

**PLANNING AND ZONING COMMISSION  
MARCH 14, 2018  
CITY HALL'S COUNCIL CHAMBERS @ 5:00 P.M.**

**P&Z PRESENT**

John R. Guerra  
Ned Sheats  
Marisela Marin  
Jaime Gutierrez  
Carlos Lopez  
Diana Izaguirre  
Julio Cerda

**P&Z ABSENT**

**STAFF PRESENT**

Jaime Acevedo  
Virgil Gonzalez  
Kristin J. Warshak

**GUESTS PRESENT**

David Salinas  
Nelly R. Ayala

**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 FEBRUARY 28, 2018**

Chairman Sheats asked if there were any corrections to the minutes for February 28, 2018. Mr. Carlos Lopez moved to approve the minutes as presented. Mr. Jaime Gutierrez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:02 p.m.**

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

**Item #1.1**

**Rezoning:**

3.0 acres out of Lot 28-6,  
West Addition to Sharyland Subdivision  
AO-I to C-3  
Juan R. Reyes

Mr. Jaime Acevedo went over the write-up stating the subject site is located along the west side of Conway Blvd. 1100' south of 2 Mile Road.

**SURROUNDING ZONES:**

N: R-4 – Mobile and Modular Home  
E: C-3 – General Commercial  
W: R-1 – Single Family Residential  
S: C-1 – Office Building

**EXISTING LAND USES:** N: Residential

E: Commercial  
W: Residential  
S: Commercial  
Site: Vacant Agricultural

**FLUM:** General Commercial (GC)

**REVIEW COMMENTS:** The land uses reflect the zonings shown above. The Future Land Use Map reflects a General Commercial (GC) land use, too; thus, C-3 is directly consistent to the GC designation.

**RECOMMENDATION:**  
Approval.

Chairman Sheats asked if there were any comments in favor or against the request.

There were no comments.

Chairman Sheats asked what the future intent of the zoning would be if approved.

Mr. David Salinas, representative for the applicant was present to answer any questions the board might have. He explained to the board his client would be sensitive the surrounding neighbors with respect to the rezoning approval.

There being no further discussion, Chairman Sheats entertained a motion. Dr. John R. Guerra moved to approve the rezoning as presented. Ms. Diana Izaguirre seconded the motion. Upon a vote, the motion passed unanimously.

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

**Ended: 5:16 p.m.**

**Item #1.2**

**Rezoning:** Lot 6, Block 195,  
Mission Original Townsite  
R-1 to C-2  
Nelly R. Ayala

Mr. Acevedo went over the write-up stating the subject site is located NE corner of Keralum Avenue and E. 12<sup>th</sup> Street.

**SURROUNDING ZONES:** N: R-1 – Single Family Residential  
E: R-1 – Single Family Residential  
W: R-1 – Single Family Residential  
S: C-2 – Neighborhood Commercial

**EXISTING LAND USES:** N: Residential  
E: Residential

W: Residential  
S: Commercial  
Site: Residential Vacant

**FLUM:** The Future Land Use Map reflects a Low Density Residential (LD) designation.

**REVIEW COMMENTS:** The Future Land Use Map reflects a Low Density Residential (LD) land use. Although there is a commercial just south, the pre-dominate land use has long been residential in this area. Rezoning the property to C-2 is not consistent with future land use map and appears that it will have a detrimental effect to the surrounding neighbors.

**RECOMMENDATION:**

Denial

Mr. Acevedo added that staff could not support the rezoning because parking is very limited, and recommended the applicant apply for a home occupation under a condition use permit.

Chairman Sheats asked if there were any comments from staff in favor or against the request.

Ms. Diana Izaguirre inquired as to the other building just south of the proposed site location.

Ms. Nelly R. Ayala, Applicant, was present to answer any questions the board might have. She explained to the board the intention for the site location is office space for a non-profit organization.

Chairman Sheats inquired if applicant went for a C-1 would there be adequate parking?

Mr. Acevedo explained that even a C-1 would require a minimum of four parking spaces. The applicant can submit a proposal of what could be done for parking.

Mrs. Marisela Marin asked if there were plans for remodeling.

Ms. Ayala stated they were not in talks for that yet.

There was discussion amongst the board with respect to C-2 and C-1 parking requirements.

Ms. Marin asked Mr. Acevedo what the board could do to make this work for the applicant.

Mr. Acevedo stated the board could table the item affording the applicant time to submit a parking proposal and recommending the rezoning to a C-1 for the next P&Z meeting.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to table the rezoning. Ms. Diana Izaguirre seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:16 p.m.**

**Ended: 5:18 p.m.**

**Item #1.3**

**PRELIMINARY & FINAL  
PLAT APPROVAL**

Abrego Estates  
Being a Resubdivision of 1.264 acres out of  
Lot 182,  
John H. Shary Subdivision  
R-1  
Developer: Julio Abrego  
Engineer: Melden & Hunt, Inc.

The proposed subdivision is located near the Davina and Selena Street intersection along the north side of Selena Street. The developer is proposing 6 Single Family Residential lots, all exceeding the area and frontage requirements of an R-1 lot.

The developer is proposing to extend an 8" water from Glasscock South Subdivision along the north side of Selena Street and looping it at the NE area of the proposed Lot 1 near Union Street. Fire hydrants will be installed per the Fire Marshal's direction.

**SEWER:** In regards to sewer, the developer is proposing to install (3) dual service connections to the existing 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. 6 lots X \$200.00/Lot = \$1,200.00.

**STREETS & STORM DRAINAGE:** All 6 proposed lots will have frontage to Selene Street an existing 50' ROW 32' B/B street. The developer will be constructing a paved knuckle at the Davina/Selena Street corner to provide a suitable paved access area for Lot 6. No additional ROW or sidewalks will be required via this plat. Drainage for the subdivision is proposed via Type A inlets connected to 24" RCP drainage line draining into the nearby Hidalgo County Drain Ditch No. 1.

**OTHER COMMENTS:**

Escrow Park Fees (**6 Lots X \$300.00 = \$1,800.00**)

Installation of Street Lighting as per City standards

Exclusion from the Water District

**RECOMMENDATION:**

Staff recommends approval subject to:

1. Must meet the Model Subdivision Rules;
2. Must pay the capital sewer recovery fees; and

3. Installation of a paved knuckle area in front of Lot 6.

Mr. Acevedo explained to the board that this is a very simple subdivision, but one that is still pending receipt of the drainage report. His recommendation would be to table the item until the drainage report is received and reviewed.

There being no further discussion, Chairman Sheats entertained a motion. Ms. Diana Izaguirre moved to table the item. Mrs. Marisela Marin seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #5.0  
OTHER BUSINESS**

There was no other business.

**ITEM #6.0  
ADJOURNMENT**

There being no further items for discussion, Dr. John Guerra moved to adjourn the meeting. Mrs. Marisela Marin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:18 p.m.

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Ned Sheats, Chairman  
Planning and Zoning Commission