

PLANNING AND ZONING COMMISSION
JANUARY 23, 2019
CITY HALL'S COUNCIL CHAMBERS @ 5:00 P.M.

P&Z PRESENT

Diana Izaguirre
Ned Sheats
Debra Lee Alvarez
Hector Moreno
Javier Barrera

P&Z ABSENT

Raquenel Austin
Jose Luis Morin

STAFF PRESENT

Jaime Acevedo
Virgil Gonzalez
Susana De Luna
Kristin J. Warshak
J.P. Terrazas
Joel Chapa, Jr.
Officer Sifuentes
Chief Robert Dominguez
Asst. Chief Jody Tittle

GUESTS PRESENT

Red & Sandy Goudge
Dominic Raftery
Nora Guajardo
Carlos Blanco
Roger & Deb Klaustermeter
Ron Ingraham
Jean Ruppell – Jim Krohn
Renee & Gary Bethke
Tom Clinton
Connie Garcia
Lourdes Garrett
Daryl Mercey
Marly & Larry Olson
Scandice Barrera
Crystal Rose
Luis Clopes
Patricia West
Mary & Ed Thomas
Steven Hagenty
Carlos Penal
Leonor Frias
Loris & Olaguer Bauza
Richard C. McMaken
Julie Reedy
Jim & Kathy Pharr
Jennie Putlik
Arthur Matyear
Lloyd Gath
Isauro Trevino
Dianna Williams
Robert & Sharon Smage

Margaret Troemel
Connie & Glen Herndier
Virgil Mahlum
Ken & Mary Jo Scheif
Don Neva
Catherine Raftery
Kay Wolf
Mark & Maureen Adams
William D. Anderson
Sandra & Myra Spande
Paul & Lynda Hamm
Christina Roldan Shu
Alexandria Eccles
Jose R. Gandaria
Greg Giere
Joe Poretta
Cindy Villarreal
Nick Blackford
Carl Walker
Jan Morgan
Terry Troemel
Raul & Yolanda Martinez
Mike Crawford
Helen & Barry Lyons
Ron Fowls & Ou
Jose Ertman
Terry Decarte
Dorothea ¿
Robert & Diane Norrgard
Karen Nielsen
Betsy Ebner

Darlene Kowalke
Ron & Sheila Rederick
Lawrence Wilson
John & Jeni Young
Kathy Bigg
Sandra & Michael Wakefield
Rachel & Jim Sakundiak
Eugene & Ann Jetvig
Paul & Patricia Moss Hass
Janice Sneen
Martin & Maggie Barreiro
Tammy & Franklin Huntley
Guillermo De La Tejera
Larry Miller
Johanna Lugo
Pearl D. Eliff
Richard T. Paddock
Mike Manuel
Muriel Bacon
Richard Shinn
Loris & Dennis Jorgenson
Robert & Sonia Fonseca
Noelia Trevino
Marica L. & Jerome A. Miller
Faith & John Peterson
Dallas Hill
Shari Wand
Daphne Stewart
Thomas McNamard
Don & Fran Wessel
Larry Griffin & Kathryn Rasnic

CALL TO ORDER

Chairwoman Diana Izaguirre called the meeting to order at 5:35 p.m.

CITIZENS PARTICIPATION

Chairwoman Izaguirre asked if there was any citizen's participation.

There was none.

APPROVAL OF MINUTES FOR JANUARY 9, 2019

Chairwoman Izaguirre asked if there were any corrections to the minutes for January 9, 2019. Mr. Ned Sheats moved to approve the minutes as presented. Mr. Javier Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:36 p.m.

Ended: 6:44 p.m.

Mr. Jaime Acevedo stated that he was going over Items 1.1 – 1.4 since they were various tracts of land requesting a zoning change in the Meadow Creek Area and then they could take it up for discussion and make a recommendation.

Item #1.1

Rezoning:

**Being a 7.686 acres tract of land out of Parcel X, as per Document No. 2686858 O.R.H.C. said parcel forming part of Lot 16-1, and 15-1, West Addition to Sharyland Subdivision (Meadow Creek #1 on Map)
PUD(AO-P) Permanent Open Space District to
PUD(C-2) Neighborhood Commercial District
Olague Bauza**

Item #1.2

Rezoning:

**Being a 7.060 acre tract of land out of Parcel X, as per Document No. 2686858 O.R.H.C. said parcel forming part of Lot 16-1, and Lot 15-1, West Addition to Sharyland Subdivision (Meadow Creek #2 on the map)
PUD (AO-P) Permanent Open Space District to
PUD (R-1) Single Family Residential District
Olague Bauza**

Item #1.3

Rezoning:

Being a 26.724 acre tract of land out of Parcel VI, as per Doc. No. 2686858 O.R.H.C. said parcel forming part of

**out of Lot 14-1, 14-2, 15-1, 15-2 and 16-2, West Addition to Sharyland Subdivision (Meadow Creek #3 on the map)
PUD (AO-P) Permanent Open Space District to
PUD (R-1) Single Family Residential District
Olague Bauza**

**Item #1.4
Rezoning:**

**A 1.682 acre tract of land out of Parcel VI, as per Doc. No. 2686858 O.R.H.C. said parcel forming part of out of Lot 14-1, 14-2, 15-1, 15-2, and 16-2, West Addition to Sharyland Subdivision (Meadow Creek #4 on the map)
PUD (AO-P) Permanent Open Space District to
PUD (R-3) Multi-Family Residential District
Olague Bauza**

Mr. Jaime Acevedo stated that area being considered for rezoning was also known as holes 1-9 at what is known as the Meadow Creek Golf Course. He added that there were different surrounding zonings in this area that included: R-3 (Multi-family residential) on the north of One Mile South, Agricultural on the North side, single family residential to the east and west, and to the south there is green area there is nothing that would be impacted to the south. Mr. Acevedo mentioned that they have been back and forth with Mr. & Mrs. Bauza since 2016 at which time they carved out some areas and rezoned them but they still have not been developed. Mr. Acevedo stated that initially they wanted to rezone all 18 holes all for development, it was not until mid-November and now the new proposal is to leave much of what is the golf course intact of holes #1, #10-18 would remain intact although hole #1 would be used for green area as well as a 10-acre tract from holes #7-9. He mentioned that currently there are single family residential homes in the area and they are proposing to leave 10 acres of green area so that the residents could have a green area behind their properties due to the fact that if they develop, they are going to be more homes in the area and out of consideration to the current property owners they want to leave that area to serve as a buffer from the new homes. Mr. Acevedo stated that one of the things they looked at then considering the rezoning is whether or not the request is something that would be allowed in the Meadow Creek PUD. The Meadow Creek PUD in AO-P allows: golf course and landscaped areas set aside for drainage and areas that may be utilized later for residences. He mentioned that the PUD that was approved for Meadow Creek although it is agricultural open permanent district it allows for future development and that information was used to base the recommendation.

Mr. Acevedo stated that staff has met with both members of the Meadow Creek community and the applicants in an effort to work together. He added that if this property gets rezoned and developed in the future, much of what is the golf course detains most of the runoff water whenever it rains because it is lower than the current residences. He added that we need to keep in mind that Meadow Creek was developed in 1984 or mid 80's at which time the drainage standards were not as strict as they are now in 2019, so rest assure that no additional runoff water would be zipped into the

residential communities. Mr. Acevedo stated that any new development would have to be approved by an Engineer, the Planning and Zoning Commission. He added that one of the components of the subdivision is that they need to submit a drainage report where they show how much water they are going to retain. Mr. Acevedo stated that after considerable thought the golf course area is not what it used to be and what the applicant is proposing is an opportunity to develop ½ of the golf course and keep the other ½ as a golf course. Mr. Acevedo mentioned that the PUD ordinance does state that it needs a golf course but it doesn't specify the number of holes it needs to have. He mentioned that the intent was to have a 9-hole golf course for the Meadow Creek Community, with that being said their recommendation is to approve Items 1.1 – 1.4 as recommended by staff.

Chairwoman Izaguirre asked if the applicant was present.

Mrs. Loris Bauza whose address is 1300 Circle Drive apologized for the inconvenience that they being exposed to and was present to address any questions from the Board.

There being none.

Chairwoman Izaguirre asked if there was any opposition towards this request.

In opposition, Mr. Ron Rederick who resides at 1115 Lake View Drive stated that he was against this request for various reasons which included: extending resources and time to the event center, no maintenance to the grass, no marketing other than posting signs of no trespassing, running, jogging or skateboarding, have not done nothing to attract traffic to the golf course, any trust or credibility has been destroyed, and don't want a new developer building section 8 housing destroying his beautiful scenic view. He asked the board to consider denying the rezoning request until there is a suitable plan with new long term.

In opposition, Mr. Red Goudge who resides at 607 Lake View Drive stated that most of the residents bought property in Meadow Creek because it was a golf community. He added that in March 18, 1987 the declarant Ron Sellers recorded in Hidalgo county the declaration of covenants conditions and restrictions for Meadow Creek Country Club they are filed on Vol. 2417 Pg. 874-890. In the first paragraph it states that they are for the purpose to protect the value of the properties. It also stated that Meadow Creek shall include all of the real property and the plats recorded on Vol. 25 Pg. 27-29. He mentioned that the applicant would be in violation to the covenants and if the City allows the change of zone, they would be complicit because they would be violating the deed restrictions and covenants because there are hundreds of homes in the area and the losses could be in the millions. Mr. Goudge stated that they understand the City does not enforce deed restrictions or covenants but by approving the zoning the City would be helping the petitioner. He added that on the notice it states PUD(AO-P) (Permanent Open Space District) and on the City website states that the land is not suitable for development and this is found on Appendix A. Zoning Section 1.361 He added that AO makes reference to the flood zone not agricultural and AO-P makes reference to land

being protected from ever being developed. Mr. Goudge stated that back in 1987 Phase II Engineering did a drainage report for Meadow Creek and part of it pertains to Phase 2A. He added that this area was designated as a flood zone and for any future developments you would need to get a flood plan development permit there are several federal, state and local requirements. Mr. Goudge stated that there was a flood plan in place now and it has worked well for the past 32 years why would the City want to change it now. Mr. Goudge continued reading from a written document regarding the drainage asking how it would affect the area if approved in that Meadow Creek Community. He finalized by stating that they were still willing to meet with them to try to resolve the issues and make things work for everyone. Mr. Goudge asked the Board to consider doing what is best for the people.

Mrs. Sandra & Michael Wakefield who reside at 800 Lake View Drive stated that they live on Lot 41. She mentioned that her concerns were in regards to: loosing beautiful views, plant life, wildlife, property values, and risking more flooding. Other concerns include: traffic safety, limited road access, noise and smells from the sewer of commercial businesses, water pressure, etc.

Mr. Ed Thomas who resides at 1302 Lake View Drive invited the Board to please visit the Meadow Creek Golf Course and see what they have done to this area before they vote or take any action on the item.

Mr. Richard Paddock who resides at 704 Lake View Drive stated that his concern was regarding the value of his home, way of life and the possibility of water from the heavy rains go over the berm and flooding his home.

Mr. Carl Walker stated that he was the owner of Lots 57-58 and he was told that they would be having a setback to have some green area and there is no setback. He mentioned that he several concerns which included the Elementary School traffic restricting the passage to their neighborhoods, the commercial aspect of it and the fact that he is not getting any setback on his property.

Chairwoman Izaguirre asked if he had more green area like about 100' would he still be against the request.

Mr. Walker stated that all he could say was that he was not a golfer. He added that they already had over taxed utilities, a waste pump station that you drive or walk by it all you smell is sewage all the time so if they are not willing to invest in infrastructure, he doesn't see how it could work.

Mr. Richard McMaken who resides at 1600 Debbie Lane stated that if the lake and water district were all messed up and the water flow comes up who is it to say that those of us to live on the back side would not be affected. He mentioned that anybody who lives on the golf course would be affected by the flow of the water if this property is developed. He asked if there was a process of eminent domain involved and how would that work with the Planning Zoning Committee.

Chairwoman Izaguirre stated that this was just a recommendation Board and that questions should be brought up at the City Council Meeting where our attorneys are involved.

Mr. Mark Adams who resides at 1900 Crystal Drive mentioned that there is a recent survey done and he was having a very difficult time getting a hold of Rodriguez Engineering to respond to his emails on some questions that he has. He stated that he represents a small group of local investors and there will be an offer in the table to purchase the golf course this Friday morning. Mr. Adams stated that he would like to get on the record that there is an official offer to purchase the golf course property.

Mrs. Catherine Raftery who resides at 912 Lake View Drive stated that 5 years ago her husband and her bought a property in Meadow Creek and they immediately felt welcome and the new people have destroyed their community. She added that everybody knows and takes care of everybody and their community has been damaged hopefully not beyond repair and that should be taken into account. She mentioned that community meant a lot in this day and age.

Mrs. Diana Williams who resides at 2011 Casino Drive stated that she supported the Bauza's from day one because she loved to golf. She stated that she supported the Mission community and they did not support Mission. She added that she had to go to Cimarron to golf. Mrs. Williams mentioned that the lake was completely empty when they got the rain the only water was behind her home and she had to smell the odor it was horrific. She added that holes 6-8 all flood when they get 1" of rain it goes into the canal which comes into her lake and she gets all the trash that is from Mission areas.

Mr. Acevedo stated that he would like to clarify some comments that were brought up. First of all, staff did not exclude anyone out of courtesy we send out notices to residents that were outside the 500' radius. With regards to the sewer issue, Meadow Creek was a private subdivision at one time and the lift stations that are in place are private lift stations they are not on city property and this might be something the city could look into. He added that this was something the city inherited when the property was annexed but this might be considered in the future for purchase to make them public lift stations. Mr. Acevedo stated that Meadow Creek was annexed to the City as is and that is why there is probably a need for an upsize/upgrade the current lift stations. In regards to the school traffic staff will be contacting the school because of the traffic is from the people that are waiting to pick up their kids and that is something that could be easily fix by them utilizing their property to build or channel a long driveway to keep all those people on their property.

Mr. Jaime Acevedo stated that Mr. Goudge was correct in stating that this area was in a flood zone and any future developments would need to be approved by FEMA. He added that they would need to remove this property from the flood zone before any construction is done on it. Mr. Acevedo stated that this property was currently zoned PUD which was part of the Meadow Creek PUD the AO-P that was described earlier

was for the City zoning and not necessarily Meadow Creek's PUD. He added that staff does continue to see building permits issued in this area so people are being attracted to Meadow Creek. Mr. Acevedo stated that when considering these items, he researched and over 200 golf courses were closing annually because of the lack of interest on the sport. Mr. Acevedo stated that drainage was a big issue in that area and that was something that was going to be looked at.

For the record, Jaime Acevedo, Planning & Zoning Director for the City of Mission & J.P. Terrazas, City Engineer for the City of Mission introduced themselves.

Mr. Terrazas stated to reiterate to Mr. Acevedo's comments that these items were currently being considered for rezoning it was not until they are at the development stage when they are required to submit a drainage report, drainage studies, flood maps. He added that they would need to apply with FEMA for a LOMAR which was the letter of map revision which would take the land out of the flood zone by back field.

Chairwoman Izaguirre asked if they have looked in to the drainage in this area.

Mr. Terrazas stated that they had and this was one of the lucky areas who did not get any water in their homes during the June water events. He added that there were homes which are currently outside the flood zone who got 1" to 2" of water into their homes. He mentioned that all these area drains to the drainage district. Mr. Terrazas added that they have an interlocal agreement with Mr. Raul Sesin from the Drainage District to expand the Mission inlet and Mission lateral from city limits to city limits. He stated that the Drainage District also had a bond to implement new drainage on all those areas and this would help alleviate the drainage issues. Mr. Terrazas stated that currently the existing homes have a flood zone of A-AH, which they get 2 to 3 inches of rain in a 500-year storm.

Chairwoman Izaguirre closed the public comments and asked if the Board had any input.

Mr. Javier Barrera asked if there is no development there is no need to improve the drainage.

Mr. Terrazas stated that he was correct. He added that they used to have a 5-year detention plan and now they were trying to match the county standards which is now 50-years and now the federal guidelines were stricter than they were before.

Mr. Barrera asked if the roads were going to be widen in the future.

Mr. Terrazas replied, "Yes".

Chairwoman Izaguirre asked why do Lots 57-61 don't have as much green area as the rest of the property.

Mrs. Bauza stated that they left less green area so that the cars can go through.

Chairwoman Izaguirre asked Mr. & Mrs. Bauza if they would be willing to give them at least 60' more out of their 239' of green area.

Mr. Bauza stated that he would be willing to do so.

Chairwoman Izaguirre stated that the reason she was asking for this was because this was a TXDoT road and you cannot have another entrance through Inspiration Road within 125' of another. She added that to her personally she would rather they give those 6 or 7 lots an extra 60' so they can have more green area. She asked Mr. Acevedo and Mr. Terrazas to look into the drainage issues not just in this area but in the south side areas that flood. She also asked they look into the lift stations because these people should not be living there and smelling sewage. Chairwoman Izaguirre mentioned that she drove by and this area looks like if it has not been maintained no just Meadow Creek but all the streets. She stated that we should help out the community to make it clean and get people to take control of their properties. She added that this Board was interested in maintaining all the City and at the same time be able to get them what they need.

Mrs. Alvarez stated that her mom used to live there and this property doesn't look well-kept like she recalls it several years ago. Ms. Izaguirre and a Councilwoman also went with us and we want to help out our community.

Chairwoman Izaguirre stated that Mrs. Alvarez and her want to help out the community maintain it and keep it clean and at the same time be able to look at rezoning's but making sure that if they do rezone the property, they would maintain the 9 holes so that people who like to golf are actually able to do so and also maintain the grass. She asked Mr. Acevedo if there was a way that they could make sure that whether its this owner or future owners that they will maintain the green area and golf course.

Mr. Acevedo stated that they could make it a plat note that the HOA (Home Owners Association) could maintain the green area in an appropriate manner.

Someone in the audience yelled out that there was no HOA.

Mr. Acevedo stated that it would be the HOA for the new development no the existing.

There being no further discussion, Mr. Javier Barrera moved to approve the rezoning request for Items 1.1 – 1.4 as per staff's recommendation. Mr. Hector Moreno seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:49 p.m.

Ended: 6:53 p.m.

Item #1.5

**Discussion and Action to Rescind Ordinance No. 3396 to delete Section 42-38 (d)
– *Courtesy Notice***

Mr. Jaime Acevedo went over the write-up stating the Planning Department respectfully request that the P&Z Board considers rescinding Ordinance No. 3396 in regards to the Courtesy Notice which provides additional notice to property owners that their property has been placed on the City's mowers list so as to alert them of the imminent mowing action indicating same has been re-discovered to be violate of the City's Health & Sanitation Regulations. If request is approved this would help the department speed up the process for the weedy lots and get them to the mower's list sooner. In the event that the city would declare a natural disaster the department would be flexible with the property owners and allow a 10-15 day extension if needed. Staff recommended approval.

Chairwoman Izaguirre asked staff to please keep the Board aware of any workshops that would benefit them or would have any effect on any decision they make regarding P&Z.

Chairwoman Izaguirre asked if there was any input from the P&Z Board.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Ned Sheats moved to approve the request as presented. Mrs. Debra Lee Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:53 p.m.

Ended: 6:54 p.m.

Item #1.6

**Discussion and Action to Amend Ordinance No. 2587, Section 16-22(b) by
deleting certified, return receipt request**

Mr. Acevedo went over the write-up stating that the Planning Department respectfully request that the P&Z considers amending Article II of Chapter 16 Section 16-22(b) – Notice to abate generally by deleting certified, return receipt request. The State law requires notification to property owners but it does not have to be certified, a notice will still be mailed to property owners giving them 10 days to comply. A new provision will be added that in case the City declares a natural disaster the department will be flexible with property owners by giving them 10 – 15 day to comply.

Chairwoman Izaguirre asked if there was any input from the P&Z Board.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Ned Sheats moved to approve the request as presented. Mr. Javier Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:54 p.m.

Ended: 6:58 p.m.

Item #1.7

Discussion and Action to Adopt Ordinance # _____ Amending Article VIII, Section 1.42, and Section 1.43 – Use Districts and Conditional Uses

Mr. Acevedo went over the write-up stating that the Planning Department respectfully request that the P&Z consider amending various portions of the Zoning Ordinance. This ordinance allows other business such as banks, credit unions, pharmacy to have Drive-Thru Service Windows & Service Lanes without a conditional use permit requirement they would be approved at the site plan approval stage. Business franchises would get approval for life of use subject to not being transferable to others.

Chairwoman Izaguirre asked if there was any input from the P&Z Board.

Mr. Sheats asked if this amendment would have any conflict with buffering, and lighting requirements.

Mr. Acevedo replied, “No”. He added that this was one of the reasons for these amendments to consider requiring stricter buffering such as masonry.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Ned Sheats moved to approve the request as presented. Mr. Hector Moreno seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:58 p.m.

Ended: 7:01 p.m.

Item #1.8

Discussion and Action to Amend Ordinances Nos. 4662, 4663, and 4664 to revert public hearing notice radius from 500’ to 200’

Mr. Acevedo went over the write-up stating that the Planning Department respectfully request that the P&Z consider amending various portions of the Zoning Ordinance by reverting public hearing notification from 500’ to 200’ under Article IV. Section 1.16.4a., Article V. Section 1.20., 1.21., 1.23., and 1.24., and Article X. Sections 1.50. and 1.56. A sign will also be placed at the site location for additional notice for rezoning’s and conditional use permits. Mr. Acevedo stated that when this ordinance was approved, we did not consider the amount of extra work staff would have to do in order to be able to send out notices because it was multiplied by 3 times the amount they used to tag. He added that staff was having to stay late and come in on weekends in order to get all the notices out. He mentioned that there had been no significant changes in regards to the attendance of the residents to the meetings. Mr. Acevedo mentioned that he believes that by placing the signs out on the site locations that would help the residents

be aware of what going on in their neighborhoods and if any questions do arise, they would call the office and staff would explain.

Chairwoman Izaguirre asked if there was any input from the P&Z Board.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Javier Barrera moved to approve the request as presented. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 7:01 p.m.

Ended: 7:03 p.m.

Item #1.9

Discussion and Action Amending Planning Fees

Mr. Acevedo went over the write-up stating that the Planning Department respectfully request that the City Council consider amending and adopting the proposed Planning fees. He added that these fees have not been updated since 2005 and we would still be under or the same as other cities.

Chairwoman Izaguirre asked if there was any input from the P&Z Board.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Javier Barrera moved to approve the request as presented. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 7:03 p.m.

Ended: 7:05 p.m.

Item #2.0

Discussion and Action Amending Building Permit Fees

Mr. Acevedo went over the write-up stating that the Planning Department respectfully request that the City Council consider amending and adopting the proposed Building Permit fees. He added that these fees have not been updated since the late 1990's.

Chairwoman Izaguirre asked if there was any input from the P&Z Board.

Chairwoman Izaguirre asked what fee would have the most significant change.

Mr. Acevedo stated that it would probably be the building permit fee for a residential it currently is .10 living area and 5. non-living and now it is just 15 cents. He added that a permit that would normally cost you \$300 now it would probably be \$500.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Javier Barrera moved to approve the request as presented. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 7:05 p.m.

Ended: 7:11 p.m.

Item #2.1

Discussion and Action Amending Park Fees

Mr. Acevedo went over the write-up stating the Planning Department respectfully request that the City Council consider amending and adopting the proposed Parks fees from \$300 to \$500 in line with the Parks & Recreation Department recommendation.

Chairwoman Izaguirre asked if there was any input from the P&Z Board. She mentioned that \$500 was a little too much.

Mr. Barrera agreed with Chairwoman Izaguirre.

Mr. Acevedo stated that the consensus he got from the Council Members was that they wanted to keep it at \$400 and increment it \$100 each year until they reach \$700 like the other cities but then they decided to keep it at \$500 and not increase it again for a couple of years.

Chairwoman Izaguirre stated that she understands the need to change the fees but may to \$400 and then reconsider again in 2 or 3 years.

Mr. Acevedo stated that \$400 was the original request approved by the Parks Board but the Council suggested the increase.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Javier Barrera moved to approve the request for park fees to \$400 and revisit every 2 years. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 7:11 p.m.

Ended: 7:17 p.m.

Item #3.0

Pre-Final Plat Approval:

**Sunset Meadow Subdivision (Private Subdivision)
Being a 6.19 acre tract out of the North 8 acres
of Lot 172, John H. Shary Subdivision
R-1T
Developer: Mario Rodriguez
Engineer: Delcon Logistics**

Mr. Acevedo went over the write-up stating the subject site is located 1/5 of a mile north of Interstate 2 Frontage Road along the west side of Glasscock Road. The proposed private subdivision consists of 68 townhouse residential lots. 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 Road. The Capital Sewer Recovery Fee is required at \$200/Lot which equates to \$13,600.00 (\$200.00 X 68 Lots).

STREETS & STORM DRAINAGE: The subdivision has access to Glasscock Road, 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 = \$20,400.00
- Escrow 5’ sidewalk along Glasscock Road in the amount of \$1,712.16 (142.68’ x \$12 L.F.)
- Escrow street widening for Glasscock Road 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 Road; 3) Must pay capital sewer recovery and park fees; 4) Provide water district exclusion; and 5) Comply with all other format findings.

Chairwoman Izaguirre asked if there was any input from the Board.

Mr. Moreno asked why is the City having to increase the detention capacity.

Mr. Acevedo stated that the reason for that was because the developer had to increase the size of the sewer pipes from 24-inch to 30-inch & 36-inch and in consideration our City Engineer agreed to increase the detention capacity.

There being no further discussion, Mr. Ned Sheats moved to approve the subdivision plat as per staff's recommendation. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #4.0
OTHER BUSINESS**

There was no other business.

**ITEM #5.0
ADJOURMENT**

There being no further items for discussion, Mr. Javier Barrera moved to adjourn the meeting. Mr. Ned Sheats seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 7:17 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission