

**PLANNING AND ZONING COMMISSION
JANUARY 25, 2017
CITY HALL'S COUNCIL CHAMBERS @ 5:00 P.M.**

P&Z PRESENT

Ned Sheats
John Guerra
Marisela Marin
Carlos Lopez
Diana Izaguirre

P&Z ABSENT

Julio Cerda
Jaime Gutierrez

STAFF PRESENT

Jaime Acevedo
Virgil Gonzalez
Susana De Luna
Joel Chapa

GUESTS PRESENT

Arturo Chapa
Maxilou Link
Omar Guevara
Randy Winston, P.E.
Michael S. McCleary
Carlos S. Lugo
Jose A. Villescascas
Maria Saldivar
Tim Lang
Richard Manley

CALL TO ORDER

Chairman Ned Sheats called the meeting to order at 5:03 p.m.

CITIZENS PARTICIPATION

Chairman Sheats asked if there was any citizen's participation.

There was none.

APPROVAL OF MINUTES FOR JANUARY 11, 2017

Chairman Sheats asked if there were any corrections to the minutes for January 11, 2017. Mr. Carlos Lopez moved to approve the minutes as corrected. Ms. Diana Izaguirre seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:04 p.m.

Ended: 5:04 p.m.

Item #1.1

Election of Chairman & Vice-Chairman

Mr. Jaime Acevedo stated that it was common procedure to elect a Chairman and a Vice-Chairman every year.

Chairman Ned Sheats asked if there were any nominations.

Mrs. Marisela Marin stated that he would like to nominate Mr. Ned Sheats for Chairman and Dr. John Guerra as Vice-Chairman.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin made a motion to nominate Mr. Ned Sheats as Chairman and Dr. John Guerra as Vice-Chairman. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:05 p.m.

Ended: 5:20 p.m.

Item #1.2

**Rezoning: 8.50 acres of land out of Lot 202,
John H. Shary Subdivision
C-1 & AO-I to R-3
Tejas Housing Group**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located near the SE corner of Business Highway 83 and San Antonio Street. The irregular lot measures totals 8.5 acres, if approved the land will be need to be subdivided prior to any construction.

SURROUNDING ZONES:	N:	C-4 & R-3	Heavy Commercial & Multi Family Residential
	E:	C-4, AO-I & R-4	Heavy Commercial, Agricultural, & Mobile & Modular Home
	W:	R-1T, R-1 & R-3	Townhouse Residential, Single Family Residential & Multi-Family Residential
	S:	R-1	Single Family Residential

EXISTING LAND USES:	N:	Mixed Uses (Commercial and Multi-Family)
	E:	Mixed Uses (Commercial, Mobile Home, Agriculture)
	W:	Mixed Uses (Commercial, Multi-Family, Single Family)
	S:	Residential
	Site:	Vacant

FLUM: General Commercial (GC) & Moderate Density Residential (MD)

REVIEW COMMENTS: The land uses reflect the zonings shown above. The Future Land Use Map reflects both a General Commercial (GC) on the northern half of the lot and a Moderate Density Residential (MD) land use on the south half of the lot. However, when viewing the site's depth and the existing C-4 zone, R-3 is not an unexpected land use plus perhaps a better neighbor to the R-3 and R-1T communities than a commercial use.

RECOMMENDATION: Approval.

Chairman Sheats stated that he recalls in the past when they have tried to rezone any property in this area it has always been turned down and there has been neighboring opposition what has changed since then.

Mr. Acevedo stated that in the past some of the people have tried to rezone the property along San Antonio to R-2 (duplex-fourplex) and R-3 (multi-family residential) and we had seen some residents come in opposition due to flooding issues in the area. However, the City has installed some drainage improvements. Mr. Acevedo mentioned that they have installed 24" drain lines to help with that concern that the residents had. Although we haven't had any strong rains to test the system that is now in place but there is currently something in place to help alleviate the neighborhoods concerns.

Chairman Sheats asked if the applicant or representative were present.

