

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS – CITY HALL
APRIL 10, 2013
MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m. by Chairperson, Diana Salgado

2. ROLL CALL

PRESENT

Raul Padilla

Diana Salgado

James Wilde

Jesse Paul Sanchez

ABSENT

Adrian Falcon

OTHERS PRESENT

Janice Pokrant, City Planner

Maria Perez, Zoning Coordinator

3. APPROVAL OF MINUTES: *No minutes were presented for approval.*

OPEN PUBLIC HEARING

Chairperson, Diana Salgado opened the Public Hearing to hear comments for or against the following requests.

4. **Public Hearing** Heber S. Lacerda, Representing, DRLS Real Property, LTD. dba Val Verde Nursing & Rehabilitation Center is requesting a Zoning Change from Residential Single Family District (R-S) to Residential Multiple Family District (R-M). Property Description: Lot A1614 SUR 184 S. Corrosco, Block 689, Tract 1614, 1.20 Acres (100 Hermann Drive). Proposed Use: Existing Nursing Home

5. **Public Hearing** Santiago Hyslop, Representing, Santiago Hyslop and Regency Acquisitions, LLC. is requesting a Zoning Change from Residential Single Family District (R-S) to Residential Multiple Family District (R-M). Property Description: Lot 1, Springview (102 Hermann Drive). Proposed Use: Nursing Home

Both applicants were present for discussion. No one else was present for or against the public hearing therefore the public hearing was closed.

CLOSE PUBLIC HEARING
(ACTION MAY BE TAKEN ON THESE MATTERS)

Mr. Heber S. Lacerda, Representing, DRLS Real Property, LTD. dba Val Verde Nursing & Rehabilitation Center was present to give presentation and requested to present both appeal items on the agenda 13-02 and 13-03 and the same time.

6. **Zoning Change Appeal # 13-02** Heber S. Lacerda, Representing, DRLS Real Property, LTD. dba Val Verde Nursing & Rehabilitation Center is requesting a Zoning Change from Residential Single Family District (R-S) to Residential Multiple Family District (R-M). Property Description: Lot A1614 SUR 184 S. Corrosco, Block 689, Tract 1614, 1.20 Acres (100 Hermann Drive). Proposed Use: Existing Nursing Home
7. **Zoning Change Appeal # 13-03** Santiago Hyslop, Representing, Santiago Hyslop and Regency Acquisitions, LLC. is requesting a Zoning Change from Residential Single Family District (R-S) to Residential Multiple Family District (R-M). Property Description: Lot 1, Springview (102 Hermann Drive). Proposed Use: Nursing Home

Mr. Heber S. Lacerda, Representing, DRLS Real Property, LTD. dba Val Verde Nursing & Rehabilitation Center was present for discussion. Mr. Lacerda addressed and handed out a copy of his presentation and briefly went over his power point presentation including Existing Facility Facts, Preferred Options, Renovation and Expansions, Additional Parking, Total Beds, Total Resident Rooms and Job Creation. Janice Pokrant, City Planner then addressed the Commission and briefly went over staff approval recommendation for the change in zoning from Residential Single Family to Residential Multiple Family included in the package. After discussion in reference to Improvement of Streets, Traffic and Fire Truck turn around James Wilde made a motion to approve both appeals #13-02 and #13-03 Jesse Paul Sanchez seconded the motion, which were approved unanimously (4-0).

8. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 5:55 p.m.