

**PLANNING AND ZONING COMMISSION
OCTOBER 13, 2021
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Debra Alvarez
Javier Barrera
Jasen Hardison

P&Z ABSENT

Hector Moreno
Bealinda O. Deforest
Raquenel Austin
Ruben Arcaute

STAFF PRESENT

Susana De Luna
Alex Hernandez
Irasema Dimas
Jessica Munoz

GUESTS PRESENT

Walter Kelly Lange
Vader Hernandez
Lilia Saracho
Benito Rodriguez
Arturo Longoria
Roberto Calvillo
Peyton De La Cerda
Rosalva Martinez
Antonio Enriquez
Maria de Lourdes
Resendez
Danny Acevedo
Jonathan Cohrs
Dominic Bazan
J. Ramiro Tova
Robert Ledesma
Eduardo Rodriguez
Jorge Xelasla
Mirna Zarate
Norma De La Garza
Edgar Gonzalez
Blanca Betancourt
Vince Martinez
Estella Trevino
Hugo Seca
Manny
Gaby Guerra

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:33 p.m.

CITIZENS PARTICIPATION

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

There was none.

APPROVAL OF MINUTES FOR SEPTEMBER 22, 2021

Chairwomen Izaguirre asked if there were any corrections to the minutes for September 22, 2021. Mr. Javier Barrera moved to approve the minutes as presented. Mr. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.

Ended: 5:35 p.m.

Item #1.1

Rezoning:

**A 22.04 acre tract of land out of
Lot 28-5, West Addition to Sharyland
AO-I to R-1
Roberto Calvillo**

Ms. De Luna went over the write-up stating that the site was located at the SE corner of Holland and W. Mile 2 Road along the south side of Mile 2 Road.

SURROUNDING ZONES: N: AO-I & C-1 – Agricultural Open Interim & Office Building
E: AO-I – Agricultural Open Interim
W: AO-I & R-1 – Agricultural Open Interim & Single Family Residential
S: R-1 – Single Family Residential

EXISTING LAND USES: N: Office
E: Single Family Residential
W: Single Family Residential
S: Single Family Residential
Site: Vacant

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone complies with the City's Future Land Use Map, and surrounding land uses.

RECOMMENDATION: Staff is recommending approval.

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

Chairwoman Izaguirre asked the board if they had any questions.

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

Started: 5:35 p.m.

Ended: 5:38 p.m.

Item #1.2

Rezoning:

**All of Lot 2, Block 114, Original Townsite of Mission
R-1 to R-2
ANH Construction
c/o Iradier Hernandez**

Ms. De Luna went over the write-up stating that the subject site is located near the SE corner of E. 8th Street and St. Marie Avenue along the east side of St. Marie 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: Single Family Residential
E: Single Family Residential
W: Single Family Residential
S: Single Family Residential
Site: Vacant

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map, nor surrounding land uses.

RECOMMENDATION: Staff is recommending denial.

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

There was none.

Mr. Adan Hernandez owner of ANH Construction who represented the applicant stated he was trying to rezone the property for his client that lives in Dallas. Mr. Hernandez added he knew this area was residential but by looking at the map that was displayed on the screen, there were several duplexes in that area. He mentioned he was purposing to build a duplex.

Chairwoman Izaguirre asked if Mr. Hernandez understood that this area was a residential area.

Mr. Hernandez stated his client went to the city hall and spoke to someone and was told he could build a duplex.

Mrs. Alvarez asked if the client was told he could build a duplex on that property?

Ms. De Luna stated she had not spoken to anyone in reference to that property. Ms. De Luna added that the city had an ordinance that apartments could be built if a conditional use permit was approved.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Debra Alvarez moved to deny the request as per staff recommendation. Mr. Jasen Hardisen seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:46 p.m.

Item #1.3

Rezoning:

**Lots 1 & 2, Shary Village Subdivision
R-1A to C-2
Jesus F. Gonzalez**

Ms. De Luna went over the write-up stating that the subject site is located at the NW corner of Village Drive and Shary Road along the north side of Village Drive.

SURROUNDING ZONES: N: C-1 – Office Building

E: AO-I – Agricultural Open Interim
W: R-1A – Large Lot Single Family Residential
S: R-1A – Large Lot Single Family Residential

EXISTING LAND USES: N: Commercial Plaza
E: Bannworth Park
W: Single Family Residential
S: Single Family Residential
Site: Single Family Residential/Vacant

FLUM: Lower Density Residential (LDA)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map, however it does with the existing land uses. Staff believes that a C-2 zone would be intrusive to the long-lasting single-family residential neighborhood.

RECOMMENDATION: Staff recommends denial of C-2, but would be receptive to a C-1 zone for the following reasons:

- 1) The subject property adjoins Shary Road, a five-lane major street,
- 2) Existing C-1 property abuts this site along the north side, and
- 3) C-1 is the most restrictive of the commercial zones.

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

Ms. Payton De La Garza approached the board in opposition to the rezoning request. Ms. De La Garza stated that she resides at 2201 Village Drive and that she and 7 other homeowners were against this request. Village Drive is a one-way street and a cul de sac, if the property is changed to commercial it will cause more accidents and traffic. She added the subdivision had deed restrictions and have been in place since the subdivision was developed. Also, the subdivision has an HOA and the applicant does not have approval from them.

Mr. Kelly Lang approached the board stating that he lives south of the property that is being rezoned. He added that in previous meetings with prior administration they considered, that only a C-1 (Neighborhood Commercial) would be allowed along Shary road.

Mr. Daniel Acevedo approached the board in opposition to the rezoning request, he stated that Mr. Lang does not live in that subdivision and is not part of the restrictions.

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

Started: 5:46 p.m.

Ended: 5:46 p.m.

Item #1.4

Rezoning:

**6.284 acres out of Lot 162,
John H. Shary Subdivision
C-3 to R-1T
Rubiano Capital Investments, LLC**

No Action Taken

Started: 5:46 p.m.

Ended: 5:50 p.m.

Item #1.5

Conditional Use Permit:

**To place a 20' x 8' Storage Container (POD)
for Temporary Office Use – Chairel Company, LLC
608 Trinity Road
Lot 2B, AN-VAR Subdivision
I-1
Chairel Company, LLC
(c/o Ana Guerra)**

Ms. De Luna went over the write-up stating that the subject site is located near the SW corner of Mayberry and Trinity Road along the south side of Trinity Road. The applicant is proposing to have a temporary material storage site and would like to place a 20' x 8' storage container (pod) to be utilized as a temporary mobile concrete office plant. The intent is to utilize the mobile office for 2 to 3 years and after that make arrangements to build a permanent structure. They are proposing to have sand and gravel at the site to load the volumetric concrete mixer. (Volumetric Concrete Mixer is a concrete mixer mounted on a truck or trailer that contains separate compartments for sand, stone, cement, and water). This machine mixes the materials to produce the exact amount of concrete needed for each project. Access to the site will be off of Trinity Road.

- **Hours of Operation:** Monday – Saturday from 7 am to 6 pm
- **Staff:** 5 employees
- **Parking & Landscaping:** A minimum of 5 parking spaces are required for the proposed use based on the square footage of the building. The applicant will need to comply with the landscaping requirements.

RECOMMENDATION: Staff recommends approval subject to:

1. 1 year re-evaluation to assess this new operation,
2. Compliance with the Building, Fire and Sign Codes.
3. Acquisition of a Business License, and

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 any questions.

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

Started: 5:50 p.m.

Ended: 5:51 p.m.

Item #1.6

Conditional Use Permit

Renewal:

**Daycare Center in a Residential Zone
311 W. Leo Najo, Apts. A & B**

**Being the West ½ of Lots 1 & 2,
Block 103, Mission Original Townsite Subdivision
R-1
Jose M. De La Garza**

Ms. De Luna went over the write-up stating that the subject site is located at the SE corner of Cummings and Leo Najo Street along the south side of Leo Najo. The applicant owns a triplex on property zoned R-1. Currently, one of the units is rented out and the applicant remodeled a large portion of apartments A & B for the child care services. They currently have a CUP for a home occupation that was approved back in September 14, 2020 for a period of 1 year. Since the applicant does not want to reside at the triplex. Section 1.56-g of the Zoning Code requires the owner to obtain 90% signatures of approval from the surrounding property owners within a 200' radius. The owner was able to obtain signatures of approval for 90% of the surrounding property owners within the 200' radius, thus compliant to code.

Days / Hours of operation: Monday – Friday from 5:00 a.m. to 9:00 p.m., and Saturday 7:00 a.m. to 2:00 p.m.

Staff: The applicant and 2 other employees, thus in compliance to code.

Parking: There are 6 parking spaces to be shared between the tenants and the applicant.

REVIEW COMMENTS: The City has approved other similar requests for this type of use throughout the years without any incidents. Since the applicant has obtained 90% of the signatures and has complied with all requirements staff does not object to the request.

RECOMMENDATION: Approval for 3-year subject to:

Must comply with a minimum of 90% support from the mail out radius;

Must comply with DHS Certification; and

Must comply with Sect. 1.56-1 of the Zoning Ordinance.

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 any questions.

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

Started: 5:51 p.m.

Ended: 5:53 p.m.

Item #1.7

Preliminary & Final

Plat Approval:

Re-Plat of Plaza Cantera

**Being 3.057 acres of land, and being all of Lots
101-118, Replat of Lots 3 and 4, Stewart Plaza
Subdivision**

C-3

Developer: Cantera Enterprises

Engineer: VG Vanguard Engineering, LLC

Ms. De Luna went over the write-up stating that the subject site is located on the southwest corner of US Expwy 83 and S. Stewart Rd. The developer is proposing to replat all of lots 101-118 to make a single Lot subdivision and maintain its commercial use – see plat for actual dimension, square footages, and land uses.

UTILITIES

When Plaza Cantera was subdivided water and sewer services were made accessible and available. This replat will not affect any utility lines or the availability to connect to them upon issuance of permits.

STREETS & STORM DRAINAGE`

This is a simple re-plat; Storm drainage exits off the surface from the north parking lot areas to flow north towards the Frontage and eventually making its way into green areas and ponds via a series of concrete curb cuts. The outfall then enters TXDOT drainage system. As for the southern parking area, the runoff will convey in a southern direction into the pond area adjacent to the parking lot. The runoff will enter the City of Mission's drainage system. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Must comply with all other format findings
- Street lighting already exists

RECOMMENDATION

Staff recommends approval subject to complying with all typical format findings and recording of Restrictions.

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 any questions.

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

Started: 5:53 p.m.

Ended: 5:54 p.m.

Item #1.8

Preliminary & Final

Plat Approval:

Replat of Sharyland Plantation Village

Antigua Phase II Subdivision

A Resubdivision of Lots 8 & 9, Sharyland Plantation

Village Antigua Phase II Subdivision

PUD

Developer: Radcliffe Killman

Engineer: Seca Engineering

Ms. De Luna went over the write-up stating that the subject site is located within Sharyland Plantation Village Subdivision at the NE corner of Glasscock Road and Antigua Drive. The developer is proposing to relocate the common boundary between Lots 8 and 9 and its

residential use remains the same – see plat for actual dimension, square footages, and land uses.

UTILITIES

When Antigua Phase II Subdivision was subdivided water and sewer services were made accessible to each lot. This replat will not affect any utility lines or the availability to connect to them upon issuance of permits.

STREETS & STORM DRAINAGE

This is a simple re-plat; Storm drainage exits off the surface from the lots onto the existing street. Runoff then flows into an existing inlet located in front of proposed Lot 8 into the existing storm sewer system that outfalls into an existing detention pond located northwest of the proposed replat and ultimately outfalls into the Mission inlet. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Must comply with all other format findings
- Street lighting already exists

RECOMMENDATION

Staff recommends approval subject to complying with all typical format findings and recording of Restrictions.

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 any questions.

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

Started: 5:54 p.m.

Ended: 5:55 p.m.

Item #2.0

Homestead Exemption

Variance:

**A 0.86 acre tract of land out of Lot 28-9,
West Addition to Sharyland Subdivision
AO-I
Efrailan Marin**

Ms. De Luna went over the write-up stating that the subject site is located along the south side of East 2 Mile Line Road between Mayberry and Bryan Road. 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. The single-family residence must be completed within one year.

WATER - The applicant is proposing to connect to an existing 12" water line located along south side of East 2 Mile Line Road to provide water services to the lot.

SEWER – With regards to sewer, the applicant will connect to an existing 12” sanitary sewer line located along the south side of East 2 Mile Line 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 East 2 Mile Line Road which was recently widened and the ROW needed for the expansion dedicated by the applicant so no additional ROW is needed. Storm drainage will be accomplished through on-site detention, there is also drainage inlets on East 2 Mile Line Road.

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 the board if they had any questions.

There was none.

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

Started: 5:55 p.m.

Ended: 5:55 p.m.

Item #3.0

Preliminary & Final

Plat Approval:

Las Comadres #9 Subdivision

**A Re-Subdivision of a 40.035 acre tract of
Land being out of part of Lot 6, and all of Lots 7, 8,
and 9, Block 4, Texan Gardens Subdivision**

ETJ

Developer: Carkris, LP

Engineer: Melden & Hunt, Inc.

No Action Taken

Started: 5:56 p.m.

Ended: 5:57 p.m.

Item #4.0

Preliminary & Final

Plat Approval:

Buena Suerte One Subdivision

**A Resubdivision of a 14.726 acre tract
Being all of Lot 18, Block 9,
Texan Gardens Subdivision**

ETJ

Developer: CL3 Properties, LLC

Engineer: Melden & Hunt, Inc.

Ms. De Luna went over the write-up stating that the subject site is located at the SW corner of Abram and Mile 6 Road (Mission Suburban ETJ). The developer is proposing (21) twenty-one Single Family Residentials lots.

WATER

The water CCN belongs to Agua Special Utility District. The developer is proposing to connect to an existing 8" water line located along the north side of 6 Mile Road to provide water service to each lot. There are 2 fire hydrants provided to be used as filling stations via direction of the Fire Marshal's office – see utility plan

SEWER

Sanitary Sewer service for this subdivision will be addressed by individual on-site sewage facilities (OSSF) of a standard design septic tank and drain field on each lot. Each lot meets or exceeds the county's typical ½ acre standard where septic tanks are permitted. This is not within the City of Mission's Sewer CCN.

STREETS & STORM DRAINAGE

The proposed internal street is a 32' back-to-back within a 50' Right of Way. Access will be from Mile 6 Road. The proposed drainage system shall consist of 4 Inlets within the streets to collect surface runoff from the lots and streets. Storm Pipes ranges from 24" to 30" and will discharge into an existing Hidalgo County Drainage Irrigation District No. 1 Regional Detention Facility (RDF). The City Engineer has reviewed and approved the drainage report.

RECOMMENDATION

Staff recommends approval subject to meeting the Model Subdivision Rules complying with the street alignment policy and meeting any comments from the County Planning Department.

Chairwoman Izaguirre asked the board if they had any questions.

There was none.

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

Started: 5:57 p.m.

Ended: 5:58 p.m.

Item #5.0

Preliminary & Final

Plat Approval:

**Tanglewood at Bentsen Palm Phase IV
Being Resubdivision of 13.326 acres
located in the south end of Porciones 48, 49, 50,
51, and 52, out of Lot 14, Del Monte Irrigation
& Construction Co.**

PUD

Developer: Mike Rhodes

Engineer: Melden & Hunt, Inc.

Ms. De Luna went over the write-up stating that the subject site is located approx. 450 feet north of Schuerbach Road and Military Parkway, east of Tanglewood Ph III with a continuation of Oriole Dr. The developer is proposing (60) Sixty Single Family Residential lots.

WATER

The developer shall connect to an existing 8" water line located along the north side of Oriole Dr. within Tanglewood Phase III and looped to an existing 8" water line along the west side of Schuerbach Road to provide water service to each lot. There are 2 existing fire hydrants and 1 proposed via direction of the Fire Marshal's office.

SEWER

The developer is proposing an internal 8" sewer line system to provide sewer service to all the lots as it ties into an existing 8" sanitary sewer line along the south side of Kestrel Dr. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$12,000.00 (\$200.00 x 60Lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 32' back-to-back within a 50' Right of Way. Access will be from Oriole Dr. and/or Schuerbach Road. The proposed drainage system shall consist of 6 Inlets within the streets to collect surface runoff from the lots and streets. Storm Pipes ranges from 24" to 36" and will discharge into an existing Hidalgo County Drainage Irrigation District No. 18 Drain Ditch. Then to discharge into the Mission Pilot Channel of the Hidalgo County Drainage District #1. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

No Park Fees – Mike Rhodes dedication of park land still stratifies the park Dedication Ord.

Must comply with all other format findings

Installation of street lighting as per City Standards

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Provide Water District Exclusion
3. Comply with all other format findings

Chairwoman Izaguirre asked the board if they had any questions.

There was none.

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

Started: 5:58 p.m.

Ended: 6:09 p.m.

