



PLANNING & ZONING COMMISSION

City Commissioner's Room

118 S. Cage Blvd. September 14, 2015 – 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 14, 2015. The meeting was called to order by Hector Villarreal at 6:02 p.m. at the City Commissioners' Room, located at 118 S. Cage Blvd., 2nd Floor, Pharr, Texas.

ATTENDANCE

MEMBERS PRESENT: Hector Villarreal Romeo Robles
Charlie Ramirez Tom Greuner
Criselda Rincon-Flores

ABSENT: Guadalupe Cano Victor Carrillo III
Tuan Oliva

OTHERS PRESENT: See attached list

STAFF PRESENT: Melanie Cano, Interim Director of Development Services

Roland Gomez, Senior Planner
Heriberto Martinez, Planner I
George Martinez, Building Official
Johanna Maldonado, Subdivision Coordinator
Della Robles, Administrative Secretary

CALL TO ORDER

Hector Villarreal called the meeting to order at 6:02 p.m. and welcomed all to the meeting. Roll call established a quorum.

Charlie Ramirez arrived to the meeting at 6:03 p.m.

APPROVAL OF MINUTES

There being no discussion, Tom Greuner **moved** the minutes of August 24, 2015, be accepted as submitted. Charlie Ramirez second the motion and when put to a vote it polled as follows: Villarreal: approved as submitted; Robles: approved as submitted; Ramirez: approved as submitted; Greuner: approved as submitted; and Rincon-Flores: approved as submitted.

The motion carried unanimously to approve the minutes of August 24, 2015 as submitted.

PUBLIC COMMENTS:

Hector Villarreal called forth the individual who signed up to speak at the Public Comments portion of the meeting.

An individual came forth and introduced himself as Kenneth C. Fletcher, who resides at 504 South Diplomat in Pharr, Texas. Still the contiguous neighbor of Costco and still receiving less noise because they are now starting to enforce the fire lane. He stated that there is still waste water and light pollution, noise pollution and idling trucks giving air pollution. He stated they were leaking hydraulic fluid from the compactor and giving off hydro-carbons in the air. He stated he was not at all anti-business but he was anti-funny business. He stated more enforcement like the ordinances that the city has. Mr. Fletcher stated he wanted to thank the Commission for their service and it was very important job as they know to mitigate the citizenry of protecting them against the adverse effects of urbanization. He stated he was registered to speak at the public hearing and would like to comment after and not before. Mr. Fletcher stated that they have the packet and that was part of the problem for transparency. He stated he liked the pretty pictures and stuff like that and he liked to comment how they relate to his neighborhood situation if possible. He then thanked the Commission.

Mr. Villarreal stated they would proceed with the next item on the agenda.

PUBLIC HEARING:

Heriberto Martinez introduced himself as Planner I for the City of Pharr and stated he had three items for recommendation and proceeded to introduce the item.

NAIN ENGINEERING, LLC
Rep. ROBERTO LEIJA

R-1 to C
COZ#150850

Nain Engineering, LLC, representing Roberto Leija, is requesting a change of zone from Single Family Residential District (R-1) to a General Business District (C). The property is located at 322 West Dicker Road. The property consists of 1 lot and is legally described as being a 0.75 acre tract of land being the West 124.50 feet of the South 264.00 feet of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property fronts West Dicker Road, a 120 foot Principle Arterial which runs East and West with a posted speed limit of 40 miles per hour as identified in the City of Pharr's Thoroughfare Plan. The property is currently zoned Single Family Residential District (R-1). The property is designated for single-family residential use in the Land Use Plan. The owner of the property is requesting a change of zone to General Business District (C) in order to build offices for retail businesses on said property. The adjacent zonings are Agricultural and/or Open Space District (A-O) to the North, Single Family Residential District (R-1) to the East and South and General Business District (C) to the West. The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. This district will be major retail district, with intensive commercial uses and large amounts of retail traffic. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering

from residential areas, and the traffic from such uses should not pass through residential areas, except on arterials or major collectors. Sixteen (16) letters were mailed out to the surrounding property owners and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice and one (1) person signed up to speak at the public hearing. Planning staff is recommending approval of the request to re-zone to General Business District (C) as the property meets area requirements and has adequate ingress and egress. If approved, applicant must subdivide and comply with all City Ordinances and City Department requirements.

Heriberto Martinez advised that this item will go before the City Commission Meeting of September 15, 2015 at 5:00 p.m.

Hector Villarreal advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth.

An individual came forth and introduced himself as Kenneth Fletcher, who resides at the same place and who experiences the same nuisance. He stated that he would be mindful of the east side of the property to retain some of the construction dirt and for them to have a berm ready. He stated there was a house that he visited the site himself and instead of one pickup truck sitting right next door there are 5-6 people there. He stated he was not aware of how many people lived there in that house but he can guarantee that the people getting out from whatever business will be there the parking lot itself will set off a car alarm when they secure the car. He stated it would be quite noisy but it was under 10 decibels. Mr. Fletcher stated he noticed that people are saying that there are not enough decibels to have a complaint but the ordinance reads any noise. He stated he also noticed right across the street one of the very first properties that he went out to look for was out on Dicker Road and they do not have very good address numbers so he could not find that. He stated that the business now has a light directly on the neighbors and it is like a drive through facility. Mr. Fletcher stated that parking lot lights should be directed towards the building away from the parking lot. He stated that the back of the building should be on the east and have the people come in on the western side on the drainage ditch and that would stop a lot of problems and they could eliminate a wall. He stated that any barrier should be a buffer of 100% opaque to separate the people from the business. So to protect the citizens from effects of urbanization. He congratulated Ms. Rincon-Flores with her law training and challenged her to read chapter 211.006 (A) on going around and around and it will go directly tomorrow to the City Commission to be voted on. He stated that if she reads it the way he reads it and stated he was not a lawyer. Mr. Fletcher stated that there had to be a 15 day published notice of meeting and the procedure right now is violating the Texas Open Meeting Act by not doing that. He stated it had been explained to him that ...there are footnotes, there is always footnotes and words are just words until someone gets sued and then words mean a lot. He stated that the explanation that he is getting is from 2013 it was amended and not have 16 day notice of publication. He stated if so he goes back all the way, in P&Z 101 to learn what happened at Costco and if that was the case in 2013 when the law was changed the Costco deal was in violation back in 2008... Della Robles advised that the time limit of 3 minutes was expired.

Mr. Villarreal stated that there was no one else who signed up to speak at the public hearing he would closed the public hearing and proceed with discussion and action.

There being no discussion, Charlie Ramirez **moved** to approve the request for a change of zone from a Single-Family Residential District (R-1) to a General Business District (C). Romeo Robles second the motion and when put to a vote it polled as follows: Villarreal: approved the request; Robles: approved the request; Ramirez: approved the request; Greuner: approved the request and Rincon-Flores: approved the request.

Motion carried unanimously to approve the request for a change of zone from a Single-Family Residential District (R-1) to a General Business District (C).

EL COMPADRE
Rep. LOS COMPADRES MEXICAN RESTAURANT

CUP-ABC
CUP#150851

Heriberto Martinez, Planner I, introduced the second item as follows:

El Compadre, d/b/a Los Compadres Mexican Restaurant, has filed with the Planning and Zoning Commission a request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 1, Sam Houston Heights Subdivision, Pharr, Hidalgo County, Texas. The property is located at 1201 West Sam Houston Avenue. The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the North and East, Medium Density Multi-Family Residential District (R-3) to the South and Office Professional District (O-P) and Townhouse Residential District (R-TH) to the West. The area is generally designated for commercial use in the Land Use Plan. Code Compliance, Fire Department, the Police Chief and Planning Department recommend approval of the Conditional Use Permit. Twenty-nine (29) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. Development Services Staff is recommending approval of the request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site being in compliance with all City Ordinances and City Department requirements.

Heriberto Martinez advised that this item will go before the City Commission Meeting of September 15, 2015 at 5:00 p.m.

Hector Villarreal advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth. There being no one who signed up, Hector Villarreal waived the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

Hector Villarreal stated that they would incorporate the item from the Police Department into the request. Criselda Rincon-Flores stated that approval is contingent on the applicant resolving the issue prior to the permit being issued. He

will need to adhere to all requirements from the Police Department and Development Services.

There being no further discussion, Charlie Ramirez **moved** to approve with the condition that the applicant needs to adhere to the additional requirements the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Criselda Rincon-Flores second the motion to include the condition and when put to a vote it polled as follows: Villarreal: approved the request with conditions; Robles: approved the request with conditions; Ramirez: approved the request with conditions; Greuner: approved the request with conditions and Rincon-Flores: approved the request with conditions.

Motion carried unanimously to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) with the condition that the applicant complies with what the Pharr Police Department is requesting.

VINCENT GERARD & ASSOCIATES
Rep. VERIZON WIRELESS

TELECOMMUNICATION
TOWER CUP#150852

Heriberto Martinez, Planner I, introduced the second item as follows:

Vincent Gerard & Associates, representing Verizon Wireless, has filed with the Planning and Zoning Commission a request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Limited Industrial District (L-I). The property is legally described as a 0.06 acre tract of land, more or less, out of Lot 2, Steel Horse Industrial Park Subdivision, Pharr, Hidalgo County, Texas. The property is located at 806 East Owassa Road. The property is currently zoned Limited Industrial District (L-I). The surrounding area is zoned Limited Industrial District (L-I) to the East, South and West and City Limits to the North. The area is generally designated for manufactured homes in the Land Use Plan. Seven (7) surrounding property owners were notified by letter and a legal notice was published in the Advance News Journal. Staff received no response to the letters or the legal notice. Planning Staff is recommending approval of the Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Limited Industrial District (L-I) subject to the following conditions:

1. The applicant shall comply with all City of Pharr Ordinance requirements. Any violation of City Ordinance will terminate this Conditional Use Permit;
2. Any request to revise, alter or amend the conditions or requirements shall require the applicant to apply for a new Conditional Use Permit;
3. Any change in location, change in ownership or business entity owning or carrying out its operation on the property shall terminate this Conditional Use Permit;
4. This Conditional Use Permit shall be issued for the Life-of-the-Use; and
5. The telecommunications tower must comply with all setback and height requirements as well as required buffering.

6. The following shall be considered as grounds for the revocation of a Conditional Use Permit:
- Any change in use or change in extent of use, area or location being used.
 - Failure to allow periodic inspections by representatives of the City of Pharr at any reasonable time.
 - Conditional Use Permits that have been revoked may not be applied for again until a period of one year has lapsed from the date of revocation.

Heriberto Martinez advised that this item will go before the City Commission Meeting of September 15, 2015 at 5:00 p.m.

Hector Villarreal advised this item requires a public hearing and asked if there was anyone in the audience wishing to address this item, either for or against, to please come forth. There being no one who signed up, Hector Villarreal waived the public hearing and opened the item to the Planning and Zoning Commission for discussion and action.

There being no discussion, Criselda Rincon-Flores **moved** to approve the request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Limited Industrial District (L-I). Charlie Ramirez second the motion and when put to a vote it polled as follows: Villarreal: approved the request; Robles: approved the request; Ramirez: approved the request; Greuner: approved the request and Rincon-Flores: approved the request.

Motion carried unanimously to approve the request for a Life-of-the-Use Conditional Use Permit to allow a new telecommunication tower in a Limited Industrial District (L-I).

PLAT APPROVAL:

Johanna Maldonado introduced herself as Subdivision Coordinator for the City of Pharr and stated that she had five items for recommendation and proceeded to introduce the item as follows:

MELDEN & HUNT INC.
Rep. ROLANDO MORLAES

LOS GIRASOLES
SUBDIVISION SUB#140611

Melden & Hunt Inc., representing Rolando Morales, is requesting final plat approval of the proposed Los Girasoles Subdivision. The property is legally described as being a 1.729 acre tract of land, out of Lot 111, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of East Nolana Loop. The property is zoned General Business District (C). The adjacent zones are General Business District (C) and Heavy Commercial District (H-C) to the North, General Business District (C) to the East, Single-Family Residential District (R-1) to the South and Agricultural and/or Open-Space District (A-O) to the West. The property is designated for commercial use in the Land Use Plan. Property Proposed Use: Retail spaces/commercial offices. Variances: None

requested. Planning staff recommends final plat approval of the proposed Los Girasoles Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.: 1) No comments.

EASEMENTS: 1) No Comments.

**SIDEWALK:
ADA:** 1) No Comments.

FIRE PROTECTION: 1) No Comments.

WATER: 1) No Comments.

SEWER: 1) No Comments.

DRAINAGE: 1) No Comments.

OTHER: 1) No Comments.

Johanna Maldonado advised that this item will go before the City Commission Meeting of September 15, 2015 at 5:00 p.m.

Hector Villarreal advised this item does not require a public hearing and opened it up to the Planning and Zoning Commission for discussion and action.

There being no discussion, Tom Greuner **moved** to approve the final plat approval of the proposed Los Girasoles Subdivision. Criselda Rincon-Flores second the motion and when put to a vote it polled as follows: Villarreal: approved the request; Robles: opposed the request; Ramirez: approved the request; Greuner: approved the request; and Rincon-Flores: approved the request.

Motion carried by unanimous vote to approve the request for final plat approval of the proposed Los Girasoles Subdivision.

**MELDEN & HUNT INC.
Rep. HERBERT L. LEVINE, MANAGER**

**VACATED CAR-MEL SUBDIVISION
EL CENTRO MALL NO. 3 AND 4
SUBDIVISION SUB#140611**

Johanna Maldonado, Subdivision Coordinator, introduced the second item as follows:

Melden & Hunt Inc., representing Herbert L. Levine, Manager, is requesting preliminary and final plat approval of the proposed Vacated Car-Mel Subdivision, El Centro Mall No. 3 and 4 Subdivision. The property is legally described as being a re-subdivision of 49.685 acres and 17.291 acres out of Lots 3, re-plat map of El Centro Mall No. 3 Subdivision and all of Car-Mel Subdivision, and Lot 4 re-plat map of El Centro Mall No. 4, Pharr, Hidalgo County, Texas. The property is located

between the 900 and 1100 Block of North Jackson Road. The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the East and South, City Limits to the West, Heavy Commercial (H-C) and General Business District (C) to the North. The property is designated for commercial use in the Land Use Plan. Property Proposed Use: Theater/Restaurants/Shopping Center. Variances: None requested. Planning staff recommends preliminary and final plat approval of the proposed Vacated Car-Mel Subdivision, El Centro Mall No. 3 and 4 Subdivision. subject to the following conditions:

STREETS, PAVING AND R.O.W.:

- 1) T.I.A is required for Car-Mel entrance.
- 2) Label additional R.O.W. on Car-Mel entrance and it needs to be 15 ft.
- 3) Island needs to be behind R.O.W.
- 4) Minim 20ft. on each side of the island.

EASEMENTS:

- 1) Label easements on plat for each plat note.
- 2) Need to relocate Lot line for Lot 4 to show the 40' access easement in Lot 4.

**SIDEWALK:
ADA:**

- 1) No Comments.

FIRE PROTECTION:

- 1) See attached Comments.

WATER:

- 1) Need 10 ft. utility easement on exclusive to City of Pharr for fire hydrant in front of detention pond.
- 2) Need water service for green area on entrance going to Polk Avenue.
- 3) Water service needs to be 2" fitting as per the City of Pharr.

SEWER:

- 1) 1.8" sewer line is abandon in place
- 2) 8" sewer line going across expressway 83.

DRAINAGE:

- 1) Regional Detention info on plat.

OTHER:

- 1) Verify the metes and bounds.
- 2) Plat and utility lay out need to be cleaned up.
- 3) Plat note # 4 the numbers need to be updated.
- 4) Plat note # 8 remove the word required.
- 5) Verify the benchmark.
- 6) Plat note # 21 remove "without limitations".
- 7) Add standard plat note enforcement of all plat notes.

Johanna Maldonado advised that this item will go before the City Commission Meeting of September 15, 2015 at 5:00 p.m.

Hector Villarreal advised this item does not require a public hearing and opened it up to the Planning and Zoning Commission for discussion and action.

There being no discussion, Tom Greuner **moved** to approve the request for preliminary and final plat approval of the proposed Vacated Car-Mel Subdivision, El Centro Mall No. 3 and 4 Subdivision. Charlie Ramirez second the motion and when put to a vote it polled as follows: Villarreal: approved the request; Robles: opposed the request; Ramirez: approved the request; Greuner: approved the request; and Rincon-Flores: approved the request.

Motion carried by unanimous vote to approve the request for preliminary and final plat approval of the proposed Vacated Car-Mel Subdivision, El Centro Mall No. 3 and 4 Subdivision.

**SPOOR ENGINEERING CONSULTANTS, INC.
REPRESENTING TREY MALACHEK,
MANAGING MEMBER**

**FJRS SUBDIVISION.
SUB#150715**

Johanna Maldonado, Subdivision Coordinator, introduced the third item as follows:

Spoor Engineering Consultants, Inc., representing Trey Malachek, Managing Member, is requesting preliminary plat approval of the proposed FJRS Subdivision. The property is legally described as being a 2.99 acre tract of land out of Lots 8, 9, & 10, and a portion of 40 feet dedicated street lying South of and adjacent to Lots 8, 9, & 10, John Makens Subdivision, Pharr, Hidalgo County, Texas. The property is located between the 1600 and 1700 Block of Interstate 2 E (US HWY 83). The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the North, South and East, and city limits to the West. The property is designated for commercial use in the Land Use Plan. Property proposed use: Parking Lot. Variances: None requested. Planning staff recommends preliminary plat approval of the proposed FJRS Subdivision subject to the following conditions:

- STREETS, PAVING AND R.O.W.:** 1) On the 40' dedicated road the ordinance number is missing.
- EASEMENTS:** 1) No comments.
- SIDEWALK:
ADA:** 1) No Comments.
- FIRE PROTECTION:** 1) See attached Comments.
- WATER:** 1) East corner of lot one show tie in tapping sleeve and valve.
2) Will also need a wet tap and valve.
- SEWER:** 1) Need a 6" sewer stub-out.
- DRAINAGE:** 1) Need to use H.C.D.D. new signature block.
2) Verify location of force main or storm drainage.
3) A discharge permit is required.
4) Drainage report must be revised to detain in detention areas not in parking lot.

5) Verify and explain formula used for drainage report.

OTHER:

- 1) Need plat to be cleared up, it is hard to read.
- 2) Remove "Amos" from Mayors name.
- 3) Add plat note: "The minimum finished floor elevation shall be 18" above the top of the curb".
- 4) Call out the site on the location map.
- 5) Combine plat note # 7 and # 8.
- 6) Combine plat note # 4 and # 12.
- 7) For plat note # 11 and # 13 use the standard plat note.
- 8) Use the full description for plat note # 3.

Hector Villarreal advised this item does not require a public hearing and opened it up to the Planning and Zoning Commission for discussion and action.

There being no discussion, Tom Greuner **moved** to approve the request for preliminary plat approval of the proposed FJRS Subdivision. Criselda Rincon-Flores second the motion and when put to a vote it polled as follows: Villarreal: approved the request; Robles: opposed the request; Ramirez: approved the request; Greuner: approved the request; and Rincon-Flores: approved the request.

Motion carried by unanimous vote to approve the request for preliminary plat approval of the proposed FJRS Subdivision.

NAIN ENGINEERING, L.L.C.
Rep. LAURA GUADALUPE GARZA
AND ROBERTO LEIJA

LEIJA SUBDIVISION

Johanna Maldonado, Subdivision Coordinator, introduced the forth item as follows:

Nain Engineering, L.L.C., representing Laura Guadalupe Garza and Roberto Leija, are requesting preliminary plat approval of the proposed Leija Subdivision. The property is legally described as being a 0.75 acre tract of land being the West 124.50 feet of the South 264.00 feet of Lot 325, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Dicker Road. The property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Agricultural and/or Open-Space District (A-O) to the North, Single-Family Residential District (R-1) to the East and South, and General Business District (C) to the West. The property is designated for residential use in the Land Use Plan. Property proposed use: Offices. Variances: None requested. Planning staff recommends preliminary plat approval of the proposed Leija Subdivision subject to the following conditions:

**STREETS, PAVING
AND R.O.W.:**

- 1) Need a TX-DOT discharge permit.
- 2) Need a TX-DOT driveway permit.

EASEMENTS:

- 1) No comments.

**SIDEWALK:
ADA:**

- 1) Verify the sidewalk.

- FIRE PROTECTION:** 1) See attached Comments.
- WATER:** 1) A 15' utility easement is required for the 12" water line.
2) Install another 2" water service.
- SEWER:** 1) No Comments.
- DRAINAGE:** 1) Identify the owner on the drainage ditch.
2) Plat note # 12 replace the word drainage with detention.
- OTHER:** 1) Scale should be 1"= 50' or 1"= 100'.
2) Remove the group of lots to the south of the property and show the subdivision to the south.
3) Update location map.
4) Mayor's full name Ambrosio Hernandez.
5) Use standard plat note for # 9.
6) Add standard fire protection plat note.
7) Need to show more topography.
8) Need to show surrounding properties.
9) Need to label P.O.B.
10) Plat note # 5 label set or found.
11) Reword plat notes # 7 and # 11.
12) Remove plat note # 10.

Hector Villarreal advised this item does not require a public hearing and opened it up to the Planning and Zoning Commission for discussion and action.

There being no discussion, Criselda Rincon-Flores **moved** to approve the request for preliminary plat approval of the proposed Leija Subdivision. Charlie Ramirez second the motion and when put to a vote it polled as follows: Villarreal: approved the request; Robles: opposed the request; Ramirez: approved the request; Greuner: approved the request; and Rincon-Flores: approved the request.

Motion carried by unanimous vote to approve the request for preliminary plat approval of the proposed Leija Subdivision.

B.I.G. ENGINEERING
Rep. **PABLO GARZA J.R., PARTNER**
L&G INVESTMENTS LLP

STEELE WHEELS
SUBDIVISION NO. 2.
SUB#150717

Johanna Maldonado, Subdivision Coordinator, introduced the fifth item as follows:

B.I.G. Engineering, representing Pablo Garza J.R., Partner L&G Investments LLP., is requesting preliminary plat approval of the proposed Steele Wheels Subdivision No. 2. The property is legally described as being a replat of all of Lot 1, Steele Wheels Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 3200 Block of North Sugar Road. The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) and High-Density Multi-Family (R-4) to the North, Agricultural and/or Open-Space District to the East, and Heavy Commercial (H-C) to the South and West. The property is designated for industrial/agricultural use in the Land Use Plan. Property

proposed use: Undecided. Variances: None requested. Planning staff recommends preliminary plat approval of the proposed Steele Wheels Subdivision No. 2 subject to the following conditions:

- STREETS, PAVING AND R.O.W.:**
- 1) Label both streets correctly.
 - 2) Remove the boring lines from the plat.
 - 3) Will need 30' corner clips on the corner of North Sugar Road.
 - 4) Will need additional R.O.W. dedicated toward the West side of the property. (70' with 30' corner clip)
- EASEMENTS:**
- 1) No comments.
- SIDEWALK:
ADA:**
- 1) No Comments.
- FIRE PROTECTION:**
- 1) See attached Comments.
- WATER:**
- 1) No Comments.
- SEWER:**
- 1) No Comments.
- DRAINAGE:**
- 1) Complete drainage directive.
- OTHER:**
- 1) Complete plat note # 2.
 - 2) Combine plat note # 7 and # 8.

Hector Villarreal advised this item does not require a public hearing and opened it up to the Planning and Zoning Commission for discussion and action.

There being no discussion, Charlie Ramirez **moved** to approve the request for preliminary plat approval of the proposed Steele Wheels Subdivision No. 2. Romeo Robles second the motion and when put to a vote it polled as follows: Villarreal: approved the request; Robles: opposed the request; Ramirez: approved the request; Greuner: approved the request; and Rincon-Flores: approved the request.

Motion carried by unanimous vote to approve the request for preliminary plat approval of the proposed Steele Wheels Subdivision No. 2.

ANNOUNCEMENTS/OTHER BUSINESS: None


ABSENTEE REPORT: Guadalupe Cano, Victor Carrillo III and Tuan Oliva were the absent members. Charlie Ramirez moved to excuse the absent member. Criselda Rincon-Flores second the motion and when put to a vote it polled as follows: Villarreal: approved to excuse; Robles: approved to excuse; Ramirez: approved to excuse; Greuner: approved to excuse and Rincon-Flores: approved to excuse.

The motion carried unanimously to excuse the absent members.

ADJOURNMENT:

There being no further business, Romeo Robles moved that the meeting be adjourned. Charlie Ramirez second the motion and when put to a vote they voted unanimously.

Motion carried unanimously and the Planning and Zoning Meeting adjourned at 6:36 p.m.



~~Hector Villarreal, Chairman~~

Romeo Robles

ATTEST:



~~Romeo Robles, Vice-Chairman~~

Charlie Ramirez

Audience Attendance Sheet



DATE: SEPTEMBER 14, 2015

MEETING: P&Z MEETING

NAME: PRINT	ADDRESS:	PHONE NO.	-AGENDA- ITEM NUMBER
<i>KC Flatow</i>	<i>504 E. Delaney</i>		<i>Public Services 2nd E-pub Hwy</i>
<i>Vincent Huebner</i>	<i>1705 Carlotta Ln Aust</i>	<i>512 320 2093</i>	<i>4</i>
<i>FRED KURTH</i>	<i>M Hi</i>	<i>381-0981</i>	<i>E-1 & 2</i>