

**PLANNING AND ZONING COMMISSION
AUGUST 25, 2021
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Ruben Arcaute
Diana Izaguirre
Raquenel Austin
Jasen Hardison
Debra Alvarez

P&Z ABSENT

Hector Moreno
Javier Barrera
Belinda DeForest

STAFF PRESENT

Susana De Luna
Alex Hernandez
Irasema Dimas
Jessica Munoz
Abel Bocanegra
JP Terrazas

GUESTS PRESENT

Eduardo Martinez
Eleazar Chavero
Eduardo Rodriguez
Lisbeth Sesatty
Miguel Kamel
Kelly Heller
Frederik Mooij
Homer G
Mission PW
Victor Trevino
Kenneth Jones
Edgar iPhone
Mariano Garcia

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:36 p.m.

CITIZENS PARTICIPATION

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

There was none.

APPROVAL OF MINUTES FOR JUNE 23, 2021

Chairwomen Izaguirre asked if there were any corrections to the minutes for August 11, 2021. Mr. Ruben Arcaute moved to approve the minutes as presented. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:39 p.m.

Item #1.1

Rezoning: A 17.95 acre tract of land, more or less,
out of Lot 11-1, West Addition to Sharyland
AO-I to P
Union Design Developers, LP

Ms. De Luna went over the write-up stating that site was located approximately 1.2 mile north of Military Parkway along the east side of Inspiration Road.

SURROUNDING ZONES: N: PUD(R-1) – Planned Unit Development (Single Family Residential)

E: AO-I – Agricultural Open Interim
W: PUD – Planned Unit Development
S: Outside City Limits

EXISTING LAND USES:

N: Single Family Residential
E: Mission Main Canal/Hike & Bike Trail
W: Rio Grande Veterans Cemetery
S: Vacant
Site: Vacant/Single Family Residential

FLUM: Low Density Residential (LD)

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

RECOMMENDATION: Staff is recommending approval.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:39 p.m.

Ended: 5:41 p.m.

Item #1.2

Rezoning:

**All of Lot 10, Block 106,
Original Townsite Subdivision
R-1 to C-3
Lisseth Sesatty**

Ms. De Luna went over the write-up stating that site was located near the southwest corner of Doherty Avenue & Leo Najo Street along the west side of Doherty Avenue.

SURROUNDING ZONES:

N: R-1 – Single Family Residential
E: R-1 – Single Family Residential
W: C-3 – General Business
S: R-1 – Single Family Residential

EXISTING LAND USES:

N: Vacant lot (Storage)
E: Church & Parking area
W: Vacant
S: Residential Home
Site: Vacant

FLUM: General Commercial (GC)

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

RECOMMENDATION: Staff is recommending approval.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:41 p.m.

Ended: 5:42 p.m.

Item #1.3

Rezoning: All of Lots 11, 12, and 13,
of Ala Blanca Subdivision
R-1 to C-3
Lisseth Sesatty

Ms. De Luna went over the write-up stating that site was located 305ft. north of E. Paloma Street and w. Expressway 83. Along the south side of W. Expressway 83.

SURROUNDING ZONES:	N:	C-3	– General Business
	E:	R-1	– Single Family Residential
	W:	C-3	– General Business
	S:	R-1	– Single Family Residential

EXISTING LAND USES:	N:	Commercial
	E:	Residential
	W:	Commercial
	S:	Residential
	Site:	Vacant

FLUM: General Commercial (GC)

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

RECOMMENDATION: Staff is recommending approval.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:42 p.m.

Ended: 5:43 p.m.

Item #1.4

Rezoning:

**A 10.00 acre tract out of
Lot 30-10, West Addition to
Sharyland Subdivision
AO-I to R-1A
R.A.M. R.G.V. Inc.**

Ms. De Luna went over the write-up stating that site was located ½ mile north of E. Mile 2 Road on N. Bryan Road. Along the west side of N. Bryan Road.

SURROUNDING ZONES:

N:	AO-I	– Agricultural Open Interim
E:	AO-I	– Agricultural Open Interim
W:	AO-I	– Agricultural Open Interim
S:	AO-I	– Agricultural Open Interim

EXISTING LAND USES:

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

FLUM:

Lower Density Residential (LDA)

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

RECOMMENDATION: Staff is recommending approval.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Raquene Austin 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: 5:43 p.m.

Ended: 5:45 p.m.

