

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
May 14, 2014
5:30 P.M.

MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:37 p.m.

2. ROLL CALL

Present: Chairperson Diana Salgado

Boardmember J.P. Sanchez

Boardmember James Wilde

Absent: Boardmember Raul Padilla

Boardmember Adrian Falcon

3. APPROVAL OF MINUTES –

Meeting minutes were not available for this meeting

4. OPEN PUBLIC HEARING

- a. **Plat 14-01** Abner Martinez, P.E., Representing Gildardo R. Guerrero is requesting a Replat Establishing Lots 19A & 19B, Block NDE 2, Cienegas Terrace out of Lot 19, Block NDE 2 Cienegas Terrace.

There wasn't anyone present to speak in opposition or in favor of the request.

Mrs. Pokrant presented the staff report to the Commission.

- b. **Plat 14-02** Abner Martinez, P.E., Representing Teresa Maldonado is requesting to Replat Establishing a Substandard Lot being Lots 1-A & 1-B, Block B, Perry out of Lot 1, Block B, Perry Addition.

Mrs. Pokrant presented the staff report to the commission and explained that there are two existing dwellings located on the property. The division of the lots would create a substandard lot Commissioner Salgado asked a question about the substandard lot being created and if they would have space for off street parking

Mrs. Pokrant showed on the draft plat the location of the existing off street parking spaces.

Commissioner Sanchez stated that he recently purchased land that was platted below the standard lot size. He said that it is not out of the ordinary in these areas of town.

Commissioner Salgado expressed concern about creating new substandard lots and that she is concerned that they are setting a precedent with this decision

Commissioner Sanchez stated that these decisions need to be made on a case by case basis and that these houses were both built in the 40's and 60's. He stated that with this in mind he didn't feel like they were setting a precedent.

Mrs. Pokrant stated that staff has drafted zoning regulations that would create a new zoning category that would permit a smaller lot size as are found in the older parts of town. She also mentioned that these houses were built prior to the development of the original zoning regulations.

There was further discussion on the zoning regulations

Lisa Cadena Craig spoke in favor of the request. She gave examples of new developments that were

approved with smaller lot sizes. She mentioned that there are many of the lots in this neighborhood that are smaller than the required lots size and that this request would not change the character of the area.

There was further discussions on the rules and regulations and the character of the local area.

Commissioner Salgado asked if the owners were paying two separate property taxes for the two houses. It was answered that they were paying two separate property taxes and two separate utility bills for the houses.

Claudia Venegas spoke representing her aunt, Ulga P. Venegas. She stated that she was concerned about the letter and recommended that it be sent out to the community in Spanish and that it was very confusing on what the property owner wanted to do.

Diana Maldonado spoke in favor of the request on behalf of her parents, the applicants.

- c. **Zoning Change Appeal 14-03** Joe Ferguson & Sam Ferguson, Representing Callie Bertaud ORE Folio Mgr. Plains Capital Bank is Requesting a Zoning Change from Residential Single Family District (R-S) to Residential Multiple Family District. Property Description: Being a 1.921 acre tract out of a 4./62 acre tract out of and part of Surveys 5 & 6, Block 4, I&G.N.R.Y. Co. Val Verde County (1305 Kingsway).

Mrs. Pokrant presented the staff report to the commission

Commissioner Salgado asked if we have looked at how this project will affect the school

Mrs. Pokrant stated that staff does look at the impact on the schools and infrastructure. She stated that this property is so small that the impact to the area would be minimal.

Sam Ferguson spoke in favor of the request and gave additional information on the building they would like to construct. He stated that they would only be developing two four-plexes on the property.

Tony Cardenas who lives on Vista Park spoke with concerns about the traffic and drainage. He asked if there was anyone who sent in letters in opposition to the request and asked about the specific location of the request.

Mrs. Pokrant gave information of the letters sent in and showed Mr. Cardenas the project location

Mr. Cardenas then stated that he thought it was on the other side of the subdivision and that he didn't have any concerns with the request at this location.

Mr. Ferguson stated that they will be placing a fence around the property to block traffic from driving through the land.

5.

OTHER BUSINESS

(ACTION MAY BE TAKEN ON THESE MATTERS)

- a. Plat 14-01 Abner Martinez, P.E., Representing Gildardo R. Guerrero is Requesting a Replat Establishing Lots 19A & 19B, Block NDE 2, Cienegas Terrace out of Lot 19, Block NDE 2 Cienegas Terrace.

Motioned By: Boardmember J.P. Sanchez, Seconded by: Boardmember James Wilde

Vote: 3 - 0

- b. **Plat 14-02** Abner Martinez, P.E., Representing Teresa Maldonado is Requesting a Replat Establishing a Substandard Lot being Lots 1A & 1B, Block B, Perry Addition out of Lot 1, Block B, Perry Addition

Commissioner Wilde mentioned to the individuals that the Planning and Zoning Commission is just a recommendation, that the City Council will make the final decision the on the request.

Motioned By: Boardmember J.P. Sanchez, Seconded by: Boardmember James Wilde

Vote: 3 - 0

- c. Zoning Change Appeal 14-03 Joe Ferguson & Sam Ferguson, Representing Callie Bertaud ORE Folio Mgr. Plains Capital Bank is Requesting a Zoning Change from Residential Single Family District (R-S) to Residential Multiple Family District. Property Description: Being a 1.921 acre tract out of a 4.642 acre tract out of and part of Surveys 5 & 6, Block 4, I&G.N.R.Y. Co. Val Verde County (1305 Kingsway).

Commissioner Wilde stated that if you look at the property that the proposed plans show the same number of dwelling units as if they were building single family dwellings.

Commissioner Salgado stated that she is in support of this request because the property is on a busy street, close to schools and the parks.

Motioned By: Boardmember J.P. Sanchez, Seconded by: Boardmember James Wilde

Vote: 3 - 0

- d. **Preliminary Plat 14-01** Gary Glick Representing Lake Ridge Ranch L.P. Requesting a Preliminary Plat for the Lake Ridge Ranch Phase 5 Being 103.700 acres out of 541,216 acres, Tract 1, in Volume 1015, Page 289, of the Val Verde County Official Records, Val Verde, Texas.

Janice Pokrant presented the staff report for this request.

Commissioner Salgado asked about the sewage facilities.

Mrs. Pokrant stated that the lots will be serviced by the on-site sewage facilities

Commissioner Salgado stated that she was concerned about water quality issues with the on-site sewage facilities.

Mrs. Pokrant informed the commission that this area lies within the Amistad Zoning Authority regulated area where the OSSF's are required to obtain a permit through the County office of Risk Management.

There was further discussion of the lots located within the floodplain.

Lt. Young, City Fire Inspector, stated concerns about the location of the fire hydrants and the amount of water generated through them should the City need to assist in fighting fires in this location. He stated that this is outside of the city and as such his comments to address the firefighting concerns are only a recommendation.

Commissioner Wilde stated that he is also concern about the water but stated that the lots are larger than your typical lots so the houses are placed further from each other which should help fires from spreading.

Commissioner Sanchez stated that the property is located outside of the city limits and as such these are our concerns, but these people purchase the land outside of the city limits and don't have the same level of services as the residents inside the city

Commissioner Salgado stated that her concern is that this property is located in the ETJ and could be annexed within the city limits at some point and would hate for the city to inherit these problems.

Motioned By: Boardmember J.P. Sanchez, Seconded by: Boardmember James Wilde

Vote: 2 - 1

- e. **Plat 14-03** Abner Martinez, P.E., Representing John E. & Elizabeth Minney is requesting a Replat Establishing Lot A, Block C, Tanglewood Terrace Subdivision, out of Lots 12, 13, 14 & 15, Block C Tanglewood Terrace Subdivision, Del Rio, Texas

Mrs. Pokrant presented the staff report to the commission.

Commissioner Wilde mentioned that they are correcting a problem and that the city is supportive.

Motioned By: Boardmember J.P. Sanchez, Seconded by: Boardmember James Wilde

Vote: 3 - 0

6. ADJOURNMENT

The meeting was adjourned at 6:45 p.m.