Mr. Tim Lang from Tejas Housing Group out of Austin, Texas was present to address any questions from the Board.

Chairman Sheats asked Mr. Lang what were the plans for this area.

Mr. Lang stated that they were proposing 104 units of 1, 2, and 3 bedroom apartment rental community. He mentioned that they are 8 separate buildings that would have on-site amenities, maintenance, management, and community center that would house the leasing office. Mr. Lang stated that the southernmost portion of land has been designated as an area for detention so there won't be any buildings in that area which would further help to alleviate the flooding issues in the past.

Chairman Sheats mentioned that this would be some sort of a buffer to the R-1A properties to the south.

Mr. Lang replied, "Yes".

Chairman Sheats asked if this was going to be a gated or open.

Mr. Lang stated that they are proposing to have full perimeter fencing, security gate access, and all access would be off of Business 83. He added that there would be no ingress or egress onto either San Antonio or neighborhood to the south.

Chairman Sheats asked if there was any public opposition to the request.

Mrs. Maria Saldivar who resides at 509 San Antonio Street stated that there was a concern in regards to the drainage although the City did install some drainage recently. She mentioned that for the little rain that they have received she has seen that the drainage lines have not been working properly. She added that the dirt is caving in and cracking. Mrs. Saldivar mentioned that she did not bring any pictures but had some on her cell phone that she could provide to the Board. Mrs. Saldivar stated that currently she was working with the City in regards to the drainage for the multi-family that was been constructed because it's going to affect everyone else around them including them, Lemon Tree, and the other senior citizen residential areas. Mrs. Saldivar stated that her concern now was more for the drainage problems. Mrs. Saldivar mentioned that the last time she was before the P&Z Board she had a video of the flooding that they get in their area and to her even if

they are proposing a detention area within their property for the water to go is still a big concern for her.

Mr. Mike McCleary stated that his wife Teresa and he own lots 6, 8, and 10, which is to the south west of the proposed site off of San Antonio. He mentioned that they lived on 506 San Antonio Street. Mr. McCleary stated that they were having problems with the drainage but the drainage improvements that the City has made have really helped them during the last rains storms on their side. He mentioned that he was really grateful to the City for the new drainage improvements. Mr. McCleary added that he was also very grateful that the access to the units would be off of Business 83 and not off of San Antonio because he already had the people from the apartments and surrounding restaurants park on the street which does create a problem.

Chairman Sheats stated that unfortunately he could not hold up on a rezoning application based on the zoning because of drainage concerns which could be easily addressed during the subdivision stage.

Mr. McCleary stated that he understood and was grateful of the drainage improvements.

Mr. Jaime Acevedo stated that the City Engineer J.P. Terrazas was working on providing a solution because Mrs. Saldivar is correct is saying that she get all the excess water from both subdivision on both sides of the streets because Aladdin Villas does have an inlet but it is too small of an inlet. He added that they are aware of the problem and they are working on getting a solution for it.

Chairman Sheats asked if it was retention or detention.

Ms. Diana Izaguirre stated that it was detention because the County is not approving any retention.

Chairman Sheats stated that he was glad staff was taken care of the traffic control and drainage issues.

There being no further discussion, Chairman Sheats entertained a motion. Ms. Diana Izaguirre moved to approve the rezoning as per staff's recommendation. Mrs. Marisela Marin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:20 p.m.

Ended: 5:20 p.m.

Item #1.3

Rezoning:

**Lot 9, Glenwood Subdivision
R-1 to C-3
Carlos S. Lugo**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located at the SE corner of Helen Ave and East Griffin Parkway. The site measures 118' X 170.11' which equates to 20,073 sq. ft.

SURROUNDING ZONES: N: AO-1 - Agricultural Open Interim
E: R-1 - Single Family Residential
W: C-3 - General Business
S: R-1 - Single Family Residential

LAND USES: The surrounding land uses consist of commercial plazas to the west, open acreage to the north and east, and single family homes to the south.

FLUM: The Future Land Use Map reflects a General Commercial (GC) designation for these series of lots.

REVIEW COMMENTS: Staff does not object to the proposed re-zone to C-3 due to the following:

- The proposed C-3 request is directly consistent with the FLUM;
- The C-3 request is consistent to the surrounding land uses and zones;
- The property has frontage along a widened Griffin Parkway (a 100' ROW State Road) as its primary access making it very appealing for commercial use.

RECOMMENDATION: Staff recommends approval.

Chairman Sheats asked if the applicant or representative were present.

Mr. Carlos S. Lugo was present to address any questions from the Board.

Chairman Sheats asked Mr. Lugo what plans he had for this property.

Mr. Lugo stated that currently he didn't have any plans for this property but since it was being taxed as commercial he decided to rezone the property.

Chairman Sheats asked if there was any public opposition to the request.

There was no response.

There being no discussion, Chairman Sheats entertained a motion. Mr. Carlos Lopez moved to approve the rezoning as per staff's recommendation. Dr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:21 p.m.

Ended: 5:27 p.m.

Item #1.4

Conditional Use Permit: The Complimentary Offering of Alcoholic Beverages for On-Site Consumption for

**Social and/or Cultural Events
921 E. 12th Street
Lot 1, Mission Library Subdivision
R-2
Upper Valley Art League c/o Maxilou Link**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located on the NE corner of Kika de la Garza and 12th Street. The aerial of the site reflects the common parking spaces that serve the facility. Ordinance #3436 permits civic organizations to request such CUPs from city-owned buildings where complimentary alcoholic drinks will be offered (not sold) during a social/cultural event. CUP last approved on 2-26-16, P&Z voted to approve a request by the UVAL for the offering of alcoholic beverages for 1 year. UVAL is now requesting a renewal for another year that would allow the serving of complimentary alcoholic beverages during Art events for the 2017 calendar year. All events are scheduled from 7:00p.m. to 9:00p.m.

REVIEW COMMENTS: It appears that the 2016 social events occurred with no incidents. UVAL firmly attests that they are very watchful of how much the patrons are responsibly served, and intend to have continued vigilance at their social exhibit events.

RECOMMENDATION: Staff recommends approval for 3 years.

Chairman Sheats asked if the applicant or representative were present.

Mrs. Maxilou Link who is the president of the Upper Valley Art League stated that they have been there for 11 years with no problems. She added that all they serve is wine which is mostly donated and they are very particular about not serving it while they are kids or college teens. She stated that she would greatly appreciate it if the Board would consider the 3 year approval.

Chairman Sheats asked if there was any public opposition to the request.

There was no response.

There being no discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the conditional use permit as per staff's recommendation. Ms. Diana Izaguirre seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:27 p.m.

Ended: 5:35 p.m.

Item #1.5

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic
Beverages – Clarion Inn & Suites
3700 Plantation Grove Blvd.
Lot 2, Sharyland Plantation Grove
Hotel/Bungalow Subdivision**

**PUD
Clarion Inn & Suites**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located on the SW corner of Plantation Grove Blvd. and Santa Lorena. In 2016 Choice Hotel Partners renovated their dining/bar area and obtained a CUP for the sale of alcohol on April 27, 2016. They have been in operation for nearly 1 year without any incidents. Clarion Inn and Suites is now requesting to open their dining/bar area to the general public in addition to their guests.

- **Parking:** There are currently several existing parking spaces shared with the various businesses along Plantation Grove Blvd. – see aerial. The applicant is proposing to utilize the majority of their on-site parking spaces but has the flexibility of using additional parking available along Plantation Grove Blvd. There are a total of 331 total parking spaces held in common.
- **Hours of Operation:** The hours of operation will be from Monday thru Thursday from 5:00 p.m. to 11:00 p.m. and Friday and Saturday from 5:00 p.m. to 12:00 a.m. and closed on Sunday.
- **Sale of Alcohol:** Such uses need to be 300' from residential uses. There are some apartments within this radius (Las Misiones Apartments); thus a waiver of the separation requirement needs consideration.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes prior to obtaining a business license, inclusive of drainage requirements, fire sprinkler system, etc.

RECOMMENDATION: Staff recommends approval subject to: 1) CUP to be valid from now until September 6, 2018 at which time their TABC license expires; 2) No objection to a waiver of 300' separation requirement from the Las Misiones Apartments; and 3) Must continue to comply with all Building, Fire, and Health Codes.

Mr. Jaime Acevedo mentioned that staff did receive one letter in opposition of an abutting neighbor.

Chairman Sheats asked if the applicant or representative were present.

Mr. Omar Guevara stated that he was the General Manager for the Clarion Inn & Suites who's located at 3700 Plantation Grove Blvd. He mentioned that the lounge is incredible small they have about 20 seats. Mr. Guevara stated that this would be a neighboring bar it would not become like the bars on 17th Street in McAllen. Mr. Guevara stated that they cater to the some of the businesses in the area and actually the hours of operation were Monday – Friday from 5 p.m. to 9 p.m. and Friday – Saturday from 5 p.m. to 11 p.m. He added that they had a TABC certified bartender and they offer hamburgers, wings, pizza it is a bistro type menu. Mr. Guevara stated that some folks stop by on their way home to grab a bite to eat and a couple of adult beverages and move on. He added that this was not going to be a loud obnoxious place and had no plans on having any live music.

Chairman Sheats asked if there was any public opposition to the request.

There was no response.

Mrs. Marin asked where Mayfair Properties is in association with the proposed site.

Mr. Acevedo stated that it was going to be on the north side of Plantation Blvd. based on the address it could be Lot 1 or 2.

Mrs. Marin stated that there were other restaurants in the area that sell alcohol like Evera's.

Mr. Guevera stated that Evera's had shut down and the other restaurant that might sell alcohol was Tortas Del Jack.

Mr. Acevedo stated that Tortas Del Jack had a conditional use permit for the sale and on-site consumption of alcohol.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the conditional use permit as per staff's recommendation. Ms. Diana Izaguirre seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:35 p.m.

Ended: 5:44 p.m.

Item #1.6

Conditional Use Permit:

**The Installation of a 130' wireless communications Facility with associates ground equipment in an Enclosed 50' x 50' leased area
201-A S. Mayberry Road
A tract of land containing 1.90 acres out of Lot 17-9, West Addition to Sharyland
P (Public)
Eco-Site (T-Mobile)**

Mr. Jaime Acevedo went over the write-up stating that the property is located 300' north of U.S. Expressway 83 along the west side of Mayberry. Eco-Site (T-Mobile) is proposing to lease a 50' x 50' (2,500 sq. ft.) area located to the NE corner of the property to install a 130' monopole in order to provide better wireless service to its customers. The area will be fenced in and have an access easement from Mayberry Road to the leased area. A 10' x 15' equipment platform is proposed within the leased area as well.

REVIEW COMMENTS:

In speaking to the applicant, they are requesting consideration to not landscape the lease area since it is setback over 600' from Mayberry Road. There are residences and a city park that would buffer the area where the monopole is proposed. Since it is proposed to be located so far off of Mayberry Road, staff would not object to this proposal.

RECOMMENDATION: Staff recommends approval of the CUP for life of use subject to: 1) No landscaping required, 2) Must install an 8' opaque fence around the lease area, 3) Must allow for co-location by others and, 4) the CUP shall not be transferable to others.

Chairman Sheats asked if the applicant or representative were present.

Representing T-Mobile, Mr. Richard Manley was present to address any questions from the Board.

Chairman Sheats asked where was the base of the tower going to be.

Mr. Manley stated that it would be on the northeast corner of the leased area.

Chairman Sheats stated that he would not approve it at that location because if it would 130' into people's properties and if it would ever fall down it would be into the walking trail, baseball field or the dealership. He added that someone might get hurt.

Mr. Manley replied, "Okay".

Mr. Acevedo stated that one of the reasons they decided to place it in that location is because the City is going to utilize this area for a soccer field.

Chairman Sheats stated that it was fine but he didn't want something planted in the middle of the people they might get hurt and he understand it might be one in a million but he has witness taken towers down twice and normally they go straight down but they don't fall apart into small little pieces.

Ms. Izaguirre suggested the northwest corner.

Chairman Sheats stated that he would consider that location more suitable.

Mr. Manley stated that this would be a monopole tower there would be no wires.

Chairman Sheats stated that to him it would not make any difference.

Ms. Izaguirre asked if they provided any pictures of what it would look like.

Mr. Acevedo provided an exhibit of the tower to the Board.

Mrs. Marin asked Chairman Sheats if his recommendation was to place it anywhere within the red line on the exhibit.

Chairman Sheats stated that it would have to be 130' in for the north boundary and 130' in from the east boundary.

Mr. Acevedo stated that if that was going to be the Board's recommendation then he would rather 'tabling' the item because they had worked really hard with the City Attorneys just to come up with a location and any deviation from that location would probably need to go back to the drawing board.

Chairman Sheats stated that he believes it needs to go back and find an alternative location so that if that antenna ever goes it is not going to fall near the people.

Ms. Izaguirre asked if they had seen the antenna that was recently installed in one of the trailer parks.

Mr. Acevedo stated that recently the Board had approved a similar tower for Verizon he just didn't recall the specific location.

Chairman Sheats stated that if this was the only possible location that they could put it in the City then it would be okay but he would rather they consider an alternative location.

Mr. Manley stated that the reason they were considering this location was because they have very poor reception and we have agents who go out and look for possible locations and this was the area more suitable for the tower.

Chairman Sheats stated that he understands and it is going to get harder and harder.

Ms. Izaguirre asked if it was going to be aluminum.

Mr. Manley stated that it would be galvanized steel.

Ms. Izaguirre stated that she believes these towers were designed to fall apart into pieces.

Mr. Manley stated that they would need to have a complete foundation failure in order for it to just go straight forward.

Chairman Sheats asked if there was any public opposition to the request.

There was no response.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the conditional use permit as per staff's recommendation. Mr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:44 p.m.

Ended: 5:57 p.m.

Item #2.0

Pre-Final Plat Approval:

**Sharyland WSC Water Tower Subd.
A 1.6 acre tract of land out of Lot 1,
Hutton No. 1 Subdivision**

AO-I

Developer: Sharyland Water Supply Corporation
Engineer: Sigler, Winston, Greenwood & Assoc.

Mr. Jaime Acevedo stated went over the write-up stating that the property is located approximately 650 feet south of Mile 3 North (F.M. 1924) on the west side of La Homa Road (F.M. 2894). The developer is proposing 2 lots for the construction of a new water tower. Three variances on the required fees are also being requested.

VARIANCE #1: The developer is requesting a waiver of the \$1,200 sewer capital recovery fee which is accessed at \$750 per acre.

VARIANCE #2: The developer is requesting a waiver of the \$2,520.00 (210' X \$12 L.F.) sidewalk escrow fee for future sidewalks along La Homa Road.

VARIANCE #3: The developer is requesting a waiver of the \$16,533.30 street widening fee along La Homa Road a future 100' ROW, 65' B/B Street (210' X \$78.73 L.F. = \$16,533.30).

WATER: There is currently a 12" waterline on the along the center of La Homa Road. The developer is proposing to connect into this 12" water line. No fire hydrants were required by the Fire Marshal.

SEWER: The developer will be connecting to an existing 8" sewer line along the west side of La Homa Road. The Capital Sewer Recovery Fee is required at \$750/Acre or \$1,200.00 (\$750.00 X 1.6 acres).

STREETS & STORM DRAINAGE: The subdivision has access to La Homa Rd., a future 100' ROW, 65' B/B Street. The developer will be dedicating an additional 20' of ROW along La Homa Road to equate to the minimum 40' from centerline. The escrow for the future widening of La Homa Road will be \$16,533.30 (210' x \$78.73 L.F.). The subdivision does not have any internal streets. Storm drainage is accomplished through by detaining on-site via drainage swales. It is also proposed that the drainage swales be "bleed" off into the existing roadside ditch via an 8" bleeder line.

OTHER COMMENTS

- Escrow 5' sidewalk along La Homa Road Rd. in the amount of \$2,520.00 (210' X \$12 L.F.)
- Water District Exclusion
- Must Comply with all other format findings

RECOMMENDATION: Staff recommends approval subject to: 1) Denial of all 3 variance requests, 2) Payment of Sewer Capital Recovery Fees, 3) Escrow the 5' sidewalk and Street Widening along La Homa Road, 4) Provide Water District Exclusion, and 5) Comply with all other format findings.

Chairman Sheats asked if the applicant or representative were present.

Mr. Randy Winston stated that he was the Engineer for this subdivision and he also had Mr. Jose Villegas from the Water Supply Corporation present to answer any questions.

Mr. Winston stated that the existing tank out there is about 250,000 gallon tank. He added that Sharyland has made a substantial investment in putting a new water plant and the existing water tower will be upgraded to a million gallon per day so they can continue to have lines and pressure for the new system and continued growth for this area. Mr. Winston stated that they have met with TXDOT in regards to the widening and they have worked that out and also the relocation of lines for the storm drainage to avoid any future problems. He added that the reason they were asking for this variance requests was because this was not your standard residential subdivision this was a subdivision for the elevated tank. Mr. Winston stated that they were not widening any streets and certainly didn't need any waste water service for the tower so that is really the reason for the variances.

Ms. Izaguirre asked if they had an approved drainage report.

Mr. Acevedo replied, "Yes".

Chairman Sheats asked what happens when they have to clean the water tower what happen to the water.

Mr. Winston stated that the water can be flushed if necessary because there is an overflow and they also have altitude valves built in so they don't have any spills.

Chairman Sheats asked where the water goes would it go straight to the land. He asked if the water would be flushed down the drain.

Mr. Winston stated that he didn't think they have ever had to flush a tank but it would not be flushed at that location it would be probably near a hydrant.

Chairman Sheats stated that he was not talking about flushing it but out and if that was the case that would be considered use of the sewer to him.

Mr. Winston stated that he didn't believe they have ever flushed any systems not even the city because then it would overload the waste water plant and that would not be recommended at all.

Chairman Sheats stated that he didn't agreed with his statement that it was not a subdivision because nothing is a subdivision until there is one and unfortunately they will be having people building subdivisions next to his and there will be sidewalks, roadways, and widenings needed. He mentioned that he was all for the water tower but had to agree with the City's recommendations.

Mrs. Marin stated that she understand variance 2 and 3 but didn't really agree with variance #1 in regards to the sewer.

Ms. Izaguirre stated that she agreed with Mrs. Marin on variance #1.

Chairman Sheats stated that they could waive variance #1 but impose variances #2 & #3.

Mr. Villegas stated that TXDoT was currently doing a project for the street widening so they took the approach and started getting their lines out of the way so that project will be done in the future.

Mrs. Marin stated by removing the lines would only help you because the lines would have to be moved anyway.

Mr. Villegas stated that what he is trying to say was that the street was already part of the TXDoT project along with the County to get widen the street so those funds should already been paid for by TXDoT.

Mr. Acevedo stated that if that was the case he would need something in writing from TXDoT stating that those funds are already accounted for they could consider this again. He suggested that this item be tabled.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to table the item. Mr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

At 5.58 p.m. Ms. Diana Izaguirre stepped down from the Board.

Started: 5:58 p.m.

Ended: 6:03 p.m.

Item #3.0

Pre-Final Plat Approval:

Eduardo's Subdivision No. 17

A 20 acre tract of land being the east 20 acres

of Lot 45-3, West Addition to Sharyland Subdivision

ETJ

Developer: Aniceto Izaguirre

Engineer: Izaguirre Engineering Group, LLC

Mr. Jaime Acevedo stated went over the write-up stating that the proposed subdivision is located approximately 1,350' west of Mile 6 Road and Trospen Road intersection – see vicinity map. The developer is proposing 74 Single Family Residential lots all exceeding area requirements.

WATER - The water CCN belongs to Sharyland Water Supply Corporation. The developer is proposing to connect to an existing 8" line located along the north side of Mile 6 Road to

provide water service to each lot. There are no fire hydrants provided for this Rural ETJ subdivision.

SEWER - In regards to sewer, the developer is proposing to extend an 10" sewer line out along Mile 6 Road connecting to 10" a sewer line along Trosper Road. The \$200.00/Residential Lot Capital Sewer Recovery Fee will be imposed as required by Ordinance #4310, i.e. 74 lots X \$200.00/Lot = \$14,800.00. There will also be a \$260 sewer tap fee and \$58.50 Sewer Permit Fee imposed per lot x 74 lots = \$23,569.00.

STREETS & STORM DRAINAGE - The subdivision has frontage to Mile 6 Road a paved county road with 100' of ROW. The internal lots will be fronting a 50' ROW 32' B/B paved street built to the County's construction specifications. Drainage for the subdivision is proposed through the use of Type A inlets and 24" H.D.P.E. lines located within the proposed streets that will flow into the existing West Main III Outfall.

RECOMMENDATION: Staff recommends approval subject to: 1) Must meet the Model Subdivision Rules; 2) Comply with the street alignment policy; 3) Must pay the capital sewer recovery fees; and 4) Comply with comments from the County Planning Department.

Chairman Sheats asked if the applicant or representative were present.

There was no response.

Mrs. Marin asked if they had septic tanks or sewer.

Mr. Acevedo stated that they had sewer.

Mrs. Marin asked if they could require fire hydrants.

Chairman Sheats stated that the City had waived the fire hydrant requirement.

Mr. Acevedo stated that the City waived the fire hydrant requirement because it is in the Rural ETJ its about 3 miles away from the city.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the subdivision plat as per staff's recommendation. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:03 p.m.

Ended: 6:06 p.m.

Item #4.0

Pre-Final Plat Approval:

Las Comadres No. 4 Subdivision

A re-subdivision of 30.01 acres being all of Lots 8, 9, & 10, Block 1, Texan Garden Subdivision ETJ

Developer: Valley Caliche Products, Inc.

Engineer: Melden & Hunt

Mr. Jaime Acevedo stated went over the write-up stating that the proposed subdivision is located along the east side of Western Road between 3 Mile Road and 4 Mile Road. The developer is proposing 50 Single Family Residential lots all exceeding area requirements.

WATER - The water CCN belongs to Agua Special Utility District. The developer is proposing to connect to an existing 8" line located along Western Road to provide water service to each lot. There are no fire hydrants provided for this Rural ETJ subdivision.

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

STREETS & STORM DRAINAGE - The subdivision has frontage to Western Road a paved county road with 100' of ROW. The internal lots will be fronting a 50' ROW 32' B/B paved street built to the County's construction specifications. Drainage for the subdivision consists of surface runoff from highpoints set at the two entrances to the subdivision and another highpoint to the northeast of the subdivision into an inlet system which will discharge into Hidalgo County Precinct 3 Regional Detention Facility (RDF) about 1,470 feet to the west of the N. Abram Road right-of-way, via a 24" RCP drainage system.

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.

Chairman Sheats asked if the applicant or representative were present.

There was no response.

There being no discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the subdivision plat as per staff's recommendation. Mr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #5.0
OTHER BUSINESS**

**ITEM #6.0
ADJOURNMENT**

There being no further items for discussion, Mr. Carlos Lopez moved to adjourn the meeting. Mrs. Marisela Marin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:06 p.m.

Ned Sheats, Chairman
Planning and Zoning Commission