Item #1.5

Conditional Use Permit:
Renewal

**Sale & On-Site Consumption of Alcoholic
Beverages – Renee's of Sharyland**

2600 E. Griffin Parkway

**Being a 1.04 acre tract of land out of the
West 100' of the North 456' out of Lot 246,
John H. Shary Subdivision**

C-3

ReneesBistro, LLC

Ms. De Luna went over the write-up stating that site was located between Hackberry Avenue and Taylor Road along the south side of Griffin Parkway (F.M. 495). Renee's of Sharyland has been in operation at this location since 2000. In addition to the restaurant, the site has a coffee shop, a boutique, a nail & hair salon, and a spa. This CUP was last approved on March 28, 2018 for a period of 2 years. The applicant would like to renew his conditional use permit.

- **Hours of Operation:** Monday & Sunday from 8am – 3 pm, Tuesday- Thursday from 8am - 3pm & 6pm -9:30pm, and Friday & Saturday from 8am - 3pm & 6pm – 11pm
- **Staff:** 6 employees in bistro restaurant
- **Parking:** The subject site has a total of 66 total seating spaces, which require parking spaces (66 seats/1 space for every 3 seats = 22 parking spaces). It is noted that this location has 43 parking spaces which exceeds code.
- **Sale of Alcohol:** The existing restaurant includes a 'bar' component. Section 1.56 (3a) of the Zoning code requires a minimum separation of 300' from the *property line* of any churches, schools, publicly owned property, and residences. There are none of these land uses within the above radius (measured *door to door* for church or hospital; measured *lot line to lot line* for schools.)

RECOMMENDATION:

Staff recommends approval for a period of 2 years at which time their CUP and new TABC License will need to be renewed.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:45 p.m.

Ended: 5:47 p.m.

Item #1.6

**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
Daisy A. Vela**

Ms. De Luna went over the write-up stating that the site was located 500' west of Inspiration Road along the south side of 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. This CUP was last approved on May 13, 2019 up until 1/23/21 at which time the applicant needed to renew his TABC license. The applicant would like to renew his conditional use permit for the Sale & On-Site Consumption of Alcoholic Beverages.

- **Hours of operation:** The business will be open on Fridays & Sundays from 6p.m. to 12a.m. & Saturdays from 6p.m. to 1a.m.
- **Staff:** 2 employees (Catering company hire their own employees)
- **Parking:** In viewing the floor plan 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. Staff does not believe that there will be any complaints regarding the number of parking.
- **Landscaping:** Landscaping meets code.

REVIEW COMMENTS: In viewing the location map, there are single family residences located within three-hundred feet (300') to the south of the business. The City's Alcohol Beverage and Zoning Code states the following:

The property line of the lot of any of the above-mentioned businesses, especially those businesses which have late hours must be at least 300 feet from the nearest residence, church, school or publicly owned property, or must provide sufficient buffering and sound insulation of the building such that the business is visible and cannot be heard from such structure or areas, and must be designed to prevent disruption of the character of adjacent residential areas.

The planning and zoning commission may, under extenuating or special circumstances unique to the site or event, recommend waiver of the 300-foot requirement on a temporary or permanent basis to the city council who shall have the ultimate decision on the matter.

Notices were mailed to property owners within a 200' radius of the site. As of the date of this write-up, the Planning Department has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to a 2 year re-evaluation at which time they would need to renew their CUP and TABC License, and waiver of 300' separation requirement to Residential Neighborhoods.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:47 p.m.

Ended: 5:49 p.m.

Item #1.7

**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 that the site was located 500' west of Inspiration Road along the south side of Griffin Parkway. The building is currently being used as a Banquet/Party Hall for such activities as weddings, reunions, birthday parties, seminars, etc. This business has been in operation since June 11, 2014. This CUP was last approved on May 13, 2019 for a period of 2 years. The applicant has operated for the past 7 years without any complaints or incidents reported. He would like to renew his conditional use permit for the Sale & On-Site Consumption of Alcoholic Beverages.

- **Hours of Operation:** Friday & Sunday from 6 pm to 12 am, and Saturday from 6 pm to 1 am
- **Staff:** 2 employees (Catering company hire their own employees)
- **Parking:** In viewing the floor plan 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:** Applicant would need to add or maintain existing landscaping.

REVIEW COMMENTS: In viewing the location map, there are single family residences located within three-hundred feet (300') to the south of the business. The City's Alcohol Beverage and Zoning Code states the following:

The property line of the lot of any of the above-mentioned businesses, especially those businesses which have late hours must be at least 300 feet from the nearest residence, church, school or publicly owned property, or must provide sufficient buffering and sound insulation of the building such that the business is visible and cannot be heard from such structure or areas, and must be designed to prevent disruption of the character of adjacent residential areas.

The planning and zoning commission may, under extenuating or special circumstances unique to the site or event, recommend waiver of the 300-foot requirement on a temporary or permanent basis to the city council who shall have the ultimate decision on the matter.

For the most part this proposal should not be a major concern, since this site has been used as an event center for several years without incident.

RECOMMENDATION: Staff recommends approval subject to waiver of 300' separation requirement to Residential Neighborhoods and CUP to be valid for a period of two years at which time the applicants TABC license will need to be renewed.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:49 p.m.

Ended: 5:51 p.m.

Item #1.8

**Conditional Use Permit
Renewal:**

**To Keep a Portable Building -
Auto Sales Office Use
2118 W. Mile Road
Being the South 3.86 acres of Lot 22,
New Caledonia Subdivision
C-3
Eleazar Chavero**

Ms. De Luna went over the write-up stating that the site was located near the NE corner of Moorefield Road and West Mile 3 Road. The almost 4-acre commercial was annexed by the City in 2014. This property has operated as an auto mechanic shop and used car lot since the early 90's. The applicant has a 24' x 16' portable building on block piers that is being used as an office for the sale of used autos.

- **Hours of Operation:** Monday – Friday 8 a.m. to 6 p.m. & Saturday from 10:00 a.m. to 2:00 p.m.
- **Staff:** 1 employee
- **Parking:** 4 parking spaces are required for this business. The applicant will be resurfacing and restriping parking lot to meet code.
- **Landscaping & Lighting:** The used car lot has some landscaping along the frontage to Mile 3 Road.

REVIEW COMMENTS: With regards to this site, it appears that the portable building was constructed onsite. This property is also commercially zoned. Staff does not foresee any problems with the office and business proposal.

RECOMMENDATION: Staff recommends approval for 1 year to continue to assess this business.

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

There was no response.

Chairwoman Izaguirre asked if the board had any questions.

There was no response.

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

Started: 5:51 p.m.

Ended: 5:52 p.m.

Item #2.0

**Preliminary & Final
Plat Approval:**

**Bryan Pointe Subdivision Phase II
Being a 4.271 acres tract of land out of Lot 18-11,
of the West Addition to Sharyland Subdivision
R-2
Developer: Mario Rodriguez
Engineer: Rio Delta Engineering**

Ms. De Luna went over the write-up stating that the site was located 655 ft. East from the intersection of E. 1st. Street and Bryan Road along the south side of E 1st Street. The developer is proposing (11) eleven Duplex – Fourplex Residential lots.

WATER

The developer shall connect to an existing 8" water line located along the south side of E. 1st St. An 8" water main will extend to and thru the subdivision and provide a 2" water service to each lot. There will be 2 proposed fire hydrants as via direction of the Fire Marshal's office.

SEWER

Sanitary sewer service for this subdivision will tie into an existing manhole located on the SE corner of Tract 2 Bryan Pointe Subdivision. Ph 1. The sewer line will start from the SW corner of Lot 7 and run within the utility easements and collect from each lot thru a 4" stub out into the proposed 8" sewer main.

The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$2,200 (\$200.00 x 11Lots).

STREETS & STORM DRAINAGE

The subdivision will have accesses from E. 1st Street. The proposed streets will be 32' Back to Back within a 50' Right of Way. Each street runoff will be collected by a storm system consisting of 2 TYPE "A" inlets with 24" R.C.P. pipes. The runoff will be collected by an onsite detention

pond located at the southwest corner of this subdivision and discharge with an 18" bleeder into the existing City storm sewer. The required detention for a 50-year frequency storm event for this development is 0.54 acre feet (23,630 CF). The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

Escrow Park fees (11 Lots x \$500 = 5,500.00)

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 Fee's
2. Provide Water District Exclusion

Chairwoman Izaguirre asked if the board had any questions.

There were none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Debra Alvarez moved to approve the subdivision as presented. Mrs. Raquenel Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:52 p.m.

Ended: 5:54 p.m.

Item #2.1

Preliminary & Final

Plat Approval:

Inspiration Cove Subdivision

Being a 5.0 acre tract of land out of Lot 29-1

West Addition to Sharyland Subdivision

R-2

Developer: Rosie Balli Dunn

Engineer: R.O. Engineering, PLLC

Ms. De Luna went over the write-up stating that the site was located 280ft north from the Intersection of W. Mile 2 Road and N. Inspiration Road along the east side of Inspiration Road. The developer is proposing (16) sixteen Duplex-Fourplex Residential lots

WATER

The developer is proposing to connect from an existing 8" water line located along east side of Edgewood Drive too and thru with a proposed 8" water line to service to each lot and connecting to an existing 12" water line at the north side of W. Mile 2 Road. There are proposing 2 fire hydrants as 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 east side of N. Inspiration Road. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$3,200.00 (\$200.00 x 16Lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 32' Back to Back within a 50' Right of Way. Access will be from N. Inspiration Road. The proposed drainage system shall be detained on-site in a proposed swale within 20ft utility and drainage easement dedicated by the subdivision and discharged via an 18" R.C.P. storm line to a new storm manhole then to a 8" PVC bleeder line tie onto an existing City of Mission 24" R.C.P. storm drain line located on the north Right-of -Way of W. Mile 2 Road existing 24" R.C.P. storm drainage line leads to an Outfall that drains into an existing City of Mission Drain Ditch. 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 (16 Lots x \$500 = 8,000.00)

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. Provide Water District Exclusion
3. Comply with all other format findings.

Chairwoman Izaguirre asked if the board had any questions.

There were none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Ruben Arcaute moved to approve the subdivision as presented. Mrs. Raquene Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:54 p.m.

Ended: 6:09 p.m.

Item #2.2

Preliminary & Final

Plat Approval:

Lantana Landing Subdivision

**Being a 14.00 acre tract of land, same being
Out of and forming part or portion of lot 31-3,
and 20.00 acres tract of land out of Lots 45&46,
of Bellwoods Company Subdivision "D"**

AO-I (R-1 Proposed)

Developer: Fortis Land Company, LLC

Engineer: Rio Delta Engineering

Ms. De Luna went over the write-up stating that the site was located on the west side of Trospen Road. 1/4 of a mile south of W. Mile 3 Rd. The developer is proposing (163) one hundred sixty-three single family residential lots. The developer is requesting a variance on lot Width 60ft internal lots to have 54ft. and to have 3 lots under the 6,000.00 sq. ft. Also requesting a variance on lot width 65ft external lots to 60ft. and to have 7 lots under the 7,000.00 sq. ft. — see plat for actual dimensions, square footages, and land uses. — see plat for actual dimensions, square footages, and land uses.

WATER

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

SEWER

The sanitary sewer line will connect to an existing 8" line along and within the east R.O.W of Troser Rd. A proposed 8" Sanitary Sewer main will run through the subdivision and collect from each lot through a 4" front and center stub out service. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$32,600.00 (\$200.00 x 163 Lots).

STREETS & STORM DRAINAGE

The subdivision will have 2 accesses each from Troser Rd. The proposed streets will be 32' Back-to-Back within a 50' Right of Way. Each street runoff will be collected by a storm system consisting of 24" pipes and 22 type "A" inlets. The runoff will be collected by an onsite detention pond located at the south side of this project and will extend a 36" R.C.P. storm pipe south along the west side of Troser Rd to discharge into the existing City storm sewer network. The required detention for a 50-year frequency storm event for this development is 4.096-acre feet (178,435 CF). The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

Escrow Park fees (163 Lots x \$500 = 81,500.00)

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 Fee's
2. Provide Water District Exclusion
3. Denial of all variances

Chairwoman Izaguirre asked if the board had any questions.

Mr. Ivan Garcia representing the Developer for this subdivision, stated that the reason for the variance was that the geometry of the property was not the typical geometry. The geometry does not allow us to add another street, because it is irregular and does not meet standard dimensions. He added that they were requesting a variance on the lot frontage but the depts are longer then the typical lots. He stated that basically what they were lacking on the frontage they were compensating on the length of the lots.

Chairwoman Izaguirre stated that if they were compensating, then they wouldn't need a variance.

Eduardo Rodriguez stated they used the same development plan that they used in 5 Mile Line and Taylor Road which belonged to the City of McAllen and it worked perfectly fine. He added they were trying to use the same concept in order to build good affordable homes. He stated that they tried to use Mountain View Subdivision concept as well since it worked here in Mission but the only downfall that it took almost 10 years to sell all the lots. He added that they believe that there was no market for 300K homes but for a 200k. He mentioned that the city has good ordinances but in order for developers to comply with them than the houses wouldn't be affordable. He stated that if the lots get more expensive they might not be able to sell them.

After more discussion about the market value and lot size. Mr. Rodriguez asked what was the intent of the Ordinance.

Ms. De Luna replied to regulate the number of lots and sizes

Chairwoman Izaguirre asked Mr. JP Terrazas if the city was ok with a 24' drainage line for the whole subdivision.

Mr. JP Terrazas replied that the city is requesting a 24" pipe line then it will turn into a 36" line.

Mr. Ivan Garcia stated that the new drainage plan showing the 36" line.

After more discussion, Chairwoman Izaguirre entertained a motion. Mrs. Debra Alvarez moved to approve the subdivision but deny the variances. Mr. Ruben Arcaute seconded the motion. Upon a vote, the motion to approve passed unanimously.

Started: 6:09 p.m.

Ended: 6:11 p.m.

Item #2.3

Preliminary & Final

Plat Approval:

Stablewood Subdivision

**Being a 2.371 acre tract of land situated on
Lot 256, John H. Shary Subdivision
R-1T**

Developer: Skyline View Properties, LLC

Engineer: M. Garcia Engineering

Ms. De Luna went over the write-up stating that the site was located 390ft north from the Intersection of E. Griffin Parkway and N. Taylor Road. The developer is proposing (24) Twenty-Four Townhouse Residential lots.

WATER

The developer is proposing to connect from an existing 8" water line located along west side of N. Taylor Road too and thru with a proposed 8" water line to service to each lot and connecting to an existing 8" water line at the west side of the property. There are proposing 2 fire hydrants as 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 proposed subdivision. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$4,800.00 (\$200.00 x 24Lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 32' Back to Back within a 50' Right of Way. Access will be from N. Taylor Road. The proposed drainage system shall consist of 3 Inlets within the street to collect surface runoff from the lots and streets. Storm Pipes is a 24" R.C.P. and will discharge into (2) two proposed detention pond along the east side of this subdivision. The detention ponds shall discharge via an 24inch storm drain and installing a 15inch bleeder line to an existing City of Mission 36" storm drain located along the west side of N. Taylor 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 (24 Lots x \$500 = 12,00.00)

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. Provide Water District Exclusion
3. Comply with all other format finding

Chairwoman Izaguirre asked if the board had any questions.

There were none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Debra Alvarez moved to approve the subdivision as presented. Mr. Ruben Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:11 p.m.

Ended: 6:13 p.m.

Item #2.4

Preliminary & Final

Plat Approval:

New Quest Gateway Subdivision

Being a 11.379 acre tract being all of

Lot 1, Mission K. Mart Subdivision

C-3

Developer: Jay K. Sears, Manager

Engineer: Melden & Hunt, Inc.

Ms. De Luna went over the write-up stating that the site was located at the northeast corner of E. Expressway 83 and S. Bryan Road. The developer is proposing (4) Four General Business lots

WATER

The developer is proposing to connect from an existing 8" water line located along east side of Edgewood Drive too and thru with a proposed 8" water line to service to each lot and connecting to an existing 12" water line at the north side of W. Mile 2 Road. There are proposing 2 fire hydrants as 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 east side of N. Inspiration Road. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$3,200.00 (\$200.00 x 16Lots).

STREETS & STORM DRAINAGE

The proposed drainage for this subdivision shall consist of surface runoff from the proposed buildings to the existing/proposed parking areas and collected by type C-C inlets located at key points within the parking lot. The pipe size diameters shall range from 24" to 36". The proposed storm system shall discharge into existing detention ponds along the east boundary of the site

which discharge with a 24" storm pipe and into City of Mission existing drain ditch which flows south into the Hidalgo County Mission Inlet. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

Must Comply with all other format findings

RECOMMENDATION

Staff recommends approval subject to:

1. Comply with all other format findings.

Chairwoman Izaguirre asked if the board had any questions.

There were none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Ruben Arcaute moved to approve the subdivision as presented. Mr. Jasen Hardison seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #3.0

ADJOURNMENT

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mrs. Debra Alvarez moved to adjourn the meeting. Mr. Raquenel Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:13 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission