed as per the Fire Marshal’s direction.

SEWER

The developer will be connecting to an existing 8” sewer line along the west side of Inspiration Road.

STREETS & STORM DRAINAGE

The subdivision has access to Inspiration Rd., a future 100’ ROW, 65’ B/B Street. The developer will be dedicating an additional 30’ of ROW along Inspiration Road to equate to the minimum 50’ from centerline. The subdivision consists of a series of internal streets with a 50’ ROW and a 32’ B/B paved streets. Storm drainage is accomplished through a series of 24” storm lines which will connect into the Hidalgo County Drainage District No. 1 Mission Lateral,—**see drainage plan.**

RECOMMENDATION

Since the applicant is dedicating an out lot to the City of Mission for a much needed lift station, staff recommends approval to the variance and plat subject to:

1. Payment of Park Fees at \$300.00/Lot = \$14,100.00
2. Provide Water District Exclusion
3. Comply with all other format findings
4. Subject to legal review on the dedication of the out parcel in exchange for the sewer capital recover fees, the sidewalk fees, and street widening cost (total equals \$27,737.89).

Chairman Sheats asked staff if the trade for the lift station is an equitable trade for that particular amount.

Mr. Tijerina replied, “Yes”.

Mrs. Marin mentioned that if it was half an acre or less of land being exchanged for.

Mr. Tijerina stated that it was about 7,500 sq. ft. lot where the lift station is currently located. It is 60.15’ wide by 123.73’ long; it’s not half an acre, half an acre would be about 23,000’.

Mr. Acevedo mentioned that it’s like a typical residential lot.

Chairman Sheats asked who would be responsible for maintenance of the lift station.

Mr. Tijerina stated that the city would be responsible for the maintenance.

Mrs. Marin mentioned that if there’s already an existing lift station; how much space is being taken up from the lot?

Mr. Tijerina stated that it's pretty much the majority of the lot.

Mrs. Marin mentioned that if the lift station is already there what exactly is the city trying to do.

Chairman Sheats stated that the City had made a mistake and built on their land.

Mr. Acevedo mentioned that the lift station does not cover the whole lot, people don't want to be living too close to a lift station.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Mario Garza moved to approve the pre-final plat as per staff's recommendations. Dr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:10 p.m.

Ended: 5:23 p.m.

Item #4.0

Pre-Final Plat Approval:

Oak Alley at Cimarron

**Being 8.898 acre tract of land out of
Portion No. 2, San Jose Subdivision**

Developer: Dr. Guillermo Marquez

Engineer: South Texas Infrastructure Group, LLC

Mr. Daniel Tijerina went over the write-up stating that the proposed subdivision is located along the east side of Stewart Road 750' north of Trinity Road—see vicinity map. The developer is proposing 27 Large Lot Single Family Residential lots, all exceeding area requirements.

WATER - The developer is proposing a looped 8" water system to an existing 8" line located along the west side of Stewart Rd. to provide water service to each lot. Fire hydrants will be installed per the Fire Marshal's direction.

SEWER - In regards to sewer, the developer is proposing to connect an 8" sanitary sewer line to an 8" sewer line along the east side of Stewart Road. The \$200.00/Residential Lot Capital Sewer Recovery Fee will be imposed as required by Ordinance #4310, i.e. 27 lots X \$200.00/Lot = \$5,400.00.

STREETS & STORM DRAINAGE

The subdivision has frontage to Stewart Rd., which is a future 60' ROW 43' B/B street. There is an additional 10' of ROW proposed which will comply with the requirement of 60' from centerline. The street widening cost for Stewart Rd. will be \$35.36 per linear feet x 294.70 lf = \$10,420.59. The internal lots will be fronting a 50' ROW 32' B/B paved street built to the City's construction specifications. Drainage for the subdivision is proposed via 5 type A inlets connected to 24" RCP drainage line draining directly to the abutting Wilson Drain Ditch.

OTHER COMMENTS

Escrow Park Fees (27 Lots X \$300.00 = \$8,100.00)

Installation of Street Lighting as per City standards

Install or Escrow 5' sidewalks along Stewart Rd. (294.70' X \$12.00/L.F. = \$3,536.40)

Exclusion from the Water District

RECOMMENDATION

Staff recommends approval subject to:

1. Must meet the Model Subdivision Rules;
2. Comply with the street alignment policy;
3. Must pay the capital sewer recovery fees; and
4. Must pay street widening fee.

Chairman Sheats mentioned if there was any park fees included.

Mr. Tijerina stated that the park fees are included under other comments, 27 lots X \$300, the sidewalk costs are 294.70' X \$12.00, \$10,000 for the street widening and \$5,400 for the sewer capital recovery fee.

Mrs. Marin mentioned that this being Portion No. 2 and there being Portion No. 1, it seems like it's a dead end instead of being a horseshoe type. The only way in and out is by using the same street, versus a horseshoe which leaves it open to go around in order to allow more of a flow.

Mr. Tijerina stated that he can refer that issue to Mr. Trevino who would be able to give us a little more information.

Mr. Victor Trevino who resides at 810 South Taylor Rd. was present to address any questions from the board.

Mr. Trevino mentioned that the way it's presented was in the preliminary stage and we were hoping to develop the north part of Portion No.1 but were not going to do anything in that area.

Mrs. Marin mentioned that at the moment nothing will be done on Portion No. 1 but yet it's being used to get into the subdivision.

Mr. Trevino stated that Portion No. 1 has a different owner and that nothing will be done. We are using the right of way easement that the City has and comes all the way to the West side of Lot 27 and stops there. It is a 60' ROW 30' on the South and 30' on the North Side.

Mrs. Marin stated that Portion No. 2 is being used anyways.

Mr. Tijerina mentioned that it's being used in order to come into the 27 lots.

Chairman Sheats asked, Are you the owner of the dashed lots shown on the plat?

Mr. Trevino mentioned that they are not the owners of that property and was asked to show them on the preliminary stage by Dr. Garrigos.

Chairman Sheats stated that Lot 2 was going to be opening right on Stewart Rd., and does not agree with that being that Stewart Rd. is a high speed road.

Mr. Tijerina mentioned that on lots 1 & 2 is where Dr. Marquez's home located.

Chairman Sheats stated that as long as we don't have anybody backing up to Stewart Street everything should be fine.

Mr. Tijerina asked if in the future Lot 2 would be sold.

Mr. Trevino mentioned that it is going to be sold in the future.

Mr. Tijerina stated that Lot 2 has a playground area and a brick wall all the way up to the cemetery.

Chairman Sheats mentioned as long as we have it in writing that they are not going to develop in that area, and if they aren't I would recommend tying it up and create what Mrs. Marin mentioned. If they need to they should just extend the cul de sac to avoid the weird entrance, extend Lot 3 so that it's closer to Lot 2 and the entrance would be off the cul de sac and not Stewart Rd.

Mrs. Marin stated that it looks like their trying to share the entrance but not when it comes to the end and actually looping it like other subdivisions.

Mr. Trevino mentioned that they are trying to use the existing easement that's there.

Chairman Sheats stated that the board has prevented other people from developing things because they have no access to a residential street. In the future Lot 1 & 2 could be sold as 1 Lot in order to have access to the internal street versus accessing Stewart Rd.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to table the pre-final plat as per staff's recommendations. Mr. Mario Garza seconded the motion. Upon a vote, the motion passed unanimously.

**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. Marisela Marin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:24 p.m.

Ned Sheats, Chairman
Planning and Zoning Commission