

PLANNING AND ZONING COMMISSION
JUNE 8, 2022
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT

Debra Alvarez
Javier Barrera
Raquenel Austin
Hector Moreno
Diana Izaguirre
Ruben Arcaute

P&Z ABSENT

Connie Garza
Jasen Hardison

STAFF PRESENT

Susana De Luna
Jessica Muñoz
Cynthia Gonzalez
Gabriel Ramirez

GUESTS PRESENT

Abinadab Palacios
Arnold Martinez
Javier Hinojosa
Rick Kelly

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:37 p.m.

CITIZENS PARTICIPATION

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

There was none

APPROVAL OF MINUTES FOR MAY 25, 2022

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 25, 2022. Mr. Arcaute moved to approve the minutes as presented. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:37 p.m.

Ended: 5:40p.m.

Item #1.1

Rezoning:

**A tract of land containing 10.45 acre of
land, being a part or portion of Lot 183,
John H. Shary Subdivision
R-2 to R-3
Dragonfly 6265, LLC
(c/o Dolly L. Elizondo**

Ms. De Luna went over the write-up stating the subject site was located along the east side of Glasscock Road, approximately 1,550' north of E. U.S. Expressway 83.

SURROUNDING ZONES:

N:	R-4	– Mobile & Modular Homes
E:	AO-I & R-3	– Agricultural Open Interim & Multi-Family Residential
W:	R-2 & R-1T	– Duplex-Fourplex Residential & Townhouse Residential

EXISTING LAND USES:

N:	Mobile Home Park
E:	Apartments; Large Lake/Pond

W: Vacant
S: Vacant
Site: Vacant

FLUM: North portion reflects Moderate Density Residential (MD)
South portion reflects General Business (GC)

REVIEW COMMENTS: The desired R-3 (Multi-Family Residential) zoning districts appears to consistent with the surrounding land uses and zoning districts.

When considering the R-3 rezoning application on an east to west perspective, note the logical transition of properties: to the east commercial and multi-family residential – to the west single-family dwellings. The apartments land use reflects High Density (HD) to the east & the single-family homes reflect a Low Density (LD) effect. Staff feels that the R-3 will not have a diminishing effect to the area since the property already abuts multi-family apartment complex.

RECOMMENDATION: Staff recommends Approval.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to approve the R-3. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:40 p.m.

Ended: 5:41 p.m.

Item #1.2

Conditional Use Permit: To place a Mobile Food Truck –
Smokin Moe's BBQ
801 N. Bryan Road, B5
Lot 1, Tamkin Subdivision
C-3
Arnold Martinez

Ms. De Luna went over the write-up stating the subject site is located at the SW corner of Bryan Road and Business Highway 83. The applicant desires to replace the existing 17' x 8' mobile food truck with a 27' x 8' to continue the sale of BBQ within the CEED mobile food park.

- **Days / Hours of Operation:** Friday – Sunday from 4:00 p.m. to 11:00 p.m.
- **Staff:** 3 employees
- **Parking:** There are a total 221 parking spaces that are held in common and are shared with the various businesses within the CEED Building
- **Other Requirements:** Continue to comply with all Building, Fire and Health Codes

RECOMMENDATION: Staff recommends approval subject to:

1. CUP to be valid for a period of 2 years
2. Continue complying with all Building, Fire, and Health Codes

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none

Chairwoman Izaguirre asked the board if they had questions.

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

Started: 5:41 p.m.

Ended: 5:43 p.m.

Item #1.3

Conditional Use Permit:

**Portable Building-Sale of Water
3200 N. Inspiration Road
Lot 1, Gomez Estates Subdivision
C-3
Rick Kelly (Watermill Express)**

Ms. De Luna went over the write-up stating the subject site is located on the NE corner of Inspiration Road and Mile 2. (El Korita Drive-In Convenience Store). The applicant has a self-sustained, fully automated, "Watermill Express" portable structure for the sale of purified water. The applicant would like to replace the aging unit with a new model that is more functional, customer friendly, vends ice in addition to the water. The primary access to the site is off of Mile 2 Road. The structure is located 24' from the property line to the north and 25' from the east which is complying with the required setbacks.

- **Hours of Operation:** Everyday – 24-hours a day
- **Staff:** Watermill technicians conduct service inspections on a daily basis to ensure that the water dispensing unit is clean and functioning properly.
- **Parking:** Parking will need to be resurfaced and re-stripped.
- There have been no traffic safety issues since its inception.

REVIEW COMMENTS: This Water Express has been in operation since 2002 with no incidents. Staff does not object to an approval for 'life of use'.

RECOMMENDATION: Approval for 'Life of Use'.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Alvarez moved to approve the request as per staff recommendation. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:43 p.m.

Ended: 5:45 p.m.

Item #1.4

Discussion and Action to Amend Zoning Ordinance No. 2488 to include Daycare services and/or centers to include catering services in relation to Daycare needs.

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Barrera moved to approve the request. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:45 p.m.

Ended: 5:46 p.m.

Item #2.0

Homestead Exemption

Variance:

**Being 0.145 acre tract of land, more or less,
out of and forming a part of
Lot 3, Dillard Subdivision
R-1
Abinadab Amizabad Palacios**

Ms. De Luna went over the write-up stating that this tract is located on the West side of Pino St. approximately 100' North of E. 6th. The lot measures 66.67' x 95' or 6,333.65 sq. ft. The lot exceeds the minimum square footage size required for a R-1 lot. The applicant proposes to construct a single-family residence.

WATER – The applicant is proposing to connect to an existing 2" water line located along Pino Street to provide water service to the lot.

SEWER – The applicant is proposing to connect to existing 6" sanitary sewer line located at the rear of the lot to provide sewer service to the lot. The Capital Sewer Recovery Fee is waived as per the Homestead Exemption Variance.

STREETS & STORM DRAINAGE – The subject site has frontage to Pino Street, which is a paved street equipped with curb & gutter for drainage. No additional ROW is required.

OTHER COMMENTS

- Waiver of park and sewer capital recovery fees.
- A fire hydrant is within the required 500' minimum distance of the property. No additional fire hydrants are needed.
- A streetlight is located on the Northeast corner of the lot.
- Submittal of affidavit of intention to build a single-family residence within one year for personal use only.

RECOMMENDATION: Staff recommends approval subject to: 1) Requirement of homestead exemption variance (affidavit) and 2) Comply with Model Subdivision Rules.

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to approve the request as per staff recommendation. Mrs. Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #3.0**ADJOURNMENT**

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mr. Barrera moved to adjourn the meeting. Mr. Arcaute seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:46 p.m.

A handwritten signature in dark ink, appearing to be 'D. Izaguirre', written over a horizontal line.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission