

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS – CITY HALL
MAY 11, 2011
MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:33 p.m. by Chairperson, Diana Salgado

2. ROLL CALL

PRESENT

Raul Padilla
Adrian Falcon
Diana Salgado
Jesse Paul Sanchez

ABSENT

James Wilde

OTHERS PRESENT

Janice Pokrant, City Planner
Maria Perez, Zoning Coordinator

3. APPROVAL OF MINUTES:

Jesse Paul Sanchez made a motion to approve the April 18, 2011 minutes as presented. Raul Padilla seconded the motion, which were approved unanimously (4-0).

OPEN PUBLIC HEARING

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

4. **Public Hearing # 11-02** Sharyl Wagner, Representing Ken-Lee Partners Ltd., Lela Wagner & Ken Wagner is requesting a Zoning Change from Estate Residential Single-Family Districts (R-220) to Single Residential Family District (R-S). Property Description: Tracts 308 & 309, Braddie Lowe Estates (303 & 305 Barbara Way).

Mrs. Sharyl Wagner and Abner Martinez, P.E. of Amistad Consulting Services were present for the appeal also Ronald Van Hoozierno was present to speak in support of only the two tracts of 1.17 and 1 acre 303 & 305 Barbara Way no 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)

5. **Zoning Change Appeal # 11-02** Sharyl Wagner, Representing Ken-Lee Partners Ltd., Lela Wagner & Ken Wagner is requesting a Zoning Change from Estate Residential Single-Family Districts (R-220) to Single Residential Family District (R-S). Property Description: Tracts 308 & 309, Braddie Lowe Estates (303 & 305 Barbara Way).

Mrs. Sharyl Wagner, Representing Ken-Lee Partners Ltd., Lela Wagner & Ken Wagner addresses the Commission and briefly went over the request to rezone only two tracts of land 1.17 and 1 acre 303 & 305 Barbara Way. She then also mentioned existing single family residence on each tract, serviced by city water & sewer, does not affect the recharge zone and existing private road. Mr. Martinez of Amistad Consulting after discussion in reference to both tracts briefly went over the presented plat discussion continued in reference to deed restrictions and existing and proposed road. Mrs. Janice Pokrant, City Planner then addressed the Commission she briefly went over the staff approval recommendation included in the package. Mrs. Pokrant also made note of the San Felipe Springs Area Protection Study and Comprehensive Plan- Future Land Use and Thoroughfare Plans Single Family residential is recommended for this area, with the Estate Residential located directly next to the creek itself. After discussion Jesse Paul Sanchez made a motion to approve the appeal. Raul Padilla seconded the motion, (4-0) motion passes unanimously.

6. **Minor Replat** - Establishing Lot A, Block 21, Post Addition out of Lots 1, 2 and 3, Block 21, Post Addition

Mr. Abner Martinez addressed the Commission he briefly went over the minor plat requesting to replat three lots into one located in the corner of Garza and Broadbent similar to the Rotary Village on Bedell he also made note of the Board of Adjustment parking variance, streets paved and city services available. After discussion and staff recommendation Jesse Paul Sanchez made a motion to approve Minor Replat. Adrian Falcon seconded the motion, which was approved unanimously (4-0).

7. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:00 p.m.