

**PLANNING AND ZONING COMMISSION
AUGUST 12, 2015
CITY HALL'S COUNCIL CHAMBERS @ 5:00 P.M.**

P&Z PRESENT

Ned Sheats
Mario Garza
Carlos Lopez
John Guerra

P&Z ABSENT

Julio Cerda
Diana Izaguirre

STAFF PRESENT

Daniel Tijerina
Susana De Luna
Patricio Martinez
Abiel Flores
Jaime Tijerina

GUESTS PRESENT

Cesar Olivarez
Carlos Hernandez
Ismael Morin
Guadalupe De La Peña
Yulissa De La Peña
Arturo Garcia, Jr.
Cesar A. Cerda

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 JULY 22, 2015

Chairman Sheats asked if there were any corrections to the minutes for July 8, 2015. Mr. Mario Garza moved to approve the minutes as presented. Mr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:01 p.m.

Ended: 5:05 p.m.

ITEM #1.1

Rezoning:

**2.49 acres out of Lot 25-5,
West Addition to Sharyland Subdivision
AO-I to C-3
Cesar A. Cerda**

Mr. Daniel Tijerina went over the write-up stating that the subject site is located $\frac{3}{4}$ mile west from Conway Ave. on the North side of Griffin Parkway. The lot measures 682' x 180' which equals to 122,760 sq. ft.

SURROUNDING ZONES:

N: R-1 Single Family Residential
E: AO-I Agriculture Open Interim
W: C-3 General Business
S: AO-I Agriculture Open Interim

EXISTING LAND USES: N: Single Family Home
E: Vacant Land
W: Offices/Plaza
S: Single Family Home/Vacant Land
Site: The site currently has Single Family home that was built in 1975 as per appraisal records.

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

REVIEW COMMENTS: Staff does not object to the proposed rezoning 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 to the East and West along FM 495.

RECOMMENDATION: Approval.

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

There was no response.

Chairman Sheats asked if the applicant or representative were present.

The Project Engineer, Mr. Arturo Garcia and Mr. Cesar A. Cerda were present to address any questions from the Board. He added that they will be complying with any requirements that the City has. Mr. Garcia mentioned that currently they were only working on the getting the proper zoning once they have the zoning they will move forward with the project.

Chairman Sheats asked if he knew what type of businesses they were proposing for the site.

Mr. Garcia stated that it would be offices similar to the businesses that are adjacent to the west.

Chairman Sheats suggested that once they start reviewing the subdivision they should consider placing a buffer dividing the residential homes from the commercial area.

Mr. Garcia stated that they had already addressed those issues with staff because he recalls that when the preliminary plat was submitted one of the requirements was that they needed to put up a masonry screen adjacent to the residential properties. He added that they will be complying with those requirements.

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

Started: 5:05 p.m.

Ended: 5:07 p.m.

ITEM #1.2

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic
Beverages – Double Eagle Sports Pub
204 Melba Carter Rd.
Lots 35 & 36, Earnhard Subdivision
(aka Melba Carter Subdivision)
C-3
Alma S. Villarreal**

Mr. Daniel Tijerina stated that he had consulted with City Attorneys Jaime Tijerina and Abiel Flores regarding this item and some research was still pending so he asked that this item be placed on the "Table" to complete the research. Mr. Tijerina added that City Attorney Jaime Tijerina was present just in case they had any questions and also he had advised the applicant and she is willing to wait.

There being no discussion, Chairman Sheats entertained a motion. Mr. Mario Garza moved to 'Table' the item as per staff's recommendation. Mr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:07 p.m.

Ended: 5:13 p.m.

ITEM #2.0

**Preliminary & Final Re-Plat Approval: Lots 2C and 2D, being a Resubdivision
Of all of Lot 2, Re-Subdivision of Lot 1,
Mission Center Subdivision
C-3
Developer: Raul A. Flores
Salinas Engineering & Associates**

Mr. Daniel Tijerina went over the write-up stating that the proposed re-plat is located on the SW corner of 20th Street and Conway Avenue. State Code requires re-plats to have a public hearing. The subdivision consists of 2 lots. Lot 2C measures approx. 169.25' x 150.00' (25,387.5sq.ft.) and Lot 2D measures 170.75' x 67.79' (11,575.14 sq.ft.).

WATER: The developer is proposing to provide water service to Lot 2D by connecting into an existing 8" line located along the rear of the property which will dedicate a utility easement along the rear. Lot 2C has existing service and is a car wash. Fire hydrant located pursuant to the direction of the Fire Marshal.

SEWER: The developer is proposing sewer service by connecting into an existing 6" sewer line located within the proposed rear utility easement on Lot 2D which will connect to Lot 2C

existing service line.. A capital sewer recovery fee of \$637.50 is required for this site (0.85 acres X \$750/Acre).

STREETS & STORM DRAINAGE: The re-plat has access to Conway Ave., a 100' ROW, 65' B-B street and 20th Street., an existing 50' ROW, 30' B-B street. Since both Conway Ave. and 20th street meet City standards for pavement no street widening fees are needed. The developer is providing drainage through the use of on-site detention swales that will then connect into TxDOT's storm system on Conway Ave. with an 8" bleeder line

OTHER COMMENTS:

- Park Fees are not required for commercial development.
- Must provide proof of water district exclusion.
- Street lights are already in existence.

RECOMMENDATION: Staff recommends approval subject to providing the sewer capital recovery fees and compliance with all typical format findings.

Chairman Sheats asked if there was any input from the Board.

There was no response.

Chairman Sheats asked if the applicant or representative were present.

There was no response.

Chairman Sheats stated that he didn't see any problems since it was already commercially zoned and there should be no or very minimal traffic impact.

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

**ITEM #3.0
OTHER BUSINESS**

**ITEM #4.0
ADJOURNMENT**

There being no further items for discussion, Mr. John Guerra moved to adjourn the meeting. Mr. Mario Garza seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:13 p.m.

Ned Sheats, Chairman
Planning and Zoning Commission