

**PLANNING AND ZONING COMMISSION
OCTOBER 25, 2023
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Raquenel Austin
Diana Izaguirre
Connie Garza
Kevin Sanchez
J.D Villarreal
Jasen Hardison

P&Z ABSENT

Steven Alaniz
Ruben Arcaute

STAFF PRESENT

Susana De Luna
Jessica Munoz
Alex Hernandez

GUEST PRESENT

Aleyda Rivas
Alejandro Rivas
Eduardo Careaga
Leo Salazar

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 OCTOBER 11, 2023

Chairwoman Izaguirre asked if there were any corrections to the minutes for September 11, 2023. Mrs. Garza moved to approve the minutes. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:34 p.m.

Ended: 5:36 p.m.

Item #1.1

Conditional Use Permit:

Mobile Food Truck- Los Tacos de La Ganadera
2509 Colorado Street, Ste. 205
Lot 1, Block 2, Santa Lucia Development
C-3
La Ganadera
(c/o Jose C. De Leon)

Ms. De Luna went over the write-up stating the subject site is located approximately near the NW corner of Colorado and S. Taylor Road along the north side of Colorado Street – see vicinity map. The applicant is leasing a space on the recently approved Mobile Food Park and would like to place his mobile food truck to offer a variety of tacos. Access to the site will be provided off of Colorado or S. Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Every day from 7am to 12pm & 5pm to 11:30pm
- **Employees:** 3
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.) and
- 3) Must acquire a business license prior to occupancy.

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

There was none

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Garza moved to close the public hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to the approve the conditional use permit as per staff's recommendation. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:36 p.m.

Ended: 5:38 p.m.

Item #1.2

Conditional Use Permit:

Sale & On-Site Consumption of Alcoholic
Beverages - The Mix
2509 Colorado Street, Ste. 102
Lot 1, Block 2, Santa Lucia Development
C-3
The Mix Beer & Wine, LLC

Ms. De Luna went over the write-up stating the subject site is located near the NW corner of Colorado and S. Taylor Road along the north side of Colorado Street – see vicinity map. The applicant is leasing a container on the recently approved Mobile Food Park and would like to sell Alcoholic Beverages. The existing food trucks would be selling the food. Access to the site will be provided off of Colorado or S. Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Monday – Sunday from 3:00 pm to 12 midnight
- **Employees:** 2 employees
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.),
- 3) Must comply with TABC requirements, and
- 4) Must acquire a business license prior to occupancy.

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Austin moved to close the public hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to approve the conditional use permit as per staff's recommendation. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:00 p.m.

Ended: 5:00 p.m.

Item #1.3

Conditional Use Permit:

Rise Event Center
416 W. 9th Street
Lots 5 & 6, Block 149,
Mission Original Townsite
C-4
Maria Del Rosario Mata

No Action Taken

Started: 5:38 p.m.

Ended: 5:44 p.m.

Item #1.4

Conditional Use Permit:

Outdoor Padel Court/Any Recreational Activity
719 Ragland
A tract of land out of the Northwest 9.96
Acres of Lot 203, John H. Shary Subdivision
C-3
Jorge Eduardo Careaga

Ms. De Luna went over the write-up stating the subject site is located 800' south of E. Business Highway 83 along the west side of Ragland Road. In an effort to attract more recreational activities to the city the applicant is proposing to add a 68' x 72' concrete pad to install 2 padel courts on the south side of the restaurant. Staff notes that on March 13, 2023 the City Council approved a conditional use permit for an outdoor soccer field at this same location. Access to the site will be via 2 existing driveways off of Ragland Road.

- **Section 1.43-C-3(General Business)(3)(g)** states that "Amusement parks, circus or carnival grounds, commercial amusement, or recreation development, or other temporary structure used for temporary purposes" are allowed with a Conditional Use Permit.
- **Hours of Operation:** Monday – Sunday from 9 am to 11 pm
- **Parking & Landscaping:** In reviewing the site plan, there is a total of 26 parking spaces including 4 for handicap and he is proposing to add an additional 15 parking spaces along the northwest corner of the property. Landscaping and lighting will need to be complied with.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes. All commercial properties adjoining any residential use must install a 6' solid buffer along the perimeter of the property.

REVIEW COMMENTS: Staff mailed out 31 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff's only concern is that if all outdoor recreation activities and the restaurant are used at the same time there will be an issue with parking.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 6-month re-evaluation to assess the multiple operations,
- 2) Compliance with the Building, Fire and Sign Codes.
- 3) Must comply with 6' buffer requirement.
- 4) Acquisition of a Business License, and
- 5) Must comply with noise ordinance.

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

Mr. Jorge Careaga stated that Ms. De Luna stated that the operating hours will not be the same due to customers going to play instead of eating, Mr. Careaga stated which is fine because, the restaurant will be open in morning and afternoon only, he mentioned that he'll be adding more parking spaces.

Chairwoman Izaguirre questioned Ms. De Luna on whether landscaping will be done?

Ms. De Luna stated yes, he will comply with landscaping.

Mr. Jorge Careaga stated hes only cleaned the property and will comply with landscaping.

Mr. Sanchez questioned if adding landscaping to the conditional use permit is required?

Ms. De Luna stated Mr. Careaga would have to comply with landscaping and lighting during the business license process.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Garza moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the approve the conditional use permit as per staff's recommendation. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:44 p.m.

Ended: 5:46 p.m.

Item #1.5

Conditional Use Permit:

Sale and On-Site Consumption of
Alcoholic Beverages – The Griffin Grill
1906 E. Griffin Parkway
Lot 19, River Oaks Plaza
C-3
Ram Culinary Group, LLC (c/o Richard L. Krauss)

Ms. De Luna went over the write-up stating the subject site is located within a commercial plaza located 1000' west of N. Glasscock Road on the south side of E. Griffin Parkway. The applicant would like to reapply for the Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages. Staff notes that this restaurant includes a small bar component. The last CUP approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was

on October 28, 2019 for a period of 1 year. Staff notes that this would be the applicant's 2nd renewal.

- **Hours of Operation:** Monday - Wednesday from 8 a.m. to 3 p.m., Thursday – Saturday 8 a.m. to 9 p.m. and Sunday 9 a.m. to 2 p.m.
- **Staff:** 12 Employees in different shift
- **Parking:** The 1,860 sq. ft. building has a total of 44 seating spaces for the restaurant. A total of 25 spaces are required for this site (1,860 sq. ft./75sq.ft.= 24.8 parking spaces). It is noted that a total of 348 parking spaces are held in common within the commercial development.
- Landscaping has been provided as a part of the overall commercial plaza.
- Section 1.56-3 of the Zoning Code cites that 'Bars' must be 300' from the nearest residence, church, school or publicly owned property. This site is located about 150' from River Oaks Estates, which is considered residential, therefore a waiver of the 300' separation requirements would be needed. Staff notes that P&Z and City Council have waived this separation requirement in the CUP's previous approval.

REVIEW COMMENTS: Staff mailed out 28 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. It is also noted that there have not been any reported PD issues during the CUP's existing tenure. Since the restaurant is not open after 12a.m., and the sale of alcohol is not the primary item of purchase, staff does not object to an extended approval term.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Waiver of the 300's separation requirement from the residential neighborhood,
- 2) Compliance with all City Codes (Building, Health, Fire, etc.), and
- 3) CUP not to be transferable to others.

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Hardison moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to approve the conditional use permit as per staff's recommendation. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:46 p.m.

Ended: 5:49 p.m.

Item #1.6

Conditional Use Permit:

Drive-Thru Service Window –
La Herradura Taqueria
2310 E. Expressway 83, Ste. 8
Lot 3, Cimarron Crossing Ph. 2
C-3
Gerardo Garcia

Ms. De Luna went over the write-up stating the subject site is located approximately 250' west of S. Shary Road on the south side of E. U.S. Expressway 83. La Herradura Taqueria is a family-oriented restaurant that sells a variety of tacos. The applicant would like to renew the conditional

use permit to continue utilizing the existing drive-thru service window. Access to the site is provided via a common access drive that runs throughout the commercial plaza. Access to the drive-thru service window is from the south 'rear' of the plaza and allows stacking for approximately 3 vehicles. The last CUP approved for this location for the use of the Drive- Thru Service Window was on June 21, 2022 for a period of 1 year. Staff notes that this would be the applicant's 1st renewal.

- **Hours of Operation:** Sunday – Wednesday from 11:00 a.m. to 2:30 a.m. and Thursday – Saturday from 11:00 a.m. to 3:30a.m.
- **Staff:** 10 employees in different shift
- **Parking & Landscaping:** In reviewing the floor plan, the 1,380 sq.ft. building will have a total of 24 seating spaces for the restaurant. A total of 18 spaces are required for this site (1,380sq.ft./75 sq.ft.=18.4 parking spaces). It is noted that a total of 66 parking spaces are held in common within the commercial plaza. Landscaping has been provided as a part of the overall commercial plaza.
- Must comply with all Building, Fire, and Health codes, prior to obtaining a business license.

REVIEW COMMENTS: Staff mailed out 7 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Since the site has been previously used for a restaurant with the use of a drive-thru with no issues, Staff does not object to renewing their CUP.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 3 yr. approval in order to continue to assess this operation;
- 2) Must comply with all City Codes (Building, Fire, Health Codes, etc.) and
- 3) CUP not transferable to others.

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Austin moved to close the public hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre questioned on whether or not they would be fixing the roof?

Ms. De Luna Stated that the plaza owners are taking care of that.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to the approve the conditional use permit as per staff's recommendation. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:49 p.m.

Ended: 5:54 p.m.

Item #1.7

Conditional Use Permit

Renewal:

Sale & On-Site Consumption of Alcoholic
Beverages – Extreme Pizza
608 N. Shary Road, Units 4 & 5
Lot 1, Alba Plaza Subdivision
C-3
Argos Foods, LLC

Ms. De Luna went over the write-up stating the subject site is located ¼ mile south of East Business Highway 83 within a commercial plaza along the east side of N. Shary Road. Extreme Pizza is a family-oriented restaurant that sells pizza, chicken wings, sandwiches, salads, and desserts. They would like to renew their conditional use permit to continue offering alcoholic beverages with their meals. The last CUP approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was on October 11, 2021 for a period of 2 years. Staff notes that this would be the applicant's 2nd renewal.

- **Hours of operation:** Tuesday through Sunday from 10a.m. to 11p.m.
- **Employees:** 9 employees
- **Parking:** Parking is held in common and is meeting code at this commercial plaza.
- **Sale of Alcohol (Section 1.56-3):** (3a) of the Zoning code requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There is a residential subdivision within this radius; P&Z and City Council waived this separation requirement in the CUP's previous approval.

REVIEW COMMENTS: The restaurant has been in operation since 2019 with no complaints. The hours of operation are consistent with other family restaurant in the area. Staff mailed out 27 notices to property owners within a 200' radius, and staff has not received any calls in favor or against the CUP request. It is also noted that there have not been any reported PD issues during the CUP's existing tenure. Since the pizzeria is not open after 12a.m., and the sale of alcohol is not the primary item of purchase, staff does not object to an extended approval term.

RECOMMENDATION: Staff recommends approval subject to:

- 1) CUP to be valid for a period of 4 years at which time the applicant will have to renew the TABC License and CUP,
- 2) Waiver of the 300' separation requirement from residential neighborhoods,
- 3) Continue Compliance with all City Codes (Building, Fire, Health, etc.), and
- 4) CUP not to be transferable to others.

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Hardison moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to the approve the conditional use permit as per staff's recommendation. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:54 p.m.

Ended: 5:56 p.m.

Item #1.8

**Conditional Use Permit
Renewal:**

Sale & On-Site Consumption of Alcoholic
Beverages – Arelis Celebration Hall
1905 W. Griffin Parkway
Lots 1-4, Southern Oaks, Ph. I Subdivision
C-3
Daisy A. Vela

Ms. De Luna went over the write-up stating the subject site is located 500' west of N. Inspiration Road along the south side of W. Griffin Parkway. The applicant has a Banquet/Party Hall for such activities as weddings, reunions, birthday parties, seminars, etc. The applicant has been in operation since June 2014 with no issues. The last CUP approved for the sale & on-site consumption of alcoholic beverages for this location was on September 13, 2021 for a period of 2 years. Staff notes that this would be the applicant's 4th renewal.

- **Hours of Operation:** The hours of operation vary depending on the type of activity; however, most events are during the evenings and on weekends and typically take place during the hours of 6:00 p.m. till 2:00 a.m.
- **Staff:** 2 employees & 1 security officer
- **Parking:** There are 16 tables assuming that 10 seats are proposed per table, 53 parking spaces are required for the hall ($160/3 \text{ seats} = 53.3$). There is a total of 114 parking spaces held in common at this development. Since activities are proposed to be held at later hours and only on weekends, when most businesses at this development should be closed. There have not been any complaints regarding the number of parking.
- **Landscaping:** There is landscaping and parking lighting that has been installed by the applicant.
- **Sale of Alcohol (Section 1.56-3):** (3a) of the Zoning code requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There is a residential subdivision within this radius; P&Z and City Council waived this separation requirement in the CUP's previous approval.

REVIEW COMMENTS: Staff mailed out 23 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff has asked PD for a report of incidents. Only one incident has been reported to PD for public intoxication during the CUP tenure.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Waiver of the 300' separation requirement from residential neighborhoods,
- 2) Continue Compliance with all City Codes (Building, Fire, Health, etc.), and
- 3) CUP not to be transferable to others.

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Villarreal moved to close the public hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to approve the conditional use permit as per staff's recommendation. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:56 p.m.

Ended: 5:58 p.m.

Item #1.9

Conditional Use Permit

Renewal:

Sale & On-Site Consumption of Alcoholic
Beverages – Arelis Event Center
1809 W. Griffin Parkway
Lots 9-11, Southern Oaks Ph. I Subdivision
C-3

Ms. De Luna went over the write-up stating the subject site is located 500' west of N. Inspiration Road along the south side of W. Griffin Parkway. This is the second of two event centers that the applicant operates at this commercial plaza. The Banquet/Party Hall is used for such activities as weddings, reunions, birthday parties, seminars, etc. The applicant has been in operation since October 2016 with no issues. The last CUP approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was on September 13, 2021 for a period of 2 years. Staff notes that this would be the applicant's 4th renewal.

- **Hours of operation:** The hours of operation vary depending on the type of activity; however, most events are during the evenings and on weekends and typically take place during the hours of 6:00 p.m. till 2:00 a.m.
- **Staff:** 2 employees & 1 security officer
- **Parking:** There are a total of 10 tables. Assuming that 10 seats are proposed per table, 33 parking spaces are required for the hall ($100/3 \text{ seats} = 33.3$). There is a total of 114 parking spaces held in common at this development. Since activities are proposed to be held at later hours and only on weekends, when most businesses at this development should be closed. Staff does not believe that there will be any complaints regarding the number of parking.
- **Landscaping:** Landscaping meets code.
- **Sale of Alcohol (Section 1.56-3):** (3a) of the Zoning code requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There is a residential subdivision within this radius; P&Z and City Council waived this separation requirement in the CUP's previous approval.

REVIEW COMMENTS: Staff mailed out 32 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff has asked PD for a report of incidents. There has been no incident reported to PD for this location during the CUP tenure.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 4) Waiver of the 300' separation requirement from residential neighborhoods,
- 5) Continue Compliance with all City Codes (Building, Fire, Health, etc.), and
- 6) CUP not to be transferable to others.

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

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez moved to close the public hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the approve the conditional use permit as per staff's recommendation. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:58 p.m.

Ended: 6:03 p.m.

Item #2.0

Conditional Use Permit:

To Keep a Portable Building for
Office Use – Medcare EMS
511 W. 11th Street

The East tract of Lots 1 & 2,
Block 178, Mission Original Townsite
C-4
Medcare EMS, Inc.

Ms. De Luna went over the write-up stating the subject site is located 200' west of Kika De La Garza Loop along the south side of W. 11th Street—see vicinity map. The applicant would like to keep a 76' x 20' portable building that has been used for Med Care EMS services. The applicant mentioned that this office is only used as a hub station the main office is in McAllen. Access to the site is strictly off of W. 11th Street. The last CUP for this location was approved on September 12, 2022 for a period of 1 year. This would be the applicant's 1st renewal.

- **Hours of Operation:** Monday – Sunday 24/7
- **Staff:** 7 employees will operate the business (usually in the ambulance all day)
- **Parking & Landscaping:** A business office of this size requires a minimum of 7 parking spaces. Staff notes that the applicant would need to comply with the parking requirements, whether the office is being used or not. They will need to add additional landscaping.

REVIEW COMMENTS: It is not uncommon to have portable buildings to be used as an office. Staff knows that having a portable building may not be a long-term desire of the City when considering aesthetics. Thus, perpetual (CUP) monitoring will be the norm where, one day the portable will need to be upgraded with an on-site built structure. Staff mailed out 11 notices to property owners within 200' radius and has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 6-month re-evaluation in order to assess this operation.
- 2.) Must comply with all City Codes (Building, Fire, etc.)
- 3.) Portable Building to be skirted, and
- 4.) CUP not transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.
There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Hardison moved to close the public hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Hardison Stated if landscaping was going to be required?

Ms. De Luna stated yes that is one of the requirements and needs to be complied with.

Chairwoman Izaguirre Asked and if they do fix it?

Ms. De Luna stated if they do fix it we can recommend for longer use.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the approve the conditional use permit as per staff's recommendation. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:03 p.m.

Ended: 6:05 p.m.

Item #2.1

Preliminary & Final

Replat Approval:

A Replat of Lots 33A and Lots 33B,
Southwind Estates Unit II

A tract of land containing 1.01 acres of land out of Lot
33, Southwind Estates Unit II

R-1A

Developer: Carlos and Diana Lerma

Engineer: Javier Hinojosa Engineering

Ms. De Luna went over the write-up stating the subject site is located along the west side of Don's Drive between Merlin Drive and Terrance Drive. The developer is proposing this single-family lot to be developed into two single family lots. – see plat for actual dimension, square footages, and land uses.

UTILITIES

When Southwind Estates Unit II was subdivided, water and sewer services were made accessible and can be stubbed out for each lot. This replat will not affect any utility lines or the availability to connect to them upon issuance of permits. A Capital Sewer Recovery Fee will be required at \$200.00 for the new lot.

STREETS & STORM DRAINAGE

This property will have access to Don's Drive. The existing storm water runoff goes at an easterly direction based on a non-developed lot. The proposed development will increase runoff to a maximum of 5.25 cubic feet per second for an increase Q of 3.94 cubic feet per second based on a 10-yr storm event. Lot 33A shall be required to detain 1,004 cubic feet and Lot 33B shall be required to detain 2,019 cubic feet. Individual detention plan shall be submitted as part of the building permit. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Payment of Park fees (\$500/Lot) for the new lot
- Street lighting already exists
- Must comply with all other format findings

RECOMMENDATION

Staff recommends approval subject to payment of Capital Sewer Recovery fee and Park fee and complying with all other typical format findings.

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Hardison moved to close the public hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to the approve the replat. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:05 p.m.

Ended: 6:06 p.m.

Item #2.2

Site Plan Approval:

Construction of 10 Apartments
Lot 1, Ragland Village Subdivision
R-3
Blue Stellar Enterprises. LLC

Ms. De Luna went over the write-up stating the subject site is located along the east side of Ragland Road approximately 530' south of E. U.S. Business Highway 83 – see vicinity map. All of the units will be rental with a front shared off-street parking area. The site is currently vacant.

This site plan will have a 10 unit – 2 story apartment building with a 19' eave height. The structure will be separated by a staircase, each section having 5 units for a total of 6 – 1 bedroom (651sq.ft.) apartments on the first floor; and 2 – 2 bedroom (913sq.ft.) and 2 – 3 bedroom (1053sq.ft.) apartments on the second floor. The building is to comply with all fire code requirements for multi-family construction.

The minimum required setbacks for the site will be: 30' front setback, 15' rear setback, and 6' side setback per zoning ordinance, easements or greater as noted on the site plan.

The primary and only access to the site will be from Ragland Rd. Storm water will be intercepted by existing grated inlets within the parking area which will bleed into a detention pond adjacent to the east side of the subdivision. With regards to lighting and landscaping, plans have been submitted and reviewed for compliance per regulations and ordinances, respectfully.

OTHER COMMENTS

1. Enclosed dumpsters will be located along the R.O.W of Ragland Rd. to be screened with a 6' block fence with opaque (solid) gates.
2. This development requires a 5' sidewalk along Ragland Rd.

RECOMMENDATION

Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Villarreal moved to the approve the replat. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:06 p.m.

Ended: 6:06 p.m.

Item #2.3

Site Plan Approval:

Construction of 10 Apartments
Lot 2, Ragland Village Subdivision
R-3
Blue Stellar Enterprises. LLC

Ms. De Luna went over the write-up stating the subject site is located along the east side of Ragland Road approximately 450' south of E. U.S. Business Highway 83 – see vicinity map. All of the units will be rental with a front shared off-street parking area. The site is currently vacant.

This site plan will have a 10 unit – 2 story apartment building with a 19' eave height. The structure will be separated by a staircase, each section having 5 units for a total of 6 – 1 bedroom (651sq.ft.) apartments on the first floor; and 2 – 2 bedroom (913sq.ft.) and 2 – 3 bedroom (1053sq.ft.) apartments on the second floor. The building is to comply with all fire code requirements for multi-family construction.

The minimum required setbacks for the site will be: 30' front setback, 15' rear setback, and 6' side setback per zoning ordinance, easements or greater as noted on the site plan.

The primary and only access to the site will be from Ragland Rd. Storm water will be intercepted by existing grated inlets within the parking area which will bleed into a detention pond adjacent to the east side of the subdivision. With regards to lighting and landscaping, plans have been submitted and reviewed for compliance per regulations and ordinances, respectfully.

OTHER COMMENTS

1. Enclosed dumpsters will be located along the R.O.W of Ragland Rd. to be screened with a 6' block fence with opaque (solid) gates.
2. This development requires a 5' sidewalk along Ragland Rd.

RECOMMENDATION

Staff recommends approval.

Chairwoman Izaguirre asked if the board had any questions.

There was none

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to the approve the replat. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:06 p.m.

Ended: 6:07 p.m.

Item #2.4

Site Plan Approval:

Construction of 10 Apartments
Lot 3, Ragland Village Subdivision
R-3
Dals Investments. LLC

Ms. De Luna went over the write-up stating the subject site is located along the east side of Ragland Road approximately 360' south of E. U.S. Business Highway 83 – see vicinity map. All of the units will be rental with a front shared off-street parking area. The site is currently vacant.

This site plan will have a 10 unit – 2 story apartment building with a 19' eave height. The structure will be separated by a staircase, each section having 5 units for a total of 6 – 1 bedroom (651sq.ft.) apartments on the first floor; and 2 – 2 bedroom (913sq.ft.) and 2 – 3

bedroom (1053sq.ft.) apartments on the second floor. The building is to comply with all fire code requirements for multi-family construction.

The minimum required setbacks for the site will be: 30' front setback, 15' rear setback, and 6' side setback per zoning ordinance, easements or greater as noted on the site plan.

The primary and only access to the site will be from Ragland Rd. Storm water will be intercepted by existing grated inlets within the parking area which will bleed into a detention pond adjacent to the east side of the subdivision. With regards to lighting and landscaping, plans have been submitted and reviewed for compliance per regulations and ordinances, respectfully.

OTHER COMMENTS

1. Enclosed dumpsters will be located along the R.O.W of Ragland Rd. to be screened with a 6' block fence with opaque (solid) gates.
2. This development requires a 5' sidewalk along Ragland Rd.

RECOMMENDATION

Staff recommends approval.

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

There was none

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Villarreal moved to the approve the replat. Mr. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:07 p.m.

Ended: 6:07 p.m.

Item #2.5

Site Plan Approval:

Construction of 10 Apartments
Lot 4, Ragland Village Subdivision
R-3
Dals Investments. LLC

Ms. De Luna went over the write-up stating the subject site is located along the east side of Ragland Road approximately 280' south of E. U.S. Business Highway 83 – see vicinity map. All of the units will be rental with a front shared off-street parking area. The site is currently vacant.

This site plan will have a 10 unit – 2 story apartment building with a 19' eave height. The structure will be separated by a staircase, each section having 5 units for a total of 6 – 1 bedroom (651sq.ft.) apartments on the first floor; and 2 – 2 bedroom (913sq.ft.) and 2 – 3 bedroom (1053sq.ft.) apartments on the second floor. The building is to comply with all fire code requirements for multi-family construction.

The minimum required setbacks for the site will be: 30' front setback, 15' rear setback, and 6' side setback per zoning ordinance, easements or greater as noted on the site plan.

The primary and only access to the site will be from Ragland Rd. Storm water will be intercepted by existing grated inlets within the parking area which will bleed into a detention

pond adjacent to the east side of the subdivision. With regards to lighting and landscaping, plans have been submitted and reviewed for compliance per regulations and ordinances, respectfully.

OTHER COMMENTS

1. Enclosed dumpsters will be located along the R.O.W of Ragland Rd. to be screened with a 6' block fence with opaque (solid) gates.
2. This development requires a 5' sidewalk along Ragland Rd.

RECOMMENDATION

Staff recommends approval.

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

There was none

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Austin moved to the approve the replat. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#3.0

ADJOURMENT

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to adjourn the meeting. Mrs. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:06 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission