

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS – CITY HALL
SEPTEMBER 14, 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

*Diana Salgado
Raul Padilla
Adrian Falcon
James Wilde
Jesse Paul Sanchez*

ABSENT

OTHERS PRESENT

*Eloy Padilla, Assistant City Attorney
Janice Pokrant, City Planner
Maria Perez, Zoning Coordinator*

3. APPROVAL OF MINUTES:

James Wilde made a motion to approve the August 10, 2011 minutes as presented. Jesse Paul Sanchez seconded the motion, which were approved unanimously (5-0).

OPEN PUBLIC HEARING

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

4. **Public Hearing Appeal # 11-03** Claudia Martinez, Representing Regency Entertainment and Promotions, LLC. is requesting a Zoning Change from Residential Multiple Family District (R-M) to Commercial First Height District (C-2-A). Property Description: Lots 3-5, Block 67, First Railroad Addition (304-308 East 8th St.). Proposed Use: Radio Station

No one 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 # 11-03** Claudia Martinez, Representing Regency Entertainment and Promotions, LLC. is requesting a Zoning Change from Residential Multiple Family District (R-M) to Commercial First Height District (C-2-A). Property Description: Lots 3-5, Block 67, First Railroad Addition (304-308 East 8th St.). Proposed Use: Radio Station

Mrs. Claudia Martinez was not present for discussion. Mrs. Janice Pokrant, City Planner then addressed the Commission and briefly went over the staff approval recommendation included in the package. Discussion continued in reference to the schematic site plan included in the package, exact location and letters returned. After discussion James Wilde made a motion to approve the appeal. Jesse Paul Sanchez seconded the motion, (5-0) motion passes unanimously.

6. **Discuss and Act-** Off-Street Parking Regulations

Mrs. Janice Pokrant, City Planner addressed the Commission and briefly went over the bullet point presentation given to the commission for discussion. The following was briefly discussed;

- *Remove from Zoning Ordinance to its own chapter in order to give staff more flexibility (Chapter 33 of the City of Del Rio Municipal Code)*
- *Decreased the parking stall length on all residential projects from 20 feet to 18 feet (Section 33-2.a.)*
- *Decreased the parking stall length on all commercial perimeter parking from 20 feet to 18 feet (Section 33-2.a.)*
- *Current Ordinance requires any addition to an existing structure needs additional parking spaces – proposed – “Whenever a building is changed or enlarged in floor area, number of dwelling units, seating capacity, or otherwise, to create a need for an increase of twenty-five (25) percent or more in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change.” (Section 33-2.e.)*
- *Given new regulations based on the use for the properties instead of a flat square footage requirement (Section 33-3 Table A)*
- *Added off-street loading regulations (Section 33-4.)*

Mrs. Pokrant then mentioned that the Off-Street Parking Regulations, Landscaping Ordinance and Sign Ordinance were all going before City Council the first meeting in October 2011 attached with any suggestions or recommendations from the Commission. After discussion Jesse Paul Sanchez made a motion to approve staff recommendations to change ordinance. Raul Padilla seconded the motion, (5-0) passed unanimously.

7. **Discuss and Act-** Landscaping Ordinance

Mrs. Janice Pokrant, City Planner addressed the Commission and briefly went over the bullet point presentation given to the commission for discussion. The following was briefly discussed;

- *Change applicability - building permit commercial undeveloped property (Section 8-448.1.)*
- *Change applicability - a building permit that increases the total gross floor area of all of the existing structures on the lot by twenty-five (25) per cent or more; instead of 25% or more of just the building that is being increased (Section 8-448.2.)*
- *Exempt carports 288 sq ft or less which is a 24 x 12 carport (Section 8-449.3.a.)*
- *Exempt storage units 100 sq ft or less (Section 8-448.3.b.)*
- *Minor format changes (Sections 8-448 & 8-449)*

After discussion Jesse Paul Sanchez made a motion to approve staff recommendations to change ordinance. James Wilde seconded the motion, Diana Salgado and Adrian Falcon denied the changes to the ordinance (3-2).

8. **Discuss and Act-** Sign Ordinance

Mrs. Janice Pokrant, City Planner addressed the Commission and briefly went over the bullet point presentation given to the commission for discussion. The following was briefly discussed;

- *Detached signs must have a 6 foot 8 inches clearance underneath sign for safety reasons & to be in compliance with the adopted Building Codes (Section 32-5)*
- *Revise the attached wall sign requirements from a maximum of 25% to 30% which can be covered (Section 32-5 b.1.)*
- *Political Signs are being changed to TxDOT requirements - may be placed 90 days prior to the election and taken down 10 days after; maximum of 50 sq ft; lightweight material (Section 32-8 C.2.k.)*
- *Include another row in the sign size chart (Table B) to make it easier to understand*
- *Increase multitenant signs square footage from 72 sq ft to 250 sq ft (Table B)*
- *Minor format changes (32-5 a.& 32-8.c)*

After discussion James Wilde made a motion to approve staff recommendations to change ordinance. Jesse Paul Sanchez seconded the motion, (5-0) passed unanimously.

Mr. Eloy Padilla, Assistant City Attorney before adjourning addressed the Commission and briefly went over the Open and Closed Public Hearing procedures.

9. **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 6:08 p.m.