

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS – CITY HALL
MAY 16, 2012
MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:40 p.m. by Chairperson, Diana Salgado.

2. ROLL CALL

PRESENT

Diana Salgado

Raul Padilla

Adrian Falcon

Jesse Paul Sanchez

ABSENT

James Wilde

OTHERS PRESENT

Maria Perez, Zoning Coordinator

Roger Cerny, Val Verde County Inspector

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 plats.

4. Public Hearing David Valdez is requesting to Replat Lot 1, Block 11, Val Verde Park Estates.
5. Public Hearing Manuel Figueiras, Representing Centro Cristiano Oasis De Amor is requesting to Replat Lot 1-3, Block 44A, and Lots 1-5, Block 45, and a portion of Avenue M and a portion of Avenue N, Fifth Railroad Addition.
6. Public Hearing Jesse Paul Sanchez is requesting to Replat Lot 1, Block B, Ora May Gulick Subdivision.

All applicants were present for the Public Hearing 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)

7. Plat 12-02 David Valdez is requesting to Replat Lot 1, Block 11, Val Verde Park Estates.

Mrs. Reyna Diaz addressed the Commission and briefly went over the proposed request. After discussion in reference to deed restrictions, lot size and setbacks Jesse Paul Sanchez made a motion to approve plat 12-02. Adrian Falcon seconded the motion, which was approve unanimously (4-0).

8. Plat 12-03 Manuel Figueiras, Representing Centro Cristiano Oasis De Amor is requesting to Replat Lot 1-3, Block 44A, and Lots 1-5, Block 45, and a portion of Avenue M and a portion of Avenue N, Fifth Railroad Addition.

Mr. Abner Martinez addressed the Commission and briefly went over the proposed request. Maria Perez, Zoning Coordinator then mentioned the two items to be added and corrected on the plat before going forward to City Council. After discussion in reference to encroachment, property lines, abandonment, easement notation and correction to be either Lot 1 or Lot A Jesse Paul Sanchez made a motion to approve plat 12-03with the requested changes. Raul Padilla seconded the motion, which was approve unanimously (4-0).

10. Plat 12-04 Jesse Paul Sanchez is requesting to Replat Lot 1, Block B, Ora May Gulick Subdivision.

Mr. Jesse Paul Sanchez abstained. Maria Perez, Zoning Coordination addressed the Commission and mentioned that only item missing on the plat were address. After discussion in reference to deed restrictions and needed addresses Raul Padilla made a motion to approve plat 12-04with the requested changes. Adrian Falcon seconded the motion, which was approved unanimously (3-0).

11. Minor Replat Administrative Appeal - Replat of Tract A of the Southeast 1/4 of Block 11, Section 2, San Felipe Pastures Subdivision Gilbert R. Ramirez, Owner, Surveyor Armando Salas

Mr. Armando Salas, Representing Gilbert R. Ramirez addressed the Commission and briefly went over the replat. Maria Perez, Zoning Coordinator then made note that the appeal had been heard once before July 9, 2009 and was denied she also mentioned that the property was outside the city limits within our ETJ on city water and onsite sewage facilities and did not meet Chapter 25 of the City of Del Rio Subdivision Regulations. Discussion then continued in reference to minimum width of Sixty-five (65) feet. Mr. Roger Cerny then mentioned that the replat was approved by the County Commissioners first and also made note that it did not comply with Chapter 232 Subsection B discussion continued in reference to minimum frontage, County and City procedures, existing flag lot and onsite sewerage facilities permits. After discussion in reference to minimum width, minimum lot size, access, driveway, emergency vehicles, replat language and to go before County Commissioner and City Council for approval. Diana Salgado made a motion to approve the plat subject to owner meet all the utility requirements and note the flag lot 48.67 a private driveway to access the rear lot. Jesse Paul Sanchez seconded the motion, (4-0) motion passes unanimously.

12. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:11 p.m.