Item #6.0

**Preliminary & Final
Plat Approval:**

Lantana Landing Subdivision

**Being 14.00 acre tract of land, same being
out of and forming part or portion of Lot 31-3,
West Addition to Sharyland, Porciones 53 & 57,
and 20.00 acres tract of land out of Lots 45 & 46,
of Bellwoods Company Subdivision "D"**

**Being a Resubdivision of Lot 31-4, West Addition
to Sharyland**

R-1

Developer: Fortis Land Company, LLC

Engineer: Rio Delta Engineering

Ms. De Luna went over the write-up stating that the subject site is located on the west side of Trosper Blvd. 1/4 of a mile south of Mile 3 Rd. The developer is proposing (167) one hundred sixty-seven single family residential lots. The developer is requesting variances on 92 internal Lots with widths of 54ft (min. 60ft for internal lots) and 5 external/corner Lots with widths of 60ft (min. 65ft for external lots) - see plat for actual dimensions, square footages, and land uses.

WATER

The developer will connect to an existing 4" water line located along the west side of Trosper Rd. An 8" water main will extend to and thru the subdivision and provide a 2" water service to each lot. There are 11 proposed fire hydrants to serve as filling stations via direction of the Fire Marshal's office.

SEWER

The sanitary sewer line will connect to an existing 8" line along and within the east R.O.W of Trosper Rd. A proposed 8" Sanitary Sewer main will run through the subdivision and collect from each lot through a 4" front and center stun out service. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$33,400.00 (\$200 x 167 Lots).

STREETS & STORM DRAINAGE

The subdivision will have 2 accesses each from Trosper Rd. The proposed streets will be 32' Back-to-Back within a 50' Right of Way. Each street runoff will be collected by a storm system consisting of 24" pipes and 22 type "A" inlets. The runoff will be collected by an onsite detention pond located at the south side of this project and will extend a 36" R.C.P. storm pipe south along the west side of Trosper Rd. to discharge into the existing City storm sewer network. The required detention for a 50-year frequency storm event for this development is 5.489-acre feet (239,111 CF). The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

Escrow Park fees (167 Lots x \$500 = \$83,500.00)

Installation of Street Lighting as per City Standards

Must comply with all other format findings

RECOMMENDATION

Staff recommends denial.

Chairwoman Izaguirre asked the board if they had any questions.

Ms. Alvarez asked if that subdivision was seen before?

Ms. De Luna stated "yes" this subdivision was seen before but now they were purposing more lots.

Mr. Eduardo Rodriguez representing the company Fortis stated that they spent the last month redesigning the subdivision and ended up with fewer lots, we got half of the lots that the city ordinance requires. He added that the lots that are bigger are the lots that comply with the ordinance and the smaller lots are in the new design. We tried to get as many lots to comply as much as possible. The issue with the lots on the northern boundary is that a street cannot be built. It would not be possible to get them shorter by adding another street. Our only option is to make them wider. Our concern is that the lots would be bigger and price point would be above market.

Chairwoman Izaguirre stated that the board asked for a new design with more lots and the design being displayed still had the same amount of lots.

Ms. Alvarez asked Mr. Rodriguez how many lots did the subdivision need in order to comply with the city requirements.

Mr. Rodriguez stated if 92 lots were reduced, they would have 10 lots less.

Mrs. Alvarez asked what is the average lot size.

Ms. De Luna stated that the average lot size is 60' x 100. Ms. Luna added that they are meeting the square ft but not the width.

Mr. Rodriguez stated if the question is density, the lots that are not complying are bigger than the lots that are. Mr. Rodriguez asked how many lots can be built in an acre. Your requirements are not on width its only on length. The width requirement does not have an impact on density. The density would be impacted by the size of the lot. Our non-compliance lots are bigger than the compliance lots.

Discussion amongst the board continued.

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

Started: 6:09 p.m.

Ended: 6:12 p.m.

Item #7.0

Request by Rosalva Martinez to have P&Z waive 6-month waiting period in order to reconsider a change of zone for the South 1/3 of the East ½ of Block 11, Del Monte Irrigation Company's Subdivision

Ms. De Luna stated that Mrs. Rosalva Martinez wants to waive the 6-month waiting period to apply again for the rezoning.

Ms. Alvarez asked what rezoning was this?

Ms. De Luna stated that this property was located on schuerbach road, on the north side of idea. She added that they wanted to rezone it to heavy commercial.

Chairwoman Izaguirre asked if the applicant was purposing something different?

Ms. De Luna mentioned that the applicant wanted to rezone the front of the property to a C-3 and the rear to a C-4.

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

ITEM #8.0

ADJOURMENT

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mr. Javier Barrera moved to adjourn the meeting. Mr. Jasen Hardisen seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:13 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission