

**PLANNING AND ZONING COMMISSION**  
**APRIL 28, 2021**  
**CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Javier Barrera  
Debra Alvarez  
Hector Moreno  
Ruben Arcaute  
Diana Izaguirre  
Jasen Hardison

**P&Z ABSENT**

Raquenel Austin  
Bealinda Deforest

**STAFF PRESENT**

Susana De Luna  
Alex Hernandez  
Jessica Munoz  
Cynthia Gonzalez  
Irasema Dimas

**GUESTS PRESENT**

Minh Nugued  
Ana Garza  
Ricardo Cantu  
Karen Prewitt  
Celeste Garza  
Ricky Cantu  
Rene Barrera  
Abel Bocanegra  
Emigidio Villanueva

**CALL TO ORDER**

Chairwoman Izaguirre called the meeting to order at 5:32 p.m.

**CITIZENS PARTICIPATION**

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

There was none.

**APPROVAL OF MINUTES FOR APRIL 14, 2021**

Chairwomen Izaguirre asked if there were any corrections to the minutes for April 14, 2021. Mr. Ruben Arcaute moved to approve the minutes as presented. Mr. Javier Barrera seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:33 p.m.**

**Ended: 5:40 p.m.**

**Item #1.1**

**Rezoning:**

**A tract of land containing 0.613 of one acre, being  
a part or portion of the Gulf Course and Lake Reserve  
out of Meadow Creek Country Club Phase I-B  
1914 Crystal Drive  
PUD(AO-P) Permanent Open Space District to  
PUD(R-1) Single Family Residential  
Leonel Cantu**

Ms. De Luna went over the write-up stating that site was located near the Loehr Lane/Crystal Intersection along the east side of Crystal Drive.

**SURROUNDING ZONES:**

N: PUD(R-1T) – Townhouse Residential District  
E: PUD(AO-P) – Permanent Open Space District  
W: PUD(R-1T) – Townhouse Residential District  
S: PUD(R-1T) – Townhouse Residential District

**EXISTING LAND USES:**

N: Single Family Residential  
E: Vacant  
W: Single Family Residential  
S: Single Family Residential  
Site: Vacant

**FLUM:**

Planned Unit Development (PUD)

**REVIEW COMMENTS:** The proposed zone complies with the City's Future Land Use Map, and surrounding land uses. The R-1 would be a better neighbor for this area.

**RECOMMENDATION:** Staff is recommending approval.

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

Mrs. Karen Prewitt who resides at Meadow Creek stated she lives across the area. She mentioned that on the previous meeting this item was "tabled" and it was never brought off the table.

She asked if this was a new item.

Ms. De Luna stated this would be considered as new item. No Action was taken on the previous meeting.

Mrs. Karen Prewitt mentioned her concerns were still the same, as far as the infrastructure, lift station, maintenance, and traffic flow.

Chairwoman Izaguirre asked Mrs. Karen Prewitt who gave her that information about the lift stations that it was going to get worked on.

Mrs. Karen Prewitt mentioned it had been Mr. David Flores.

Chairwoman Izaguirre asked Mrs. Karen Prewitt how long ago had this happened.

Mrs. Karen Prewitt stated that it was in February of this year.

Chairwoman Izaguirre asked Mrs. Karen Prewitt if Mr. David Flores had provided a time frame.

Mrs. Karen Prewitt stated that was what she had asked for but never received anything.

Chairwoman Izaguirre asked Mrs. Karen Prewitt if Mr. David Flores was the one that also said that the lift stations were not owned by the city.

Mrs. Karen Prewitt mentioned that was proved by the first meeting.

Chairwoman Izaguirre mentioned if the lift stations were owned by the HOA.

Mrs. Karen Prewitt mentioned they were owned by a private citizen.

Chairwoman Izaguirre mentioned she would make sure to follow up with Mr. David Flores

Mrs. Karen Prewitt mentioned the discussion had begun February 5, 2021. She added she was told preliminary costs were being put together and the desire was for the city to take ownership of the lift stations but that would take some time and they would conduct their own engineering study to ensure the project is done correctly. As we move forward in the process we will keep you informed. She added she had not received anything back.

Mrs. Karen Prewitt asked if the engineering study had been done already.

Chairwoman Izaguirre mentioned they would look into it and make sure we get more information.

Mrs. Karen Prewitt mentioned in the existing listing there can not be any more homes, but if they would upgrade then maybe she would be okay with the R-1 coming in. She added that in the current conditions she did not see how it would get approved.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Vice Chairman Barrera 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: 5:40 p.m.**

**Ended: 5:44 p.m.**

**Item #1.2**

**Rezoning:**

**Being a 0.83 acres tract out of and  
Forming a part of portion of Lot 304,  
John H. Shary Subdivision  
R-1T to C-3  
MAR Designs & Construction, Inc.**

Ms. De Luna went over the write-up stating that site was located on the north west corner of Dorado Drive and N. Shary Road.

**SURROUNDING ZONES:**

**N: City of Palmhurst  
E: R-1 – Single Family Residential  
W: R-1T – Townhouse Residential  
S: R-1T – Townhouse Residential**



**EXISTING LAND USES:**

**N: City of Palmhurst**  
**E: Single Family Residential**  
**W: Vacant**  
**S: Commercial**  
**Site: Vacant**

**FLUM:**

**Lower Density Residential (LDA)**

**RECOMMENDATION:** The proposed zone does not comply with the City's Future Land Use Map, nor surrounding land uses. Based on the long-standing existing land uses staff recommends denial.

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

Vice Chairman Barrera asked if there was commercial to the south side of the property?

Ms. De Luna stated there is a plaza. She added that actually the MARS Design construction company is just one office and that was already there when it was annexed to the city, but there is not any new commercial development in that area.

Vice Chairman Barrera asked if it was on Shary Road.

Ms. De Luna confirmed "yes"

Vice Chairman Barrera asked if they would have to enter through the back if they did R-1 on that property.

Mrs. Debra Alvarez asked if they were proposing to make a commercial plaza.

Ms. De Luna mentioned that information is not known yet. All we know is that they want a commercial zoning which would be any business: a retail store restaurant etc.

Vice Chairman Barrera stated he would see a business in that property but he wouldn't want just any business. He mentioned a C-1 would be better for that property.

Ms. De Luna mentioned the applicant wants a C-3 however, staff would be receptive to a C-1 maybe an office. Something that would be open 8-5.

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

**Started: 5:44 p.m.**

**Ended: 5:48 p.m.**

**Item #1.3**

**Conditional Use Permit:**

**Sale & On-Site Consumption of Alcoholic**



**Beverages – Ko Big Sky Social Club**  
**608 N. Shary Road, Unit 11-13**  
**Lot 1, Alba Plaza**  
**C-3**  
**Ko Big Sky Social Club, LLC**

Ms. De Luna went over the write-up stating that the subject site is located near the northeast corner of E. 6<sup>th</sup> Street and Shary Road. The applicant leased three suites totaling 3,570 sq. Ft. for a social club with a bar where members pay a monthly/hourly fee to play poker with friends. They play poker and owners don't rake tables. The applicant proposed to have 5 poker tables and 1 pool table. He would like to offer alcoholic beverages with their food orders. The applicant has been running a similar business in McAllen for the past 3 years successfully and would now like to expand his business to Mission. Staff notes that this would be the first request the City gets for this type of business.

- **Days/Hours of Operation:** Everyday from 4:00 p.m. to 2 a.m. Alcoholic beverages will only be served during allowable State selling hours.
- **Staff:** 8 employees
- **Parking:** It is noted that parking is held in common and there is a total of 138 total parking spaces shared with the various businesses within the 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. There is a residential subdivision within 300' (see aerial); however, P&Z and the Council have waived this separation requirement in previous CUP's.

**RECOMMENDATION:** Staff recommends approval subject to:

1. 1 year re-evaluation to assess this new operation.
2. Waiver of the 300' separation requirement from the residential homes.
3. Compliance with the Building, Fire and Sign Codes.
4. Acquisition of a Business License.

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

Mrs. Debra Alvarez asked if this location was next to "Los Pasteles Caseros de Gaby".

Ms. De Luna stated that it was in the area behind Jimmy's Eggs.

Mrs. Debra Alvarez asked if it was going to be a poker room for fun.

Vice Chairman Barrera mentioned it's a pier to pier thing.

Ms. Debra Alvarez asked Mr. Javier Barrera if we already had one.

Vice Chairman Barrera mentioned it was located in McAllen, but they are all over. They are called social clubs.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Ruben Arcaute moved to approve the rezoning request. Mr. Hector Moreno seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:48 p.m.**

**Ended: 5:50 p.m.**

**Item #1.4**

**Conditional Use Permit:**

**Drive-Thru Service Window**

**- Twisted Sistas**

**1500 W. Business 83, Ste. 1**

**Lot A, Mission Acres**

**C-3**

**Ana Garza**

Ms. De Luna went over the write-up stating that the subject site is located on the NW corner of Los Ebanos and Business Highway 83. The applicant is leasing a 458.44 sq. ft. suite for a coffee shop with a Drive-Thru Service Window. The applicant proposes to have 3 tables with 3 to 4 chairs each. Access to the site is from two driveway cuts along Los Ebanos, and two from Business Highway 83. The drive-thru service window is along the east side of the building allowing for stacking for approximately 2 vehicles. The applicant is proposing for the customers to exit on the north driveway off of Los Ebanos Road. The existing parking spaces would be relocated if the conditional use permit is approved.

- **Days/Hours of Operation:** Monday through Saturday from 6:30 a.m. to 8:00 p.m.
- **Staff:** 2 to 4 employees
- **Parking & Landscaping:** It is noted that a total of 25 parking spaces are held in common for this commercial plaza and it exceeds code. Landscaping will comply to code.

**RECOMMENDATION:** Staff recommends approval subject to:

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

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

Mrs. Debra Alvarez mentioned it's a big parking lot. It used to be that old convenient store.

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

**Started: 5:50 p.m.**

**Ended: 5:55 p.m.**

**Item # 1.5**

**Conditional Use Permit:**

**Sale & On-Site Consumption of Alcoholic  
Beverages – La Casa de Pancha**



**401 E. Griffin Parkway, Ste. C  
Lot 1, Block 1, North Conway No. 1  
C-2  
Juan Edy Pinter Campos**

Ms. De Luna went over the write-up stating that subject site is located on the NW corner of E. Griffin Parkway and Oblate Street. The restaurant has been in operation since September 2020. The applicant is now interested in offering the sale and on-site consumption of alcoholic beverages with their food orders. There are no churches, hospitals, or public/private schools within 300' of the subject site, thus being compliant with Section 6-4.

- **Days/Hours of Operation:** Monday through Thursday 8:00 a.m. to 10:00 p.m.; Friday through Saturday 8:00 a.m. to 2:00 a.m. and Sunday 8:00 a.m. to 12:00 a.m.
- **Employees:** 6 employees
- **Parking & Landscaping:** It is noted that there is a total of 16 parking spaces are held in common for this commercial plaza and meeting code. Landscaping is existing but will have to be amended to meet code.

Note: The tables on the outside are placed after hours once the neighboring business is closed.

**RECOMMENDATION:** Staff recommends approval of this CUP for a period of 2 years at which time the applicant will have to renew their TABC license and CUP.

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

Mrs. Celeste Garza who resides at 403 Violet stated she lived in the street behind the establishment. She mentioned there is a lot of kids in the area and she did not agree with the sell of alcohol so close to the neighborhood. She added that intersection is already dangerous and that she can only imagine with people coming out of the restaurant drinking. She added she can already hear the music from her house.

Mrs. Debra Alvarez asked if this was east or west of Conway.

Ms. De Luna confirmed its on the east side.

Mrs. Debra Alvarez asked if it was where the new taqueria was next to the nail place.

Mrs. Celeste Garza confirmed it was the taqueria.

Mr. Ruben Arcaute mentioned there was no noise barrier for the sake of noise in the back. He asked if they are using the alley to park or pass by through the back?

Ms. De Luna confirmed they are using the parking space in the front and the back as well.

Mrs. Debra Alvarez asked if the conditional use permit was for the drive-thru or just for the sale of alcohol.



Ms. De Luna confirmed its just for the sale of alcohol with the meals.

Vice Chairman Barrera asked if we had the decibel meter for the noise.

Chairwoman Izaguirre stated it looked more like a restaurant than a bar.

Mrs. Debra Alvarez mentioned it was a small place.

Chairwoman Izaguirre mentioned the traffic is unavoidable

Mrs. Debra Alvarez mentioned it was only Fridays & Saturdays that they are open until 2 a.m.

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

**Started: 5:56 p.m.**

**Ended: 5:58 p.m.**

**Item # 2.0**

**HOMESTEAD EXEMPTION:**

**VARIANCE:**

**Being a 13.99 acre tract of land out  
of the South 660', irregular tract of land of the  
South 350.67' and the East 748' of Lot 28-10  
West Addition to Sharyland  
AO-I  
Cristel & Pablo Escobar**

Mr. Hernandez went over the write-up stating that the subject site is located 660' South of E. Mile 2 Road along the West side of Bryan Road. The lot measures 350.67' x 748' or 262,301.16 sq. ft. The lot exceeds the square footage size requirements for an R-1 lot. The applicants desire to construct their single-family residence thereon. 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 their personal single-family home.

**WATER** – The applicants propose to connect to an existing 2" water line located along Bryan Road to provide water service to the lot.

**SEWER** – The applicants propose to connect to existing 15" sanitary sewer line located along Bryan Road to provide sewer service to the lot. The capital sewer recovery fee is waived via the HEV.

**STREETS & STORM DRAINAGE** – The subject site has frontage to Bryan Road, which is an older County Road which only has 40' of ROW. Since this area is NOT developed, additional 20' of ROW will be required at this time. Drainage will be onsite.

**OTHER COMMENTS**

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

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

Chairwoman Izaguirre asked if the board had any questions.

Mrs. Debra Alvarez asked if the property was going to be used for one home.

Mr. Alex Hernandez confirmed "yes".

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

**Started: 5:58 p.m.**

**Ended: 6:02 p.m.**

**Item # 2.1**

**HOMESTEAD EXEMPTION**

**VARIANCE:**

**Being a 0.306 acre tract of land out of the South 178.7', and the East 74.77' out of Lot 23-4, West Addition to Sharyland AO-P  
Ricardo Cantu Jr.**

Mr. Hernandez went over the write-up stating that the subject site is located 417.4' West of Holland Road, along the South side of W. 20<sup>th</sup>. Street. The lot measures 74.77' x 178.7' or 13,366.63 sq. ft. The lot exceeds the square footage size requirements for an R-1 lot. The applicant desires to construct his single-family residence thereon. On 11-10-14, the City Council passed the HEV ordinance which allows for homesteads to be granted various waivers to the City's subdivision requirements if and only if, the lot is being proposed for the applicant's personal single-family home.

**WATER** – The applicant is proposing to connect to an existing 8" water line located along W. 20<sup>th</sup>. Street to provide water service to the lot.

**SEWER** – The applicant is proposing to connect to existing 6" sanitary sewer line located along W. 20<sup>th</sup> Street to provide sewer service to the lot. The capital sewer recovery fee is waived via the HEV.

**STREETS & STORM DRAINAGE** – The subject site has frontage to W. 20<sup>th</sup>. Street, which is an older City Road which only has 45' of ROW. Since this area is NOT developed, additional 5' of ROW will be required at this time. Drainage will be onsite.



### **OTHER COMMENTS**

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

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

Chairwoman Izaguirre asked if the board had any questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Ruben Arcaute moved to approve the request as per staff's recommendation. Mr. Jason Hardison seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:02 p.m.**

**Ended: 6:11 p.m.**

**Item # 2.2**

**HOMESTEAD EXEMPTION  
VARIANCE:**

**Being a 6.03 acres, more or less, out of  
15-3, West Addition to Sharyland  
AO-I  
Victor Bocanegra**

Mr. Hernandez went over the write-up stating that the subject site is located 122' South of West "I" Street, along the East side of S. Los Ebanos Road. The lot measures 6.03 acres more or less. The lot exceeds the square footage size requirements for an R-1 lot. The applicant desires to construct his single-family residence thereon. On 11-10-14, the City Council passed the HEV ordinance which allows for homesteads to be granted various waivers to the City's subdivision requirements if and only if, the lot is being proposed for the applicant's personal single-family home.

**WATER** – The applicant is proposing to connect to an existing 8" water line located along West "I" Street to provide water service to the lot.

**SEWER** – The applicant is proposing to connect to existing 6" sanitary sewer line located along Erma Street to provide sewer service to the lot. The capital sewer recovery fee is waived via the HEV.

**STREETS & STORM DRAINAGE** – The subject site has frontage to S. Los Ebanos Road, which is an older City Road which only has a 40' existing ROW. Since this area is NOT developed, additional 20' of ROW will be required at this time. Drainage will be onsite.

### **OTHER COMMENTS**

Must comply with Model Subdivision Rules.  
Must dedicate water rights.



The street light requirement is also waived via the HEV.  
The park fees are also waived.

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

Chairwoman Izaguirre asked if the board had any questions.

Mrs. Debra Alvarez asked how far south was the property.

Mr. Alex Hernandez stated it was about 122' South of West "I" Street. He added it was south of One Mile road and Los Ebanos Road.

Mrs. Debra Alvarez mentioned Los Ebanos was not paved.

Mr. Alex Hernandez stated it is not paved but the ROW is there. He will be accessing through gravel to west "I" street.

Vice Chairman Barrera mentioned it was like the Meadow Creek Golf Course.

Mrs. Debra Alvarez asked if the applicant was going to use this property only for his home.

Mr. Alex Hernandez mentioned the applicant's ROW was currently being used as a lot. He added there was a fence on the city ROW and it would have to be removed.

Mrs. Debra Alvarez asked what would be done on the property to the south.

Ms. De Luna stated normally the applicant would have to subdivide the property and extend or make the road. She added the applicant is getting access from the surrounding properties to run water and sewer to his property. She mentioned the applicant got a written permission from a property owner to have access.

Vice Chairman Barrera mentioned the property looked like it was landlocked.

Vice Chairman Barrera asked where the applicant would drive from to his property.

Mr. Alex Hernandez confirmed he would be driving in from west "I" street and Los Ebanos.

Mrs. Debra Alvarez asked if the applicant recently purchased the property.

Mr. De Luna confirmed "yes".

Mr. Ruben Arcaute asked what lot will the applicant gain access from. He added what if the neighbor get mad at him how will he get access. He would be landlocked.

Mr. Alex Hernandez stated the access from the neighbor is for the sewer. He added the applicant would be required to record an easement for the sewer. The water service would be from west "I" Street, and his access would be from west "I" street and Los Ebanos.

Mrs. Debra Alvarez asked if his access would be at the point 40.

Ms. De Luna confirmed "yes"

Mrs. Debra Alvarez asked where the applicant proposed to put his house.

Mr. Alex Hernandez stated the applicant has not provided that information. He added the applicant was asked to provide a certificate of flood. He mentioned the applicant was not sure where to put the home since it was a lot of land but he was suggested to put as far north as possible away from the south side.

Mr. Ruben Arcaute asked what if the property is a flood zone area and the applicant decide to put animals at the property.

Mr. Alex Hernandez stated that would be okay because the property is currently zoned Agricultural.

Chairwoman Izaguirre mentioned this was only the variance to allow him to build one home.

Ms. De Luna stated it is currently allowed to put animals at that property but he would need to comply with the distance requirements which is 300' from any residential area. She added if at any point the applicant wants to do anything else with the property the property would have to be subdivided.

Mr. Alex Hernandez mentioned the Homestead Exemption Variance is only good for one year. If nothing gets done within a year the applicant would have to reapply.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Ruben Arcaute moved to approve the request as per staff's recommendation. Vice Chairman Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked Vice Chairman Barrera to take over the meeting.

**Started: 6:11 p.m.**

**Ended: 6:15 p.m.**

**Item # 3.0**

**PRELIMINARY & FINAL  
PLAT APPROVAL:**

**Tierra Linda Subdivision  
Being the 5.0 acres of Lot 26-1,  
West Addition to Sharyland Subdivision  
R-1T**

**Developer: Ferr International, LLC.**

**Engineer: M. Garcia Engineering, LLC**



## **REVIEW DATA**

Mr. Hernandez went over the write up stating that the proposed subdivision is approximately 1320' North of Mile 2 North Road along the Eastside of N. Inspiration Road. The developer is proposing 38 - Townhouse Residential lots and 1- lot for a drainage detention pond.

## **WATER**

The developer is proposing to connect from an existing 12" water line located along East side of Inspiration Road and looped thru the subdivision with a proposed 8" water line and connecting back to Gabriel Street to service to each lot. There are proposing 3 fire hydrants via direction of the Fire Marshal's office.

## **SEWER**

An internal 8" sewer line system will provide sewer service to all the lots as it ties into an existing 8" sanitary sewer line along the West side of Gabriel Street. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to **\$7,600.00** (38 Lots x \$200.00).

## **STREETS & STORM DRAINAGE**

The proposed internal street is a 32' Back to Back within a 50' Right of Way. Access will be from Inspiration Road and Gabriel Street. The proposed drainage system shall consist of 4 Inlets within the street to collect surface runoff from the lots and street. Storm Pipe is a 24" R.C.P. and will discharge into a detention pond that is a reserved (Common Detention Area) of this subdivision. The detention pond shall discharge via a 18" R.C.P. line into the existing City of Mission 36" storm drain located along Inspiration Road. Then to discharges into the Hidalgo County Drainage District #1. The City Engineer has reviewed and approved the drainage report.

## **OTHER COMMENTS**

Water District Exclusion

Escrow Park fees (38 Lots x \$500 = **\$19,000.00**)

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 & Park Fee's
2. Provide Water District Exclusion
3. Comply with all other format findings

Vice Chairman Barrera asked if the board had any questions.

There was none.

There being no discussion, Vice Chairman Barrera entertained a motion. Mr. Jason Hardisen moved to approve the request as per staff's recommendation. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.



**Started: 6:15 p.m.**

**Ended: 6:17 p.m.**

**Item # 4.0**

**PRELIMINARY & FINAL**

**PLAT APPROVAL:**

**Eduardo's Subdivision No. 24**

**A 16.92 acre tract of land, out of  
Lot 46-1, West Addition to Sharyland  
Rural ETJ**

**Developer: Las Diana's Land Development**

**Engineer: Izaguirre Engineering Group, LLC**

### **REVIEW DATA**

Mr. Hernandez went over the write up stating that the proposed subdivision is ½ mile North of West Mile 6 Road and on the Eastside of Inspiration Road. The developer is proposing 67 Single Family Residential lots.

### **WATER**

The water CCN belongs to Sharyland Water Supply Corporation. The developer is proposing to connect to an existing 6" water line located along the eastside of Inspiration Road and extending a proposed 8" water line thru the proposed subdivision to provide water service to each lot and connecting back to Inspiration Road to an existing 6" water line. There will be 4 fire hydrants to be use as filling stations.

### **SEWER**

Sanitary sewer service for this subdivision will be addressed by an internal 8" sewer line system as it ties into an existing 8" sanitary sewer line along the West side of Inspiration Road. The sewer CCN belongs to McAllen.

### **STREETS & STORM DRAINAGE**

All internal streets are 32' Back to Back within a 50' Right of Way. Access will be from Inspiration Road. The proposed drainage system shall consist of 6 Inlets within the street to collect surface runoff from the lots and street. Storm Pipes range from a 24" R.C.P., 30" R.C.P. and a 36" R.C.P. will discharge into an existing drain ditch, which is owned by the H.C.D.D. No.1. Proposing to increase the storm water runoff by excavating approximately 60,258 cubic feet of the existing Hidalgo County Drain Ditch No. 1. 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.

Vice Chairman Barrera asked if the board had any questions.

There was none.

There being no discussion, Vice Chairman Barrera entertained a motion. Mrs. Debra Alvarez moved to approve the request as per staff's recommendation. Mr. Ruben Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:17 p.m.**

**Ended: 6:19 p.m.**

**Item 5.0**

**PRELIMINARY & FINAL  
PLAT APPROVAL:**

**Eduardo's Subdivision No. 19  
A 22.03 acre tract of land, out of  
Lot 46-4 & 47-4, West Addition to Sharyland  
Rural ETJ  
Developer: Izaguirre Real Estates Holdings  
Engineer: Izaguirre Engineering Group, LLC**

**REVIEW DATA**

Mr. Hernandez went over the write up stating that the proposed subdivision is located near the Northwest Corner of West Mile 6 ½ Road and Trosper Road. The developer is proposing 85 Single Family Residential lots.

**WATER**

The water CCN belongs to Sharyland Water Supply Corporation. The developer is proposing to connect to an existing 8" water line located along Xavier Avenue and extending a proposed 8" water line thru the proposed subdivision to provide water service to each lot. There will be 5 fire hydrants to be use as filling stations.

**SEWER**

Sanitary sewer service for this subdivision will be addressed by an internal 8" sewer line system as it ties into an existing 8" sanitary sewer line along the West side of Trosper Road. The sewer CCN belongs to McAllen.

**STREETS & STORM DRAINAGE**

All internal streets are 32' Back to Back within a 50' Right of Way. Access will be from W. Mile 6 ½ Road. The proposed drainage system shall consist of 10 inlets within the street to collect surface runoff from the lots and street. Storm Pipes range from a 24" R.C.P., 36" R.C.P. and a 42" R.C.P. will discharge into an existing master development tract which flows south and outfalls to an existing H.C.D.D. No. 1 West Main III Drain Ditch. 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.

Vice Chairman Barrera asked if the board had any questions.



There was none.

There being no discussion, Vice Chairman Barrera entertained a motion. Mr. Ruben Arcaute moved to approve the request as per staff's recommendation. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:20 p.m.**

**Ended: 6:23 p.m.**

**Item # 6.0**

**PRELIMINARY & FINAL**

**PLAT APPROVAL:**

**Magnolia Park Subdivision**

**Being a 7.87 gross acre tract of land out of the  
South 10 acres of Lot 272,**

**John H. Shary Subdivision**

**R-1A**

**Developer: R.G.V. Villa Homes, LLC.**

**Engineer: B.I.G. Engineering**

**REVIEW DATA**

Mr. Hernandez went over the write up stating that the proposed subdivision is approximately ½ mile North of E. Griffin Parkway F.M. 495 along the West side of Glasscock Road. The developer is proposing 29 Large Lot Single-Family Residential.

**VARIANCE:** The developer is requesting a variance on lots depth for Lots 1-6 to be 104' instead of the required 120' based on the uniqueness of the land.

**WATER**

The developer is proposing to connect from an existing 8" water line located along East side of Glasscock Road and looped thru the subdivision with a proposed 8" water line and connecting back to an existing 8" water line on the West side of the open drain ditch to service to each lot. The developer proposes to have 3 fire hydrants via direction of the Fire Marshal's office.

**SEWER**

An internal 8" sewer line system will provide sewer service to all the lots as it ties into an existing 8" sanitary sewer line along the west side of Glasscock Road. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to **\$5,800** (29 Lots x \$200.00).

**STREETS & STORM DRAINAGE**

The proposed internal street is a 32' Back to Back within a 50' Right of Way. Access will be from Glasscock Road. The proposed drainage system shall consist of 4 Inlets within the street to collect surface runoff from the lots and street. Storm Pipe is a 24" R.C.P. and will discharge into an existing drain ditch owned and maintained by the City of Mission, which is south of the H.C.D.D. No.1 Mission Lateral. Proposing to increase the storm water runoff by excavating approximately 25,000 cubic feet of the existing City of Mission Drain Ditch to discharge into the Hidalgo County Drainage District #1. The City Engineer has reviewed and approved the drainage report.



### **OTHER COMMENTS**

Water District Exclusion

Escrow Park fees (29 Lots x \$500 = **\$14,500.00**)

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 & Park Fee's
2. Provide Water District Exclusion
3. Comply with all other format findings.

Vice Chairman Barrera asked if the board had any questions.

There was none.

There being no discussion, Vice Chairman Barrera entertained a motion. Mr. Jason Hardisen moved to approve the request as per staff's recommendation. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

### **ITEM #6.0**

### **ADJOURMENT**

There being no further items for discussion, Vice Chairman Barrera entertained a motion. Mr. Ruben Arcaute moved to adjourn the meeting. Mrs. Jason Hardisen seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:23 p.m.

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

Diana Izaguirre, Chairwoman  
Planning and Zoning Commission