

**PLANNING AND ZONING COMMISSION
NOVEMBER 20, 2024
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Kevin Sanchez
Connie Garza
Diana Izaguirre
Omar Guevara
Irene Thompson

P&Z ABSENT

J.D Villarreal
Raquenel Austin
Steven Alaniz

STAFF PRESENT

Susana De Luna
Alex Hernandez
Jessica Munoz
Elisa Zurita
Gabriel Ramirez

GUEST PRESENT

Korissa Eldredge
Edith Sanchez
Jose Luis Morin
Ryan Stauffer
Dina Salinas

CALL TO ORDER

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

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR NOVEMBER 6, 2024

Chairwoman Izaguirre asked if there were any corrections to the minutes for November 6, 2024. Mr. Sanchez moved to approve the minutes as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:49 p.m.

Item #1.1

Rezoning:

**A 2.44 acre tract of land out of the,
7.8 acres out of the Fernandez Strip
out of Porcion 52
R-2 to C-3
Sandra Tamez**

Ms. De Luna went over the write-up stating the site is located approximately 1,660' South of Mile One South Road along the west side of S. Inspiration Road.

SURROUNDING ZONES:

N:	PUD	- Single Family Residential
E:	PUD	- Single Family Residential
W:	PUD	- Single Family Residential
S:	R-3	- Multi-Family Residential

EXISTING LAND USES:

N:	Single Family Home
E:	RV Park
W:	Vacant
S:	Vacant
Site:	Single Family Home

FLUM:

Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with City's Future Land Use Map nor surrounding land uses. The LD designation classification includes single family homes. The applicant wishes to rezone a portion of the acreage to commercial to be able to rent the existing structures as an Event Center. This item was considered and approved by P&Z on September 4, 2024, however it was denied by the City Council. In an effort to help the applicant, City Council suggested a short-term rental. This would allow the applicant to keep the existing zone and be able to rent out the existing home, palapa and pool.

After meeting with the applicant and explaining the short-term rental option she informed staff that her intentions is to convert this property into an Event Center that would offer the sale & on-site consumption of alcoholic beverages. Staff did advise the applicant that under a short-term rental she would not be able to do that and the only way to accomplish her goal would be through a change of zone. She would require a C-3 (General Business) zone. Staff notes that the applicant is requesting a higher density than what is currently existing in this surrounding area and for that reason staff cannot support the request. Staff mailed out 10 notices to property owners within 200' radius to get input in regards to this request. As of this writing, staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends Denial.

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

Jose Luis Morin resides at 1407 San Felipe Drive, He mentioned no one was opposed to the rezoning of the property. He stated they wanted to rezone the property to be able to advertised as an event center instead as a short-term rental.

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

Chairwoman Izaguirre asked the board if they had any questions for staff.

Chairwoman Izaguirre asked what the difference between a short-term rental and rezoning the property to commercial.

Ms. De Luna stated that a short-term rental would be a temporary use and rezoning the property to commercial would be a permanent use. She added that a short-term rental would allow them to advertise the property for rent and if they had a party it would be okay. However, they wouldn't be able to advertise as Tamez Event Center because the zone they have is R-2 (Duplex-Fourplex) and what they need is commercial. She added the applicant would have to rezone the property to a C-3 in order to advertise as an event center.

Ms. Garza asked if the applicant is planning to offer the sale & on-site consumption of alcoholic beverages.

Ms. De Luna stated yes, the sale & on-site consumption of alcoholic beverages wouldn't be allowed as an Airbnb.

Mr. Sanchez stated asked under Airbnb policy would they be able to have a personal party.

Ms. De Luna stated yes.

Mr. Guevara stated that in a short-term rental the renter would bring their own alcohol. In this case the applicant will be providing the alcohol and would have to go through TABC and get a license.

Ms. De Luna stated that the reason for the denial of the C-3 by City Council was because once the property is zoned commercial it opens the possibility of other businesses. These businesses may include a restaurant, bar & grill, nightclub that the neighborhood may not want. She stated that the Event Center did not appear to be the concern it's that unknown that concerns the City Council. She added that there is also a senior citizen development proposed south of this property.

Mr. Sanchez stated that the short-term rental would get them to be able to rent out the property but they wouldn't be able to advertise or to provide alcohol.

Ms. De Luna stated that the short-term rental limits what they are allowed based on the zoning that the applicant has.

Mr. Sanchez asked their intention is to have an event center.

Ms. De Luna stated yes.

Chairwoman Izaguirre asked why can't event center be approved in a C-2 zone.

Ms. De Luna stated that the C-2 does not allow event centers. The only way to allow them would be through an amendment to the C-2 zone. She added a C-2 zone limits to businesses that would benefit surrounding neighborhood.

Chairwoman Izaguirre stated that this area was relatively close to commercial property. She added that in the corner there is a Family Dollar and another business in the other corner.

Ms. De Luna stated that staff needs to protect the residence and most of the neighbors might be fine with the event center but not to a bar and grill for example. She explained that once the property is rezoned you can't restrict the type of business as long as it is allowed in that particular zone they can have it. Ms. De Luna added that applicant intention is to rezone the entire 7 acres as commercial.

Chairwoman Izaguirre stated on Bryan Road before you get to the hospital there is an adult daycare and right next to it there is a Lonestar Bank. She asked how does the commercial area hurt the daycare.

Ms. De Luna stated I would depend on the type of business they are proposing.

Chairwoman Izaguirre asked why can't the applicant apply for a conditional use permit that is not transferable it would only be for the owner.

Ms. De Luna stated that based on the current zone a CUP is not even an option. This would require an amendment to the R-2 zone. The amendment could be either to the C-2 to allow event center or if they allow it with a condition use permit.

Chairwoman Izaguirre mentioned why can't the applicant apply under a conditional use permit.

Ms. De Luna stated that currently the zone doesn't allow it and the only option is to rezone the property to C-3.

Chairwoman Izaguirre asked if there were no conditional use permit under a C-3.

Ms. De Luna stated that the C-3 zone has several options for a conditional use permit, however the current zone on the property is R-2. The R-2 zone does not allow as a condition use permit. She mentioned that under an R-2 zone the only option for a conditional use permit is for temporary structures and in this case the structures on the property were permanent. She added the only way to consider it would be to C-3 zone unless the City Council wanted to do an amendment to the current zone. She stated the applicant wants to rezone the 2.44 acres of the property first and eventually they are considering to rezone the entire 7 acres. Ms. De Luna stated there were 2 options that were presented to the City Council for their consideration which were to amend the R-2 zone code to allow a conditional use permit subject to meeting a certain criterion. This would allow staff to notify the residence, limited to only the applicant and the board can put restrictions on the conditional use permit. The second option was to apply for a short-term rental so the City Council choose the short-term rental.

Mr. Morin stated they had been going back-and-forth through meetings because there's been misunderstanding miscommunication on what the applicant wanted or what was allowed.

Chairwoman Izaguirre stated the board knows the applicant wanted an event center.

Mr. Morin stated council was recommending different options.

Ms. De Luna stated her option was to amend the R-2 code to allow a conditional use permit subject to meeting a certain criteria. This would allow staff to notify the residence and if there was a concern it could be addressed at that time. She mentioned the applicant wanted to use the property for as commercial and that could only be accomplished with a change of the zone. She added that the information staff has always had was that the applicant wanted to be able to rent out the house for parties that's why they're pursuing the rezoning because they need the C-3 to accomplish the event center. Staff was not aware that the applicant wanted to offer alcohol this was discussed after the City Council meeting.

The board discussed among themselves of options of how to help out the applicant.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to deny the rezoning as per staff recommendation. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:49 p.m.

Ended: 5:51 p.m.

Item #1.2

Conditional Use Permit:

**Institutional Use (New Mausoleum) in an AO-I Zone
3611 N. Taylor Road
All of Valley Memorial Gardens West Garden
of Glory Phase 3 Subdivision**

AO-I
Valley Memorial Gardens

Ms. De Luna went over the write-up stating the site is located ½ mile north of Mile 2 Road along the west side of Taylor Road. Valley Memorial Gardens West was recorded in 1987 and was annexed into the City of Mission in June 2008. The property included several structures, including a funeral home, cemetery offices, underground mausoleums and two existing above ground mausoleums. Now, the proposal is to build a new 1,423 sq.ft. concrete cast-in-place mausoleum with a 269 sq.ft. interior space for the internment and visitation of urns. Access to the site is through a paved driveway off of Taylor Road. The last CUP approved for the construction of the 3rd above ground mausoleum was on August 27, 2012.

- **Days & Hours of Operation:** Monday – Friday from 8 a.m. to 5 p.m., and Saturday from 9 a.m. to 3 p.m. (Funeral Home hours vary)
- **Employees:** 32 employees (included all Funeral Home & Cemetery Staff)
- **Parking & Landscaping:** In regards to the parking, there are 96 parking spaces, including 4 ADA spots, plus a long driveway that wrapped around the entire cemetery/mausoleum site that also allowed for parking during visitation. An ADA drop-off and loading zone is proposed to be added next to the proposed new mausoleum. The landscaping requirements are being met.

REVIEW COMMENTS: Staff mailed out 1 notice to property owners within 200' radius and staff has not received any comments in favor or against the request. With such a low-key operation and the fact that staff has not received any complaints from any adjoining properties, staff does not object to the CUP or the construction of the new mausoleum.

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

- 1) Must comply with all City Codes (Building, Fire, etc.), and
- 2) CUP 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. Ms. Thompson moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked the board if they had any questions for staff.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the conditional use permit. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:51 p.m.

Ended: 5:57 p.m.

Item #1.3

Conditional Use Permit:

Guest House on Residential Property

**2001 Oleander Drive
Lot 20, Lots 18,19,20, Oleander Estates Unit A
R-1
Herminio Sanchez**

Ms. De Luna went over the write-up stating the site is located approximately 1,314' east of Moorefield Road along the southside of Oleander Drive. The owner is requesting a conditional use permit for the construction of a Guest House. The proposed guesthouse will have 716 sq.ft. of living area. It will consist of one (1) bedroom, one (1) bathroom, two (1/2) baths, and a storage. They are also proposing to construct a 2,422 sq.ft. covered patio that includes a chimney and an outdoor kitchen. Guest Homes are allowed under the R-1 (Single Family Residential) Zone as long as they apply for a conditional use permit and comply with the following conditions:

- Lot be a minimal of 12,000 sq. ft.
- Cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above
- Proposal must be clearly secondary to the primary residence
- Shall not have access to a public street (No shared/extended driveway)
- Shall not have separate kitchen area or utilities

REVIEW COMMENTS: This conditional use permit request seems to be consistent with other similar request approved by this Board. The lot is a little over an acre and all building setbacks will be met. The proposed driveway is more than sufficient to accommodate any guest vehicle. All utilities will have to be interconnected to the primary home there should be no separate utilities. Staff notes that if CUP is approved the outdoor kitchen would need to be removed in order to comply with the conditions. Staff mailed out 32 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) The applicant must comply with the provisions outlined in Section 1.56-4 of the zoning Code,
- 2) The unit may not have a separate utility and electrical connections,
- 3) Transferability to other future owners imposing the same conditions imposed to this applicant,
- 4) Not to be used for rental purposes, and
- 5) Removal of the outdoor kitchen

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. Sanchez moved to close the public hearing. Ms. Thompson seconded the motion. Upon a vote, the motion passed unanimously.

Ms. Thompson asked why there are two half baths.

Ms. De Luna stated their proposing one bath for men and the second bath for woman.

Mrs. Sanchez stated that she didn't want to have only one bath for men and women. She mentioned the shower is located inside the guest house.

Ms. Thompson mentioned there is already a full bath.

Mrs. Sanchez stated it is located inside the guest house. She added she wouldn't want people walking into the guest house if she had any guest staying over.

Ms. Garza asked about the removal of the outdoor kitchen.

Ms. De Luna stated one of the conditions was the applicant couldn't have a separate kitchen.

Ms. Sanchez asked even if there would be a sink or chimney area.

Ms. De Luna stated if it was going to have a chimney or sink it's not a problem.

Ms. Thompson asked what does removal of an outdoor kitchen mean.

Ms. De Luna stated they aren't allowed to have a full kitchen outdoors.

Ms. Sanchez stated the carport area is covered to have space for the vehicles because of the storms to protect the vehicles.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to approve the conditional use permit. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:57 p.m.

Ended: 6:14 p.m

Item #1.4

Conditional Use Permit

Renewal:

To Keep a Portable Building for Office Use

302 S. Taylor Road

**Being a 0.102 of one acre tract of land out
of a tract of land adjacent to Lot 176 & 186,**

John H. Shary Subdivision

C-3

Best Assets, LLC (c/o Ryan Stauffer)

Ms. De Luna went over the write-up stating the site is located on the northwest corner of Victoria Avenue and Taylor Road. The applicant desires to keep the 12' x 64' modular office for the general contractor of the Jeep dealership. Access to the site is off of Victoria Street & Taylor Road. The last CUP approved for this location was on October 23, 2023 for a period of 1 year.

- **Days/Hours of Operation:** Monday – Friday from 8:00 a.m. to 5:00 p.m.
- **Staff:** 3 employees
- **Parking:** Based on the square footage of the building a total of 5 parking spaces are required. The parking requirements are being met.

REVIEW COMMENTS: Staff notes that there are some areas of concern that have not been addressed by the applicant such as the lack of additional landscaping required during the last CUP, a secondary structure that was moved in to be used as storage with no permits, and a pod that is in front of the property. In talking to the applicant, he advised staff that the pod and secondary structure would be moved out of the property within a month or two and the additional

landscaping was not done due to the Taylor Road improvement project. He mentioned that now that the project was complete he would start working beautifying the area. Staff notes that there is an on-going case in Municipal Court regarding some of this concerns.

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 12 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff cannot support this request due to existing violations and non-compliance. However, if the P&Z is inclined to approve the request then I would recommend that they comply with the following: 1) 6 month re-evaluation in order to continue to assess this operation, 2) continued compliance with all City Codes, (Building, Fire, Parking, etc.), and 3) CUP not transferable to others.

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

Mr. Ryan Stauffer asked Ms. De Luna if she could repeat staff recommendation.

Ms. De Luna repeated the staff recommendation.

Mr. Ryan Stauffer asked Ms. De Luna if she could repeat the concerns.

Ms. De Luna stated that the concerns were the lack of additional landscaping that was required; the second portable structure that was moved in without any permits; and the pod that had been in the front of the property.

Mr. Ryan Stauffer stated that he didn't think he was violating any city ordinance just for having storage units on my property.

Ms. De Luna stated you need to apply for a permit and that is the reason it's in violation.

Mr. Stauffer stated the city ordinance says that he is required to apply for a permit for the storage unit. He mentioned the second concern was the landscaping he thought he had already discussed the issue with the landscaping because of Taylor Road was under complete reconstruction which they tore up all his landscaping also the irrigation standpipe located there so he couldn't invest in landscape until the construction was completed.

Ms. Thompson mentioned construction has been completed for more than two weeks.

Mr. Stauffer stated they came back to address the last construction two weeks ago. He asked regarding the third issue which additional unit that was moved in with no permit is staff referring to.

Ms. De Luna stated the applicant had a storage pod.

Mr. Stauffer stated he can haul the structures off the lot since they are movable structures. He mentioned he had spoken to staff about these issues already.

Ms. De Luna stated that he had spoken to the applicant and had advised him of staff's concerns. He has an ongoing case in Municipal Court for the concerns that have not been addressed. She

mentioned since it's a conditional use permit there are some conditions that the applicant need to comply with that you hadn't been done so already.

Mr. Stauffer stated he had explained the reason of the landscaping. He asked if the only thing he did not meet from the previous CUP approval was the landscaping is that correct?

Ms. De Luna stated yes.

Chairwoman Izaguirre mentioned the applicant had stated he would get permits for the storage unit and pod.

Mr. Stauffer stated he was referring to the landscaping from last year's conditional use permit. He mentioned the only thing he didn't comply with was the landscape.

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

Mr. Sanchez asked what is the municipal case.

Ms. De Luna stated for the structure that were moved in without any permits.

Mr. Sanchez asked if staff had any information on the case like when it was filed.

Ms. De Luna stated that all she knows is that the last time it went to court the applicant didn't show up and there hasn't been a final decision.

Ms. Garza asked when was the case filed.

Ms. De Luna stated she didn't have that information with her.

Mr. Sanchez asked if it was filed as a civil action against him for putting two structures on the property without permit

Ms. De Luna stated yes.

Chairwoman Izaguirre stated there are three structures which are two temporary structures and a storage.

Ms. De Luna mentioned that during the discussion with the applicant he had mentioned that the pod and the other structure would be moved within one or two months. She added that the case was still active until he it has complied.

Ms. Thompson stated there are three manufactured structure on site. She asked what structure does he have a permit for.

Ms. De Luna stated it's the one in the middle that has a permit. She mentioned the structure that looks like an RV.

Ms. Thompson asked if the applicant has been notified.

Ms. De Luna stated yes, they were sent a letter through code enforcement and staff approached the applicant because they have a conditional use permit for its limited and certain conditions.

Ms. Garza asked the trailer the flat bed that is located on the street if it's meeting city ordinance.

Ms. De Luna stated it would be with PD.

Ms. Garza stated she passes by quite frequently which if a vehicle had an emergency, they don't have anywhere to pull over to be stationary. She mentioned she passes by see cars parked on the yard since they don't have adequate parking.

Ms. De Luna stated that she had addressed the parking on the grass concern to them. She mentioned the applicant stated that his employees do not park on the grass area.

Chairwoman Izaguirre asked if there was an issue with landscaping.

Ms. De Luna stated she let the applicant know he was not in compliance with landscaping.

Ms. Thompson asked if there was a city ordinance.

Ms. De Luna stated there is an ordinance which states that they need to have at least 10% of landscaping combination of tree and shrubs.

Chairwoman Izaguirre mentioned there is a tree and a shrub.

Ms. Garza stated that they should be considering the noncompliance, the other violations and the pending case before the municipal court and parking space.

Ms. Thompson asked how long it would take to resolve.

Ms. De Luna if the board is willing to helping him out within six months.

The board discussed options on how long to give the applicant to resolve the concerns and issues.

Ms. De Luna stated that the City Council doesn't really like portable buildings they rather see a permanent structure.

Chairwoman Izaguirre stated that the applicant needs to comply with the landscaping and getting the permit for the other structures.

Ms. Thompson asked if the applicant could have two modular structures per city ordinance.

Ms. De Luna stated that each unit would require its own conditional use permit.

Mr. Sanchez asked if the applicant applied for a permit for the pod would I be approved.

Ms. De Luna stated if he complies with setbacks it would be approved.

Mr. Sanchez asked if the second structure would that be approved.

Ms. De Luna stated the second structure probably wouldn't be approved because it requires a minimum separation of 10' between structures.

Mr. Guevara asked if the applicant is the GC for the jeep dealership does staff know when the GC job is terminated, and will the business remain after or is the applicant located specifically only for the Jeep dealership and what would the timeframe be.

Ms. De Luna stated the applicant wanted to keep the business as in the future. The applicant did mentioned that based on the size of the property there wasn't enough space to a permanent building.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to table the conditional use permit renewal. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:14 p.m.

Ended: 6:15 p.m.

Item #2.0

Site Plan Approval:

**Construction of 3 Duplex Buildings
Lot 34, Las Esperanzas Subdivision
R-3
Shaddai Construction**

Mr. Ramirez went over the write-up stating the site is located on Lot 34, Las Esperanzas Subdivision situated on the East side of Glasscock Rd. and E. 1st St. – **see vicinity map**. The site is an irregular lot at the end of a cul-de-sac intersecting Cardinal St. and Selena St. - see attached plat/survey for measurements.

PROPOSAL: To build 3 duplex structures containing a total of 6 apartments. Two duplex structures will measure a total of 2,125 sq. ft. each and the third building will measure 1,910 sq. ft. Units 1-4 (3/2) of duplex 1 and 2 will measure 1,062.5 sq. ft. and units 5 & 6 (2/2) of duplex 3 will measure 955 sq. ft. All apartments will be divided by 1 hr. rated firewalls.

SETBACKS: The minimum required setbacks based on the subdivision are: Front: 30', Rear: 15', Sides: 6'. All setbacks are exceeded.

PARKING: The 6 units are calculated to require 12 parking spaces based on the 2:1 parking ratio. The developer is proposing 12 parking stalls, thus meeting code.

LANDSCAPING: 10% landscaping/green area with a minimum of 2 – 3" caliper shade trees is required for multi-family developments. The developer will comply by providing a landscaping plan to include: green area with 2 trees and a combination of plants, and shrubs.

OTHER COMMENTS:

- Payment of Capital Sewer Recovery Fees and Park Fees have been paid by the developer
- Installation of Sidewalks per subdivision requirements
- Installation of Buffers per zoning code requirements

RECOMMENDATION

Staff recommends approval

Chairwoman Izaguirre asked if there were any questions for staff.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the site plan approval as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:15 p.m.

Ended: 6:17 p.m.

Item #3.0

Preliminary & Final Plat Approval:

Bellwood Manor Subdivision

A tract of land containing 26.79 acres of land being part or portion of Lot 39, Lot 40, Lot 41, and a 70.00' strip of canal Right-of-Way between Lot 40 and Lot 41, Bell-Woods Company's Subdivision "C" R-2

Developer: DS3 Development, LLC

Engineer: S2 Engineering, PLLC

Mr. Ramirez went over the write-up stating the subdivision is located on the East side of N. Trospen Rd. approximately 1,970' North of W. Mile 2 Road. — **see vicinity map**. Bellwood Manor Subdivision is a proposed 70-Lot Duplex-Fourplex residential development — see plat for actual dimensions, square footages, and land uses.

WATER

The developer is proposing to connect from an existing 8" water line located along the east side of N. Trospen Road and looped with a proposed 8" water line to the water system of Amber Groves Estates Subdivision which is prepped with a flush valve that will be removed. Each lot will be serviced by a 2" water line to accommodate each duplex-fourplex. They are proposing 7 fire hydrants as via direction of the Fire Marshal's office. — **see utility plan**

SEWER

Wastewater service will connect to an existing 8" PVC sanitary sewer line by a proposed MH with a drop structure along the East side N. Trospen Rd. ROW at 2 different locations. An internal 8" sewer line system will provide 6" sewer service to all the lots. The Capital Sewer Recovery Fee is required at \$670.00/Lot which equates to \$46,900.00 (\$670.00 x 70 lots).

STREETS & STORM DRAINAGE

Access to the subdivision will be from N. Trospen Road thru 2 streets intersections. The proposed internal streets will be 37' Back-to-Back within 60' Right of Ways. The site is in a Zone "C" according to the FEMA FIRM Community Panel No. 480334 0400 C, map revised dated November 16, 1982. Defined as area of minimal flooding. In accordance with the County of Hidalgo's drainage requirements, 135,765.75 cu. ft. of runoff detention will need to be detained for a 50year storm event. Storm water surface runoff will be intercepted by proposed type "A" curb inlets which will outfall into a proposed detention facility. This system will bleed out into the City of Mission system at the existing 10-yr storm event runoff to ensure no increase of runoff. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Water District Exclusion
- Conveyance or Payment of Water Rights
- Escrow Park fees (70 lots x 4 units x \$500 = \$140,000.00)
- Installation of Street Lighting as per City Standards
- Must Comply with all other format findings

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fee's
2. Payment of Park Fee's
3. Provide Water District Exclusion, and
4. Conveyance or Payment of Water Rights

Chairwoman Izaguirre asked if there were any questions for staff.

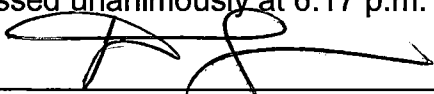
There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the Subdivision as presented. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#3.0

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Thompson moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:17 p.m.

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

Diana Izaguirre, Chairwoman
Planning and Zoning Commission