

**PLANNING AND ZONING COMMISSION  
FEBRUARY 8, 2017  
CITY HALL'S COUNCIL CHAMBERS @ 5:00 P.M.**

**P&Z PRESENT**

Ned Sheats  
John Guerra  
Marisela Marin  
Carlos Lopez  
Diana Izaguirre  
Jaime Gutierrez

**P&Z ABSENT**

Julio Cerda

**STAFF PRESENT**

Jaime Acevedo  
Virgil Gonzalez  
Marie Villarreal

**GUESTS PRESENT**

Isauro Treviño  
Jorge Sanchez  
Jesus Garza  
Carlos Lugo  
Ofelia Rojas  
Jose Rodriguez  
Jose Villegas

**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.

**APPROVAL OF MINUTES FOR JANUARY 25, 2017**

Chairman Sheats asked if there were any corrections to the minutes for January 25, 2017. Mr. Carlos Lopez moved to approve the minutes as corrected. Mr. Jaime Gutierrez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:01 p.m.**

**Ended: 5:03 p.m.**

**Item #1.1**

**Rezoning:**

**Lot 9, Glenwood Subdivision**

**R-1 to C-3**

**Carlos S. Lugo**

Mr. Jaime Acevedo mentioned that the item was last seen by the P& Z in the past meeting in late January and that everything presented is the same and has not changed. The reason the item was brought back was because there was an error on the notice that was sent out to residence, it was presented to P&Z correctly but the notice read R-3 for multi-family instead of C-3. The request is a C-3 and the area is consistent therefore staff is recommending approval. The applicant is present to address any questions.

Mr. Jaime Acevedo went over the write-up stating that the subject site is located at the SE corner of Helen Ave and East Griffin Parkway. The site measures 118' X 170.11' which equates to 20,073 sq. ft.

**SURROUNDING ZONES:** N: AO-1 - Agricultural Open Interim  
E: R-1 - Single Family Residential

W: C-3 - General Business  
S: R-1 - Single Family Residential

**LAND USES:** The surrounding land uses consist of commercial plazas to the west, open acreage to the north and east, and single family homes to the south.

**FLUM:** The Future Land Use Map reflects a General Commercial (GC) designation for these series of lots.

**REVIEW COMMENTS:** Staff does not object to the proposed re-zone to C-3 due to the following:

- The proposed C-3 request is directly consistent with the FLUM;
- The C-3 request is consistent to the surrounding land uses and zones;
- The property has frontage along a widened Griffin Parkway (a 100' ROW State Road) as its primary access making it very appealing for commercial use.

**RECOMMENDATION:** Staff recommends approval.

Chairman Sheats asked if the applicant or representative were present.

Carlos Lugo who resides at 1706 Terrace was present to address any question the board may have.

Chairman Sheats asked Mr. Lugo that if he's aware that it was an administrative change and that nothing else has changed.

Mr. Carlos Lugo stated that he was aware and there have been no changes.

Chairman Sheats thanked Mr. Lugo for being present and asked if there were any questions.

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

There was no response.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Carlos Lopez moved to approve the rezoning as per staff's recommendation. Mr. Jaime Gutierrez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:03 p.m.**

**Ended: 5:07 p.m.**

**Item #1.2**

**Rezoning:**

**A 6.658 acre tract of land out of Lot 16-2,  
West Addition to Sharyland Subdivision  
PUD (C-2) to PUD (R-1T)  
Eduardo Gamba**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located along the south side of Mile One South between Scenic Way and Los Ebanos Road. The site has 1,245' of frontage by a lot depth of 200' or 249,000 sq. ft.

**SURROUNDING ZONES:** N: P & AO-I – Public and Agricultural Open Interim  
E: R-1 – Single Family Residential  
W: PUD (AO-P) – Planned Unit Development (Agricultural Open)  
S: PUD (AO-P) – Planned Unit Development (Agricultural Open)

**EXISTING LAND USES:** N: Public and Agricultural  
E: Residential  
W: Golf Course  
S: Golf Course  
Site: Commercial Vacant

**FLUM:** Planned Unit Development (PUD)

**REVIEW COMMENTS:** The land uses reflect the zonings shown above. The Future Land Use Map reflects a Planned Unit Development (PUD) land use. On October 26, 2016 the PNZ approved a PUD (R-3) zoning at this location. However, the City Council denied the PUD (R-3) request and the applicant has revised his proposal and is now requesting consideration of a PUD (R-1T) zoning. When viewing the site's 200' depth and the existing surrounding land uses in the nearby area, PUD (R-1T) appears to be consistent and perhaps a better land use than the current PUD (C-2) zoning.

**RECOMMENDATION:** Approval.

Chairman Sheats asked if the applicant or representative were present.

Mr. Trevino mentioned that the item was presented earlier in October and was approved but when it went to City Council there were some concerns about too many apartments that could be potentially built and the traffic. Mr. Trevino stated that he spoke to City Manager and his recommendation was an R-1T. Mr. Trevino mentioned that he decided to go with the recommendation bringing back the rezoning as an R-1T being that it would be more feasible for the community.

Chairman Sheats asked Mr. Trevino if he was in agreement with City Council request of R-1T.

Mr. Trevino replied that he was in agreement.

Chairman Sheats mentioned that Mr. Acevedo had explained that the applicant was making efforts to assist with the school that is near the property.

Mr. Acevedo stated that it was on the table when the item was being proposed as an R-3, but now that it's being proposed as an R-1T, it wouldn't be feasible for the applicant to be responsible for the onsite maneuvering lanes for the school or any other improvements that were required in the past.

Chairman Sheats mentioned that it sounded reasonable.

Mr. Trevino stated that it went from 160 units to about 70 townhouses.

Chairman Sheats stated that after the board recommendations he would like to see the intersection being referred to the traffic commission. The fact that there is a school onsite and the traffic from inspiration due to the widening a controlled intersection is needed so there has to be an agreement that it will be referred to the traffic commission.

Mr. Acevedo mentioned that it could be a recommendation that the P&Z is recommending for the traffic commission to look into it and maybe do a study so that they could determine whether a light will be needed.

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

There was no response.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Carlos Lopez moved to approve the rezoning as per staff's recommendation and be referred to the traffic commission. Mr. Jaime Gutierrez seconded the motion. Dr. John Guerra was against there being a 4-1 vote. Upon a vote, the motion passed unanimously.

**Started: 5:07 p.m.**

**Ended: 5:11 p.m.**

**Item #1.3**

**Rezoning: Lots 1-22, Santa Lucia Development Subdivision  
R-3 to R-1T  
Tomas Gutierrez**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located 750' west of Taylor Road along the north side of Colorado Street. The site has 150' of frontage by a lot depth of 744.95' or 111,743 sq. ft.

**SURROUNDING ZONES:** N: C-3 – General Commercial  
E: R-3 – Multi-Family Residential  
W: C-3 & R-3 – General Commercial & Multi-Family Residential  
S: AO-I – Agricultural Open Interim

**EXISTING LAND USES:** N: Commercial  
E: Multi-Family

W: Commercial & Multi-Family  
S: Agricultural  
Site: Multi-Family Vacant

**FLUM:** High Density Residential (HD)

**REVIEW COMMENTS:** The land uses reflect the zonings shown above. The Future Land Use Map reflects a High Density Residential (HD) land use. When the plat was recorded it was recorded with the intentions of building townhomes. In viewing the recorded plat, the proposed gated R-1T appears to be a good neighbor between the existing R-3 multi-family and C-3 commercial zones.

**RECOMMENDATION:** Approval.

Chairman Sheats stated that there are no changes as to how it's being built everything is staying the same just the designation from R-3 to R-1T.

Mr. Acevedo stated that was correct.

Chairman Sheats asked if the applicant or representative were present.

Mr. Tomas Gutierrez was present to address any questions the board may have. Mr. Gutierrez mentioned that he was here before the board to rezone the property to R-1T.

Chairman Sheats stated that he did not have any questions.

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

There was no response.

There being no discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the rezoning as per staff's recommendation. Dr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:11 p.m.**

**Ended: 5:15 p.m.**

**Item #1.4**

**Rezoning:**

**Lots 10 & 11, Block 169,  
Mission Original Townsite Subdivision  
C-1 to C-3  
Ofelia Rojas**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located NW corner of E. St. Marie and E. Tom Landry Blvd.

**SURROUNDING ZONES:** N: R-1 – Single Family Residential  
E: C-1 – Office Commercial  
W: C-1 – Office Commercial  
S: C-3 – General Commercial

**EXISTING LAND USES:** N: Residential  
E: Residential  
W: Residential  
S: Commercial  
Site: Commercial

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

**REVIEW COMMENTS:** The Future Land Use Map reflects a General Commercial (GC) land use too; thus, C-3 is consistent to the GC designation. It seems that the commercial zoning proposal is in an expected transition zone; with the proper buffering to the residential neighbors the C-3 proposal should not be detrimental to its neighbors.

**RECOMMENDATION:** Approval.

Chairman Sheats asked if the applicant or representative were present.

Mrs. Ofelia Rojas who resides at 3224 N. Taylor was present to address any questions the board may have.

Chairman Sheats asked the applicant what she is planning to do on the site.

Mrs. Rojas replied that her intentions are to make a gym for personal training.

Chairman Sheats stated that the location is currently a C-1 and is in the middle of a neighborhood setting back about 2 blocks of 83.

Mr. Acevedo mentioned that 83 basically splits up being one way on one side and Tom Landry in essence is Business 83 since traffic flows in one direction eventually everything North of Tom Landry should go Commercial.

Mrs. Marin stated there are residential homes in the area.

Mr. Acevedo mentioned that there are quite a few homes in the area.

Dr. John Guerra asked if the applicant was going to use the same building or was it going to be teared down.

Mrs. Rojas mentioned that she will be working on trying to make the building look newer.

Chairman Sheats stated that gyms and boxing gyms are quite areas with no noise level going on outside.

Mr. Rojas mentioned that it wasn't one of those cross-fit gyms where activities are done outside the establishment.

Chairman Sheats mentioned that he's not against what the applicant is proposing to do but that maybe the rules should be changed where a gym does fit into a C-2 zoning because that could be neighborhood like.

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

There was no response.

There being no discussion, Chairman Sheats entertained a motion. Mrs. Diana Izaguirre moved to approve the rezoning as per staff's recommendation. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:15 p.m.**

**Ended: 5:20 p.m.**

**Item #1.5**

**Conditional Use Permit:**

**To keep a portable building for  
an auto sales office use  
1418 E. Business Highway 83  
Lot 1, Lemon Tree Plaza Subdivision  
C-3  
J. Sanchez Motors**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located at the SW corner of Lemon Tree and Business Highway 83. This site has been used as an express lube for over 15 years. The applicant installed a portable building not knowing a CUP was required. The applicant wishes to keep the 8' x 30' portable building to be used as an office for a used car lot. The applicant has alerted staff that if this CUP is approved the use of the portable building would be temporary as the applicant plans on constructing a permanent structure in the near future. The portable is setback approximately 90' from the property line which allows for the front area to be utilized for customer parking and for the display of vehicles being sold. Access to the site will be off of Business Highway 83.

- **Hours of operation:** Monday – Friday from 8:00 a.m. to 6:00 p.m., Saturdays from 8:00 a.m. to 3:00 p.m., and closed on Sundays.
- **Staff:** 2-3 employees will run this operation.
- **Parking:** A business office of this size requires a minimum of 4 parking spaces. There are 37 parking spaces that can be used for staff/customer parking and the displaying of used autos.
- **Landscaping:** There is landscaping in the front of this establishment and along the side fronting Lemon Tree which meets landscaping requirements.

**REVIEW COMMENTS:** Staff knows that having a portable sales office along Business 83 may not be a long term desire of the City when considering aesthetics along a major corridor. While it is not common to have a portable sales office for this type of business, Staff does not object since the use will be temporary after which an on-site structure will be built. The portable being setback from Business 83 will also help lessen the portable's visibility from Business 83.

**RECOMMENDATION:** Approval subject to:

1. A 1 year re-evaluation to assess this new business;
2. Installing and maintaining shrubs along Business Highway 83;
3. Portable building to be skirted; and
4. Acquisition of a Business License for this new operation.

Chairman Sheats asked if the applicant or representative were present.

Jorge Sanchez who resides at 1022 Washington was present to address any questions the board may have.

Chairman Sheats asked Mr. Sanchez if he was planning on developing all the area shown on the map.

Mr. Sanchez stated that the property belongs to Humberto Vela; I'm here representing him and from the conversations they have had he does plan on developing in the whole area. The plan is to put a structure building there maybe for offices in the future.

Chairman Sheats asked if he is lining up the area with the trailer that's already in place and developing west from there.

Mr. Sanchez replied that it's correct.

Chairman Sheats mentioned that he has gone by a couple of times during the week and noticed that the area looks bad with plywood. Mr. Sheats stated that the area needs some work and needs to look nicer. Mr. Sheats mentioned that he recommends making the building look good by taking off the ply wood and cleaning out the yard.

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

There was no response.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the conditional use permit as per staff's recommendation. Dr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:20 p.m.**

**Ended: 5:25 p.m.**

**Item #2.0**

**Site Plan Approval:**

**Construction of 10 Apartments**

**Lot D**

**Eagle Heights Subdivision No. 2**

**R-3**

**Danny Chapa**

Mr. Jaime Acevedo went over the write-up stating that the property is located on the SW corner of Greenlawn Drive and Jones Ave.

**PROPOSAL:** To build 3 single story complexes containing a total of 10 two bedroom apartments for a total area of 7,806 sq. ft. All units to be divided by 1 hr. rated firewalls.

**SETBACKS:** The minimum required setbacks based on the subdivision are: Front: 30', Rear: 15', Corner Side: 15', Side: 6'. All setbacks are being met.

**PARKING:** The 10 units are calculated to require 20 parking spaces based on the 2:1 parking ratio. The applicant is proposing a total of 20 parking spaces throughout Lot B, thus in compliance with our parking code.

**LANDSCAPING:** The landscaping code requires 1 tree for every two units, thus requiring 5 shade or ornamental trees. The applicant is proposing a combination of trees, plants, and shrubs. A minimum of (5) - 7' tall - 3" caliper trees are required to be planted within the landscape areas along Greenlawn Drive and Jones Ave.

**OTHER COMMENTS:**

- Capital Sewer Recovery Fee in the amount of \$1,200.00 (10 two bedroom apartments X \$120.00)
- Park Fees in the amount of \$3,000.00 (\$300.00/10 apartments)
- The location of the dumpsters will be along the alley on a pad site. Each tenant will have a 95 gallon trash container as each tenant will have a separate water meter.
- 4' perimeter sidewalks with ADA ramps are required along Greenlawn Drive and Jones Ave.

**RECOMMENDATION:**

Staff recommends approval subject to:

1. Must pay capital sewer recovery and park fees
2. Provide (5) 7' – 3" caliper shade trees.
3. Compliance with all building setbacks.

Mr. Acevedo stated that there are some comments on the write- up that are not going to apply for the site plan approval. The capital recovery fees and park fees will not apply because the subdivision was subdivided and recorded back in 1978. The City had not adopted the park ordinance or the sewer capital recovery fees so the fees will not apply to

Mr. Chapas' construction. I did want to bring that up so that the board can be aware as to why they will not be responsible to those fees.

Chairman Sheats asked if there were any apartments near the property.

Mr. Acevedo stated that there are apartments further west of the property being that this Lot is D; the apartments are on Lots A-C.

Mrs. Marin stated that because the subdivision was subdivided back in 1978 the park fees and sewer fees will not apply.

Mr. Acevedo mentioned that the property was subdivided back in 1978 by Mr. Ken Jones, the park fees came into place in 1986 and the sewer capital fees were part of an Edapt project that was done in 2005 and only applies to new subdivisions.

Mrs. Marin asked if the other units A-C were done prior to the fees and as long as the subdivision was subdivided prior to those years then it's basically grandfathered in.

Mr. Acevedo stated that was correct.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the site plan approval as per staff's recommendation. Mrs. Diana Izaguirre seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:26p.m.**

**Ended: 5:31 p.m.**

**Item #3.0**

**Pre-Final Plat Approval:**

**MAR Subdivision (Private Subdivision)**

**A 12.11 acre tract of land out of**

**Lot 304, John H. Shary Subdivision**

**R-1T**

**Developer: Mar Designs & Construction, Inc.**

**Engineer: Mario Salinas Engineering, LLC**

Mr. Jaime Acevedo stated went over the write-up stating that the property is located approximately ½ mile north of 2 Mile on the west side of Shary Road. Previously, on December 14, 2016 the PNZ had approved preliminary and final plat approval for this subdivision. However, since the plat has changed in that the subdivision will now be gated and private, PNZ approval is required. All R-1T area requirements are still being complied with.

**VARIANCE #1 - To allow the subdivision to be private and gated.** The subdivision code states that a *“Lot means an undivided tract or parcel of land having frontage on a **public street**...”* We have seen many similar proposals for gated communities and we do not see any issues regarding this proposal as well. Staff does not object to this variance.

**WATER** - The developer is proposing a looped 8" water system to an existing 10" line located along the west side of Shary Road 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 a 8" sewer line along the east side of Shary Road. The \$200.00/Residential Lot Capital Sewer Recovery Fee will be imposed as required by Ordinance #4310, i.e. 88 lots X \$200.00/Lot = \$17,600.00.

**STREETS & STORM DRAINAGE**

The subdivision has frontage to Shary Rd., which is a future 120' ROW 81' B/B street. There is an additional 20' of ROW proposed which will comply with the MPO Thoroughfare Plan requirement of 60' from centerline. There is no widening of Shary Road in near future proposed at this location. The internal lots will be fronting a 50' ROW 32' B/B paved private street built to the City's construction specifications. Drainage for the subdivision is proposed through the use of 24" H.D.P.E. lines located within the proposed street that will flow into a detention pond located to the westernmost area of the subdivision. There is also an 8" bleeder line connected to the TXDOT Storm Drain Inlet located on the west side of Shary Road—see HCDD #1 approved drainage report.

**OTHER COMMENTS**

Escrow Park Fees (**88 Lots X \$300.00 = \$26,400.00**)

Must submit a street light plan for review. Internal lights must be paid by the HOA  
Exclusion from the Water District

**RECOMMENDATION**

Staff recommends approval subject to:

1. No objection to Variance, subject to meeting private street policy;
2. Must meet the Model Subdivision Rules;
3. Comply with the street alignment policy;
4. Must pay the park fees and capital sewer recovery fees.

Chairman Sheats stated that being that the area looks pretty dense would a 4 inch sanitary sewer line sufficient for all those people.

Chairman Sheats mentioned that as long everything is correct there should not be a problem.

Mrs. Marin stated that the drainage report was attached so it must be good.

Chairman Sheats mentioned that he was not referring to the drainage but to the sanitary sewer.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the subdivision plat as per staff's recommendations. Mrs. Diana Izaguirre seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:31 p.m.**

**Ended: 5:43 p.m.**

**Item #4.0**

**Pre-Final Plat Approval:**

**Sunset Meadow Subdivision (Private Subdivision)**

**The North 4.0 acres of Lot 172,**

**John H. Shary Subdivision**

**R-1T & C-3**

**Developer: Mario Rodriguez**

**Engineer: Delcon Logistics**

Mr. Jaime Acevedo stated went over the write-up stating that the proposed subdivision is located 1/5 of a mile north of Interstate 2 Frontage Road along the west side of Glasscock Rd. The proposed private subdivision consists of 32 townhouse residential lots and 1 commercial lot. Each lot ranges from 2,595.43' sq.ft. to 3,977.47' sq.ft.

**VARIANCE #1 - To allow the subdivision to be private and gated.** The subdivision code states that a "*Lot means an undivided tract or parcel of land having frontage on a public street...*" We have seen many similar proposals for gated communities and we do not see any issues regarding this proposal as well. Staff does not object to this variance.

### **WATER**

The developer is proposing water service with a new internal 8" waterline network that will connect to an existing 8" water line located along the west side of Glasscock Rd. and will provide a secondary loop to the system by connecting to an existing 8" line located along the east side of Quebec located along the west side of the proposed subdivision. The developer is also proposing 3 new fire hydrants located via the direction of the Fire Marshal's office.

### **SEWER**

An 8" sewer line network will be installed within the subdivision which will then connect into an existing 8" sewer line located along the east side of Glasscock Rd. The Capital Sewer Recovery Fee is required at \$200/Lot which equates to \$6,400.00 (\$200.00 X 32 Lots).

### **STREETS & STORM DRAINAGE**

The subdivision has access to Glasscock Rd., a future 80' ROW, 57' B/B street. The developer will be dedicating an additional 20' of ROW along Glasscock Rd. to equate to the minimum 40' from centerline as required by the Hidalgo County Thoroughfare Plan. The subdivision consists of a 50' (ROW), 32' B/B paved street. The main entrance will be 40' B-B to allow for a gate entrance. We note that the gates will need to be approved by the Planning, Public Works, and the Fire Marshal's office. Storm drainage is accomplished through a series of 24"-36" storm lines and inlets which will connect into an existing 36" drainage system currently located on the east side of Glasscock Road.

### **OTHER COMMENTS**

- Park Fees - \$300.00/Lot = \$9,600.00
- Escrow 5' sidewalk along Glasscock Rd. in the amount of \$1,712.16 (142.68' X \$12 L.F.)

- Escrow street widening for Glasscock Rd. in the amount of \$7,975.81 (142.68' X \$55.90L.F.)
- 6' fence buffer required along the north side of the subdivision due to abutting residential subdivision.
- Must submit a street light plan for review. Internal lights must be paid by the HOA
- Water District Exclusion
- Must comply with all other format findings

### **RECOMMENDATION**

Staff recommends approval subject to:

1. No objection to variances, to meeting private street policy;
2. Must provide escrows for Glasscock Rd. widening and 5' sidewalks along Glasscock Rd.
3. Must pay capital sewer recovery and park fees;
4. Provide water district exclusion; and
5. Comply with all other format findings.

Chairman Sheats stated that he was confused as to the requirement for the sewer of 8inch while the prior subdivision was 4 inches.

Mr. Acevedo stated that he believes there was a typo on the prior subdivision which also has an 8 inch sewer line that will be corrected when it gets presented to City Council.

Mrs. Marin mentioned that the subdivision didn't have any cul-de-sacs only dead ends.

Mr. Acevedo stated that it does have one hammerhead which was reviewed by the fire department and was approved.

Mrs. Marin stated that it was just a dead end but if it was approved by the fire department it should be ok.

Mrs. Marin mentioned that Lot 1 was commercial and Lots 2-33 are residential, where would the gate be at.

Mr. Acevedo mentioned that Joe Rodriguez is present and is here to represent Delcon on this project.

Mr. Joe Rodriguez mentioned that the gate is proposed to be between lot 1 and 2.

Mrs. Marin asked how he would incorporate the commercial lot.

Mr. Acevedo stated that the commercial lot would have frontage to Glasscock Rd.

Mrs. Marin stated that the lot would not be gated and the HOA would start at Lot 2.

Chairman Sheats stated if the park fees were accessed for the commercial lot.

Mr. Acevedo mentioned that they are but are accessed differently.

Mrs. Izaguirre asked why it wasn't a request for Union St. to meet with Sunset Drive.

Mr. Acevedo mentioned that the property to the North side is not private. Union Street is not private so they did not want to extend it further.

Mrs. Izaguirre stated that she has seen gates put between two streets that meet to separate the subdivisions. She stated that usually after every 600 feet there would have to be another way for the fire trucks to get out, whether it's a street, cul-de-sac or half cul-de-sac. The County Fire Marshalls require that after 1,000 feet there would have to be a way to turn around and maybe the Fire Marshalls missed that detail.

Mr. Rodriguez stated that the hammer head shown on the plan is less than 1,200 feet.

Mrs. Izaguirre stated that the plan shows that the only way the firetruck can turn around would be by using the hammerhead which is towards the end of the subdivision leaving the rest of the subdivision with no other alternative to get out.

Mr. Rodriguez stated that he understood what she was trying to say. The Fire Marshall did look into it and didn't have any comments on that. We had originally proposed a cul-de-sac but because of the dimensional constraints it wasn't possible. The Fire Marshalls were the ones that recommended the hammerhead.

Mrs. Izaguirre stated that if there were a fire towards the other side of the subdivision there would be no way out the fire department would have to go all the way towards the hammerhead to be able to turn around and get out.

Chairman Sheats stated that in the past there have been discussions on hammerheads, the board needs a statement or policy from the Fire Marshall stating what they require and what they are looking for.

Mrs. Marin stated that the verbal was given from the Fire Chief stating that everything was approved.

Mr. Acevedo mentioned that it was reviewed on Thursday when they have SRC meetings and was approved. The spacing was not discussed and nobody questioned whether it needed another hammerhead so it was approved as shown.

Chairman Sheats asked if it had ever been questioned.

Mr. Acevedo stated that it was questioned in the past but in reference to the one off of Taylor Rd. being that the hammerhead wasn't as deep into the lots.

Mrs. Izaguirre mentioned that there were only 4 lots and it's a shallow area where the fire trucks are able to go in and out easily. For instance, if there is a fire in the front lots the

people wouldn't have a way out. There is a possibility for Union St. to have a gate providing another way in and the Fire Department should take another look at it.

Chairman Sheats stated that he agrees and there is a way to move the lots and put a gate on Union St. in order to provide another way out.

Mr. Acevedo asked if they wanted the item tabled or be approved subject to changes of the hammerhead.

Chairman Sheats stated that it would be best to table the item and bring it back with answers from the Fire Department.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to table the subdivision plat as per staff's recommendation. Dr. John Guerra. Upon a vote, the motion passed unanimously.

**Started: 5:43 p.m.**

**Ended: 5:46 p.m.**

**Item #5.0**

**Tabled Pre-Final Plat Approval:**

**Sharyland WSC Water Tower Subdivision  
A 1.6 acre tract of land out of Lot 1,  
Hutton No.1 Subdivision**

**AO-I**

**Developer: Sharyland Water Supply  
Corporation**

**Engineer: Sigler, Winston, Greenwood &  
Associates**

Mr. Jaime Acevedo stated went over the write-up stating that the proposed subdivision is located approximately 650 feet south of Mile 3 North (F.M. 1924) on the west side of La Homa Road (F.M. 2894). The developer is proposing 2 lots for the construction of a new water tower. Three variances on the required fees are also being requested.

**VARIANCE #1**

The developer is requesting a waiver of the \$1,200 sewer capital recovery fee which is accessed at \$750 per acre.

**WATER**

There is currently a 12" waterline on the along the center of La Homa Road. The developer is proposing to connect into this 12" water line. No fire hydrants were required by the Fire Marshal.

**SEWER**

The developer will be connecting to an existing 8" sewer line along the west side of La Homa Road. The Capital Sewer Recovery Fee is required at \$750/Acre or \$1,200.00 (\$750.00 X 1.6 acres).

**STREETS & STORM DRAINAGE**

The subdivision has access to La Homa Rd., a future 100' ROW, 65' B/B Street. The developer will be dedicating an additional 20' of ROW along La Homa Road to equate to the minimum 40' from centerline. The escrow for the future widening of La Homa Road and sidewalks will not be required since this will be part of a current county project. The subdivision does not have any internal streets. Storm drainage is accomplished through by detaining on-site via drainage swales. It is also proposed that the drainage swales be "bleed" off into the existing roadside ditch via an 8" bleeder line.

**OTHER COMMENTS**

- Water District Exclusion
- Must Comply with all other format findings

**RECOMMENDATION:**

Staff recommends approval subject to:

1. Approval of sewer capital fee variance (other variances covered by County/TXDOT project)
2. Provide Water District Exclusion
3. Comply with all other format findings.

Chairman Sheats asked if the capital fees will be covered.

Mr. Acevedo mentioned that it will be covered and taken care of by the County. I received two emails at different times from Mr. Califfa confirming what County was going to take care of.

There being no discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the subdivision plat as per staff's recommendation. Mrs. Diana Izaguirre seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #6.0  
OTHER BUSINESS**

**ITEM #7.0  
ADJOURNMENT**

There being no further items for discussion, Mr. John Guerra moved to adjourn the meeting. Mrs. Marisela Marin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:47 p.m.

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Ned Sheats, Chairman  
Planning and Zoning Commission