

**PLANNING AND ZONING COMMISSION
SEPTEMBER 11, 2019
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Javier Barrera
Jasen Hardisen
Hector Moreno
Raquenel Austin
Ruben Arcaute
Debra L. Alvarez

P&Z ABSENT

STAFF PRESENT

Jaime Acevedo
Susie De Luna
Jessica Muñoz
Carmen Castro
Maribel Quintanilla

GUESTS PRESENT

Teresa Gonzalez
Roberto Gonzalez
Martha Sanchez
Robbin Salas

CALL TO ORDER

Chairwoman Diana Izaguirre called the meeting to order at 5:30 p.m.

CITIZENS PARTICIPATION

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

There was none.

APPROVAL OF MINUTES FOR AUGUST 28, 2019

Chairwoman Izaguirre asked if there were any corrections to the minutes for August 28, 2019. Mr. Raquenel Austin moved to approve the minutes as presented. Mr. Hector Moreno seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:33 p.m.

Item #1.1

Pre-Final Plat Approval:

**Replat of Lot 3, Block 21, Cimarron
Country Club, Phase 1, Section IV
Being a 0.11 acre tract of land, more
or less in part consisting of all of Lot 3,
Block 21, Resubdivision of plat of Cimarron
Country Club Phase 1, Section IV
PUD
Developer: Maria Lugo de Bernal
Engineer: Salinas Engineering & Associates**

Mr. Acevedo went over the write-up stating that the subject site is located at the SE corner of Sabine Court and Rio Grande Drive along the south side of Sabine Court.

The Cimarron County Club, Phase I, Section IV subdivision consist of several block making up a total 133 residential lots. One of the residential lots or Lot 3 will be re-platted via this new plat. There is former 35' strip of golf course reserve which includes a 10' utility and irrigation easement that will be incorporated into Lot 3. This will increase the dimension of Lot 3 from 90' x 40' to 125' x 40'. This is currently a vacant lot where the applicant would like to construct a residence. And although the home will not be built over this additional 35' strip, the applicant would like to replat the lot so that it is recorded as 1-lot.

UTILITIES

When Cimarron Country Club, Phase I, Section IV 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 an 8" sewer line along the residential lots with existing 4" sewer services to each of the existing residential lots to include Lot 3. There is also an 8" water line that runs along the residential lots with 3/4" services to each of the existing residential lots to include Lot 3. Each lot, including Lot 3, also has electrical services on-site.

STREETS & STORM DRAINAGE

This is simple a re-plat, there is no additional ROW required along Rio Grande Drive or Sabine Court. Drainage also exists. Waters within the property drain by sheet flow in a southerly direction over a drainage run of 125 feet with an average slope of 0.08%. Both roadways are improved with pavement, curb and gutter and storm sewer pipes/inlets. Water falling on Sabine Court and Rio Grande Drive are routed towards curb inlets.

OTHER COMMENTS

- The subdivision is residential. However, since no additional lots are being created, no park fees are required.
- Cimarron County Club Phase I, Section IV Subdivision 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.

Chairwoman Izaguirre asked if there was anyone for or against this item.

There was no response.

Chairwoman Izaguirre asked if there was any input from the Board

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Jasen Hardisen moved to approve the replat as presented. Mr. Hector Moreno seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 5:36 p.m.

Item #2.0

**HOMESTEAD EXEMPTION
VARIANCE:**

A 0.88 acre tract out of Lot 246,
John H. Shary Subdivision
2213 N. Taylor Road
R-3
Javier Rios (c/o Romeo De Leon)

REVIEW DATA

SITE: The subject site is located along the west side of Taylor Road between Summer Breeze Ave. and East 20th Street. On 11-10-14, the City Council passed the HEV ordinance which allows for homesteads to be granted various waivers to the City's subdivision requirements if and only if, the lot is being proposed for the applicant's personal single-family home.

WATER - The applicant is proposing to connect to an existing 6” water line located along west side of Taylor Road to provide water services to the lot.

SEWER – With regards to sewer, the applicant will connect to an existing 8” sanitary sewer line located along the west side of Taylor Road to provide sewer services to the lot. The capital sewer recovery fee is waived via the HVE.

STREETS & STORM DRAINAGE - The subject site has frontage to Taylor Road and recently the ROW needed for the future expansion of Taylor Road was dedicated by the applicant so no additional ROW is needed. Storm drainage will be accomplished through on-site detention.

OTHER COMMENTS

- Must comply with Model Subdivision Rules;
- Must dedicate water rights;
- The street light requirement is also waived via the HEV.
- The park fees are also waived

RECOMMENDATION

Staff recommends approval subject to compliance with all homestead exemption variance requirements (i.e., affidavit, etc.).

Chairwoman Izaguirre asked if there was anyone for or against this item.

There was no response.

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

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Ruben Arcaute moved to approve the Homestead Exemption Variance. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:36 p.m.

Ended: 5:39 p.m.

Item #3.0

TABLED

REZONING:

Lot 12, Block 81,
Mission Original Townsite Subdivision
R-1 to R-2
Roberto Gonzalez

REVIEW DATA

SITE: The property is located at the SW corner of East 5th Street and Francisco Avenue.

SURROUNDING ZONES:

N: R-1 Single Family Residential
E: R-1 Single Family Residential
W: R-1 Single Family Residential
S: R-1 Single Family Residential

EXISTING LAND USES:

N: Vacant
E: Multi-Family Residential
W: Residential
S: Vacant

FLUM: The Future Land Use Map reflects a LD designation.

REVIEW COMMENTS: This is in an area where we have a mixture of land uses. There is a church, a multi-family complex, vacant lots, and single-family homes all within 300 feet of the subject property. The Future Land Use Map reflects Low Density (LD) Residential; reflecting that R-1 remains the best compatible use for the neighborhood. Rezoning the site R-2 would also go against the mass zoning that was done by the PNZ and Council for the Old Townsite area in 2008.

RECOMMENDATION:

Denial.

No action was taken on this item.

ITEM #4.0
ADJOURMENT

There being no further items for discussion, Mr. Javier Barrera moved to adjourn the meeting. Mr. Ruben Arcuate seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:41 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission