

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
WEDNESDAY, NOVEMBER 12, 2014
5:30 P.M.

AGENDA

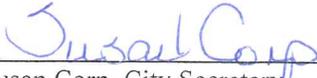
1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - a. Approval of Meeting Minutes

4. OPEN PUBLIC HEARING

5. OTHER BUSINESS
(ACTION MAY BE TAKEN ON THESE MATTERS)

- a. **Review of Sanchez Estates Subdivision Master Plan**
 - b. **Plat 14-08** Abner Martinez, P.E., Representing Jesse Paul Sanchez Requesting a Replat Establishing Lots 1 through 12, 45 and 46 and Including Lots 1-A, 1-B, 1-C and 1-D in the Sanchez Estates Subdivision out of Lot 1, Block B of the Ora May Gulick Subdivision, Del Rio, Texas.
6. ADJOURNMENT

I, Susan Corp, City Secretary, hereby certify that the above agenda was posted on the bulletin board in the Municipal Building and on the bulletin board immediately outside the Municipal Building on or before 5:30 p.m. on the 6th day of November 2014.



Susan Corp, City Secretary

Planning & Zoning Commission

3. a.

Meeting Date: 11/12/2014

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Approval of Meeting Minutes

BACKGROUND:

NA

DISCUSSION:

NA

PROS:

NA

CONS:

NA

RECOMMENDATION:

NA

Attachments

Sept 2014 Minutes

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
SEPTEMBER 10, 2014
5:30 P.M.

MINUTES

1. CALL TO ORDER

The meeting was called to order at 5:36 p.m.

2. ROLL CALL

Present: Chairperson Diana Salgado
Boardmember J.P. Sanchez
Boardmember Raul Padilla

Absent: Boardmember James Wilde
Boardmember Adrian Falcon

3. APPROVAL OF MINUTES

a. Approval of August 20, 2014 Meeting Minutes

Motioned by Boardmember Raul Padilla, Seconded by Boardmember J.P. Sanchez for approval of the meeting minutes

AYE: Chairperson Diana Salgado
Boardmember J.P. Sanchez
Boardmember Raul Padilla

Other: Boardmember James Wilde (ABSENT)
Boardmember Adrian Falcon (ABSENT)

4. **OPEN PUBLIC HEARING**

- a. Conduct a Public Hearing and Consider a Request for Appeal #14-02 by Heber S. Lacerda, President, Representing Val Verde Nursing and Rehabilitation is Requesting to Abandon a Portion of Street Right-of-Way off of Herman Drive Lot 1, of the Springview Addition.
Mrs. Pokrant presented the staff report and recommendation.
Commissioner Salgado asked if there was any plans in the future for widening Hermann Drive and asked for clarification on the location of the right-of-way abandonment and proposed addition.
Mrs. Pokrant explained that the city does not currently have plans to widen Hermann Drive, but the road would be widened with the proposed development. She also discussed that the Public Works Department was given the proposed abandonment to ensure that approval would be in accordance with any city plans.
Mr. Jim Silvia representing Val Verde Nursing and Rehabilitation Center spoke in favor of the request and gave a presentation on the project.
Commissioner Salgado asked for clarification on the size of the requested right-of-way and the fee for the right-of-way abandonment.
Mrs. Pokrant gave this information.

Commissioner Sanchez asked Mr. Silvia if the parking lot and the handicap parking meet the minimum parking requirements.

Mrs. Pokrant explained that the city was requiring additional parking spaces only for the addition of the building not the existing site as per the parking ordinance and that this proposal does comply with the minimum requirements.

Commissioner Salgado expressed concern about the parking that is currently happening on Hermann Drive.

Mr. Silvia explained that this addition should eliminate the current street parking problem.

Motioned by Boardmember Raul Padilla, Seconded by Boardmember J.P. Sanchez for approval of the request

AYE: Chairperson Diana Salgado

Boardmember J.P. Sanchez

Boardmember Raul Padilla

Other: Boardmember James Wilde (ABSENT)

Boardmember Adrian Falcon (ABSENT)

5. ADJOURNMENT

The meeting was adjourned at 5:54 p.m.

Planning & Zoning Commission

5. a.

Meeting Date: 11/12/2014

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Review of Sanchez Estates Subdivision Master Plan

BACKGROUND:

Applicant: Abner Martinez, Representing Jesse Paul Sanchez

Requested Action: Review of the Sanchez Estates Subdivision Master Plan showing 46 new lots

Location: Located off of Lenora Drive and Cantu Road

Public Utilities:

Water: all of the lots will be served by the City of Del Rio Water Department

Sewer: all of the lots will be served by the City of Del Rio Sewer department

Garbage: all of the lots will be served with refuse collection

Public Services:

Police - Del Rio Police Department

Fire - Del Rio Fire Department

Flood Plain Clearance:

These lots are not located within the FEMA designated flood prone area

DISCUSSION:

There is not a formal approval process included in the City of Del Rio Subdivision Ordinance or requirement for one in the Local Government Code. Staff requested to see the Master Plan so that we can properly plan for all infrastructure and code requirements for all future phases in this subdivision.

The Public Works Department, Engineering Department, Water Department, Waste Water Department, Gas Department, Fire Department, AEP, Verizon, and Planning & Zoning Department have all reviewed the master plan. We have recorded the following comments:

- Need valves on the main on both culvert sacks and also some lots don't show the water service laterals.
- Needs to show the street lights in accordance with the Subdivision Ordinance.
- Park Land dedication needs to be shown in compliance with the Subdivision Ordinance.

PROS:

Reviewing and giving comments on the proposed master plan will allow for the developer and city to ensure the project meets the minimum requirements as the project moves forward through the phases.

CONS:

Reviewing and giving comments on the proposed master will allow for the developer to be vested from any other subdivision regulations that might be passed in the near future.

RECOMMENDATION:

Staff recommends the master plan be approved with the compliance of the above noted comments.

Attachments

Planning & Zoning Commission

5. b.

Meeting Date: 11/12/2014

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Plat 14-08 Abner Martinez, P.E., Representing Jesse Paul Sanchez Requesting a Replat Establishing Lots 1 through 12, 45 and 46 and Including Lots 1-A, 1-B, 1-C and 1-D in the Sanchez Estates Subdivision out of Lot 1, Block B of the Ora May Gulick Subdivision, Del Rio, Texas.

BACKGROUND:

Applicant: Abner Martinez, Representing Jesse Paul Sanchez

Requested Action: Approval of a replat creating the Sanchez Estates Subdivision being Lots 1-12, 45 & 46 and including the previously Platted Lots 1-A, 1-B, 1-C and 1-D out of the Ora May Gulick Subdivision

Location: Located off of Lenora Drive and Cantu Road

Public Utilities:

Water: all of the lots will be served by the City of Del Rio Water Department

Sewer: all of the lots will be served by the City of Del Rio Sewer department

Garbage: all of the lots will be served with refuse collection

Public Services:

Police - Del Rio Police Department

Fire - Del Rio Fire Department

Flood Plain Clearance:

These lots are not located within the FEMA designated flood prone area

DISCUSSION:

The property described in this replat was part of the Ora May Subdivision that was originally plated in 1958. Lots 1-A, 1-B, 1-C and 1-D were then replatted in a subsequent plats in 2013 and 2014 by Mr. Sanchez. He would now like to further subdivide the lot into smaller lots for single family residential use. He will be required to pay the water and sewer connection fees prior to the approval of the plat at the City Council meeting that is scheduled on November 25, 2014.

The plat has been reviewed by the Public Works Director, the City Engineer, the Water Department, the Waste Water Department, the Fire Department and the Planning & Zoning Department. Staff has found that the proposed replat complies with the minimum requirements listed within the City of Del Rio Subdivision Ordinance and the Local Government Code.

PROS:

Approving this request will allow for new single family residential lots to be created and sold within the city limits.

CONS:

Approving this plat will allow for additional lots to be developed in this area that will place an additional burden on the infrastructure in this area.

RECOMMENDATION:

Staff recommends approval of the requested replat.

Attachments

Plat Application

Plat 14-08

Ora May Gulick Plat



APPLICATION FOR PLAT

City of Del Rio
Planning & Zoning Division

Date Submitted: NOVEMBER 6, 2014 Plat ID Number: _____

Plat Name: REPLAT ESTABLISHING SANCHEZ ESTATES SUBDIVISION IN DEL RIO, TEXAS

Property Address/legal: VARIOUS ALONG CANTU ROAD AND LENORA DRIVE, Del Rio Texas 78840

Owner/Agent: Mr. J.P. Sanchez Phone: 830-765-6800 Fax: _____

Address: 100 Griner, Del Rio, Texas Zip code: 78840

Owner's Email Address _____

Engineer/Surveyor: Abner Martinez, P.E. Phone: (830) 775-4579 Fax: _____

Address: 501 E. Garfield, Del Rio, Texas Zip code: 78840

Engineer's Email Address acs@rgv.twcbc.com

1. All Specific Uses Proposed: Residential (restaurant, day care, warehouse, etc.)
2. Existing Zoning: Residential
3. Is there a building permit associated with this plat? No Yes AP # _____
4. City Council District: _____ County Precinct: _____
5. Name and Number of Survey/Abstract: _____
6. DIRECTOR -OR- PLANNING COMMISSION
7. Water Service: City Well Other Utility (name) _____
8. Sewer Service: City Septic Other Utility (name) _____
9. Del Rio City Limits Yes No
10. San Felipe Springs Protection Area? Yes No
11. Joint Airport Zoning Board Area Yes No
 - a. Laughlin Air Force Base Yes No
 - b. Del Rio International Airport Yes No
12. Previous/existing landfill? Yes No
13. Flood plain? Yes No

PLATTED AREA

Streets	<input type="checkbox"/> Public	<input type="checkbox"/> Private	Linear Ft _____	total acreage _____
Parks	<input type="checkbox"/> Public	<input type="checkbox"/> Private		total acreage _____
Off-Site Easements	<input type="checkbox"/> Permeable	<input type="checkbox"/> Nonpermeable		total acreage _____

I hereby certify that all of the information on the entire Plat Application is true and correct.

Print Name: Abner Martinez, P.E. Signature:

Date: _____ Professional Engineer Registered Professional Land Surveyor

FEES (please refer to the current fee schedule)

City Fees (Required for all plats)

Minor

Plat or Replat without a public hearing	\$100.00
Plat or Replat with a public hearing	\$200.00

Major

Plat or Replat with a Public Hearing	\$200.00
Final Plat	\$250.00

County Fees (Required for ETJ/OCL plats) A list of County fees are available, and will be collected by Val Verde County. Please contact Mr. Roger Cerney, with the Val Verde County Office of Risk Management at (830) 774-7570. All plats in the City of Del Rio's ETJ will have to be approved by the Val Verde Commissioners Court before the City of Del Rio can approve.

(Only **complete** legible applications will be accepted: **1 original** and **6 copies**.)

REPLAT
ESTABLISHING LOTS 1 THRU 12, 45 AND 46,
AND INCLUDING LOTS 1-A, 1-B, 1-C AND 1-D
IN THE
SANCHEZ ESTATES SUBDIVISION
OUT OF LOT 1, BLOCK B,
ORA MAE GULICK SUBDIVISION, DEL RIO, TEXAS

Being Lot 1, Block B, Ora May Gulick Subdivision as recorded in
Volume 2, Page 57, of the Val Verde County Map Records.

THE STATE OF TEXAS))
COUNTY OF VAL VERDE)) KNOW ALL MEN BY THESE PRESENTS:

THE OWNERS OF THE LAND SHOWN ON THIS REPLAT AND WHOSE NAMES
ARE SUBSCRIBED HERETO AND IN PERSON, ACKNOWLEDGE THAT THIS
PLAT WAS MADE FROM AN ACTUAL SURVEY AND REPLAT THIS 9.36
ACRE TRACT OF LAND CONVEYED TO JESSE PAUL SANCHEZ IN VOLUME
863, PAGE 624, OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY,
TEXAS

JESSE PAUL SANCHEZ

THE STATE OF TEXAS))
COUNTY OF VAL VERDE))

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MR. JESSE PAUL
SANCHEZ, OWNER OF THIS LOT.

THIS ____TH DAY OF _____, 2014

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THE STATE OF TEXAS))
COUNTY OF VAL VERDE))

I HEREBY CERTIFY THAT THE FOREGOING PLAT IS TRUE AND CORRECT
AND WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON THE
GROUND, UNDER MY SUPERVISION, AND THAT IT WAS PREPARED IN
ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF VAL VERDE
COUNTY, TEXAS.

ABNER MARTINEZ - GUADARRAMA
REGISTERED PROFESSIONAL LAND SURVEYOR # 5009



THE STATE OF TEXAS))
COUNTY OF VAL VERDE))

SWORN AND SUBSCRIBED BEFORE ME, THIS ____ DAY OF _____, 2014

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

PLAT INSPECTED AND APPROVED FOR FILING IN
MAP RECORDS OF VAL VERDE COUNTY, TEXAS

ABNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

SYMBOLOLOGY

- FOUND 1/2" IRON ROD
- SET 5/8" IRON ROD
- ✕ "x" IN CONCRETE
- MANHOLE
- ⊕ FIRE HYDRANT
- ✂ POWER POLE
- ⊕ WATER VALVE
- ⊕ WATER METER
- CLEAN OUT
- TELEPHONE PEDESTAL



Scale 1" = 60'

METES AND BOUNDS DESCRIPTION FOR LOT 1, BLOCK B, ORA MAY GULICK SUBDIVISION

Being Lot 1, Block B, Ora May Gulick Subdivision to the City of Del Rio, according to the map
or plat of record in Volume 2, Page 57, of the Map Records of Val Verde County, Texas, Said
Lot being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron pin found at the intersection of the common line between Lot 1
and Lot 2, Block B, Ora May Gulick Subdivision and the East Right-of-Way line of Lenora Avenue
for the Southwest corner of this Lot 1, Block B, Ora May Gulick Subdivision as shown in Volume 2,
Page 57, Val Verde County, Map Records;

THENCE, along said Right-of-Way line, N 01°25' 36"E, 471.25 ft., to a 1/2" iron pin found at the
Southeast Right-of-Way line of Dove Avenue and for a corner of this tract;

THENCE, departing East Right-of-Way line of Lenora Drive and along the Southeast Right-of-Way
line of Dove Avenue N 45°25' 08"W, 231.80 ft., to a 1/2" iron pin found at the South Right-of-Way
line of Cantu Road and for a corner of this tract;

THENCE, along said Right-of-Way line, S 89°17' 14"E, 276.50 ft., to a 1/2" iron set found in the
Northwest corner of Lot 1-B and for a corner of this tract;

THENCE, departing said Right-of-Way line, S 01°25' 36"W, 110.00 ft., along the East line of
Lot 1-B to a 5/8" iron pin set for a corner of this tract;

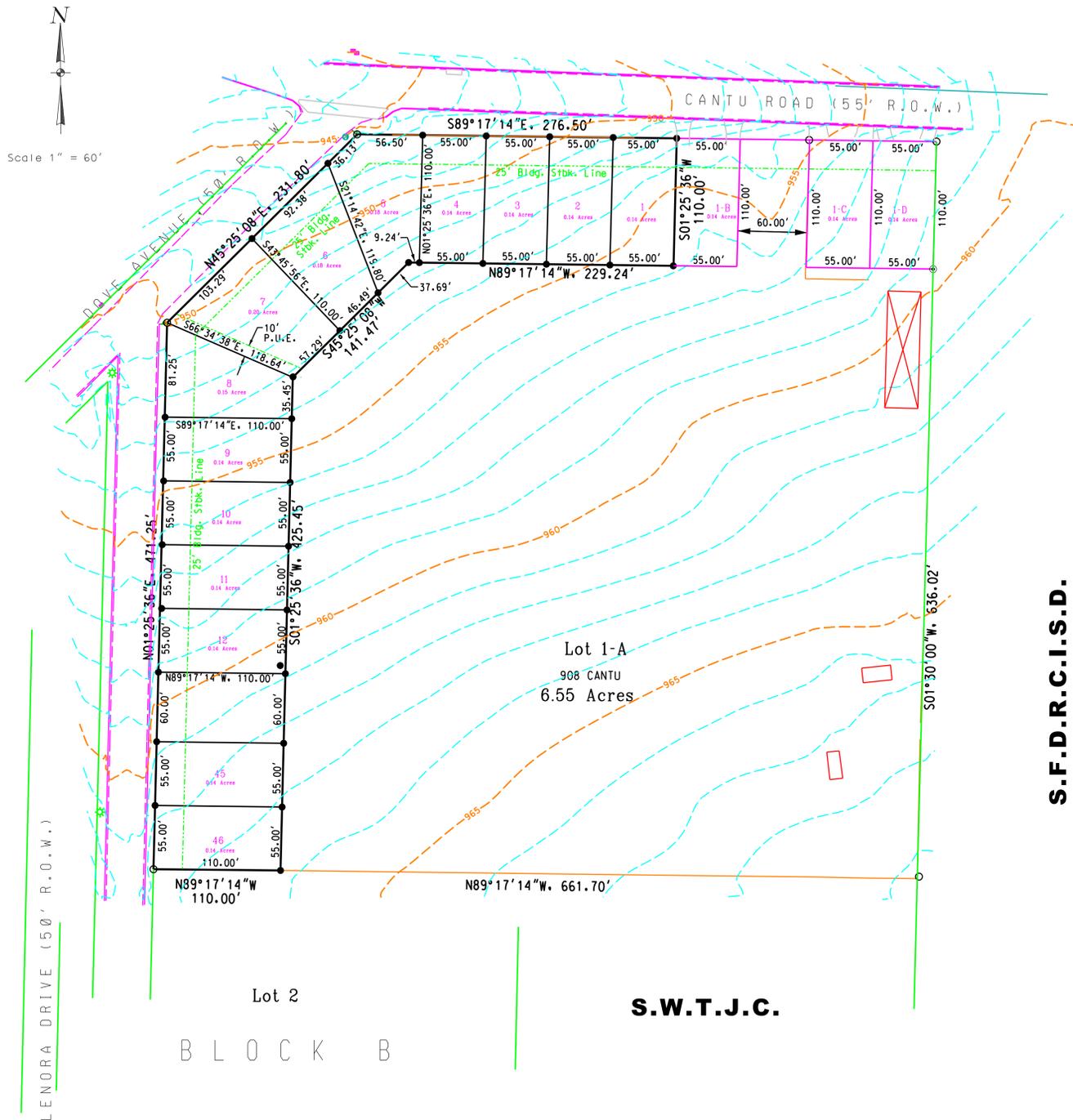
THENCE, departing said line N 89°17' 14"W, 229.24 ft., to a 5/8" iron pin set for a corner of this tract;

THENCE, S 45°25' 08"W, 141.47 ft., to a 5/8" iron pin set for a corner of this tract;

THENCE, S 01°25' 36"W, 425.45 ft., to a 5/8" iron pin set on the South line of Lot 1,
for a corner of this tract;

THENCE, along said line N 89°17' 14"W, 110.00 ft., to the Place Of Beginning and containing 2.24 acres
of land more or less in Val Verde County, Texas.

**ORA MAY GULICK
SUBDIVISION MAP RECORDS
(VOLUME 2 PAGE 57, VAL VERDE COUNTY, TX)**



Notes:

- This subdivision is located within the city limits of Del Rio, Texas, no part of this property is located in a special flood hazard area (100 yr Flood) as depicted in FIRM MAP No. 48465C 1645D, Effective July 22, 2010.
- 1/2" iron rods were found on all original corners and 5/8" iron rods were set on all new corners unless otherwise marked.
- The lots in this subdivision are currently served by a public water system, maintained and operated by the city of Del Rio, Val Verde County, Texas.
- Lots in this replat are to be served by a central sewer system, maintained and operated by the City of Del Rio, Val Verde County, Texas.
- This subdivision is served with electricity by a system owned and operated by NEP/ Central Power and Light Company, a public utility operated under the laws and regulations of the state of Texas.
- There may be additional buried or underground utilities in the area, which the surveyor is unaware of and no liability for such is assumed herein.

This plat has been reviewed and approved by the following:

Chairman - Del Rio, Texas Planning & Zoning Commission Date: _____

Chairman - Del Rio, Texas Utilities Commission Date: _____

Mayor - Del Rio, Texas City Council Date: _____

Attest: _____ Date: _____
City Secretary - City of Del Rio



S.F.D.R.C.I.S.D.

REPLAT ESTABLISHING LOTS 1 THRU 12, 45 AND 46,
AND INCLUDING LOTS 1-A, 1-B, 1-C AND 1-D IN THE
SANCHEZ ESTATES SUBDIVISION
OUT OF LOT 1, BLOCK B,
ORA MAE GULICK SUBDIVISION, DEL RIO, TEXAS

AMISTAD CONSULTING SERVICES
 CIVIL - ENVIRONMENTAL - SURVEYING
 SURVEYING FIRM • 101472-00, TEXAS
 501 E. Garfield
 Del Rio, Texas 78840
 Phone: (830) 775-4578, Fax: (830) 774-6705

Appr.	Revisors	No.	Date

Designed by: ...
 Drawn by: ...
 Checked by: ...
 Approved by: ...

Job No. 12-077
 DATE
 Nov. 2014
 SHEET
 OF
 1

PLAT ORA MAY GULICK SUBDIVISION

APPROVED BY THE CITY COMMISSION OF THE CITY OF VAL VERDE, TEXAS
THIS 9th DAY OF December 1958.

ATTEST
Paul Lindemann
CITY SECR.

Arthur S. Kennedy
ARTHUR S. KENNEDY, Mayor.

APPROVED IN OPEN MEETING OF THE COMMISSIONERS OF VAL VERDE COUNTY, BY THE COMMISSIONERS COURT, OF VAL VERDE COUNTY, TEXAS, THIS 13th DAY OF November 1958.

Paul Lindemann
JIM LINDSEY
COUNTY JUDGE

STATE OF TEXAS
COUNTY OF VAL VERDE

I, H. CONNER JAMES, LICENSED STATE LAND SURVEYOR AND REGISTERED PUBLIC SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY ON THE GROUNDS OF THE ORA MAY GULICK SUBDIVISION, MARKING ALL TRACTS, LOT AND STREET CORNERS WITH IRON STAKES AND THAT THE SURVEY PLAT HEREON SHOWN SAID SUBDIVISION JUST AS I SURVEYED SAME ON THE GROUND.

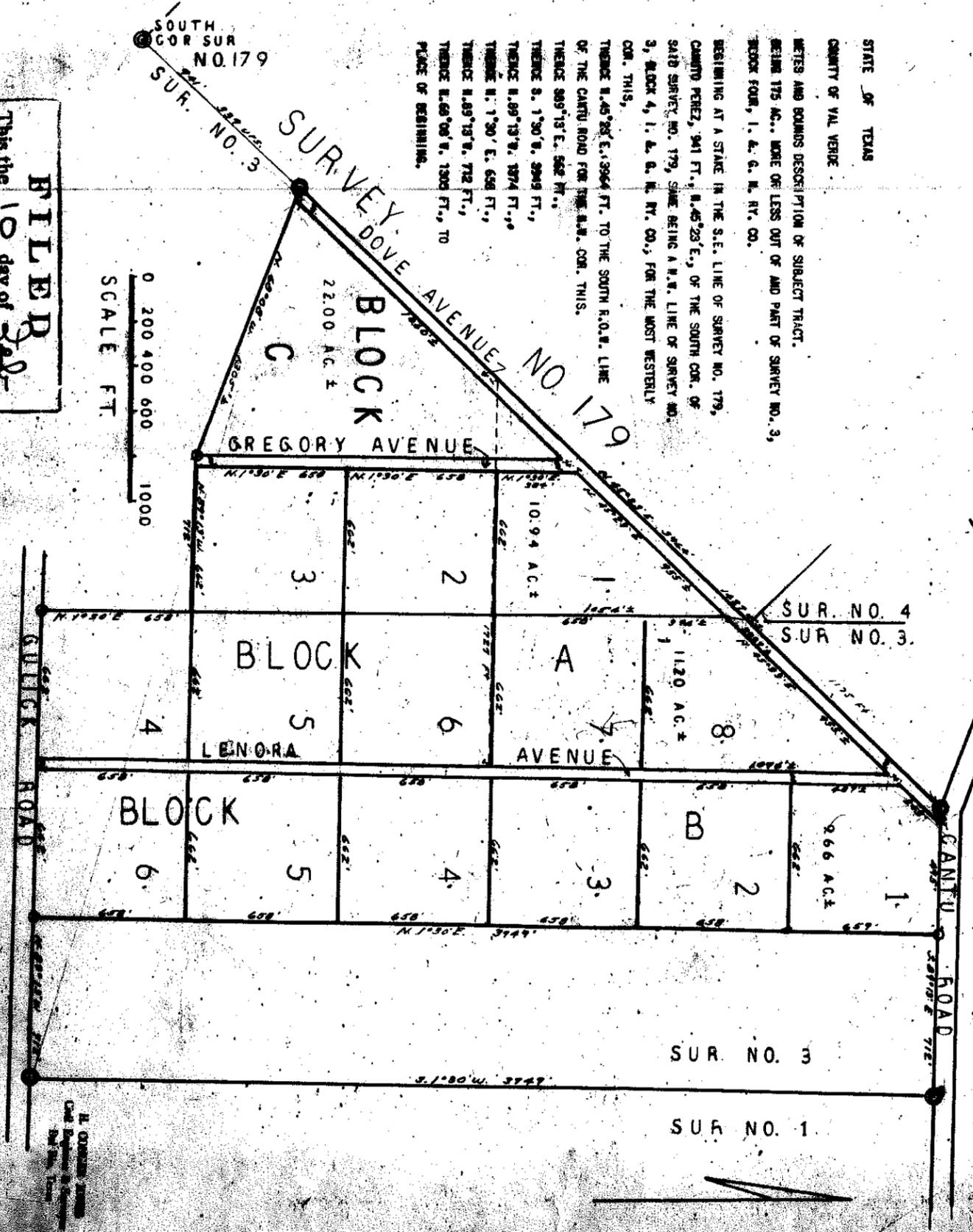
10 November 1958.
Del Rio, Texas.

H. Conner James
H. CONNER JAMES
COUNTY SURVEYOR.

STATE OF TEXAS
COUNTY OF VAL VERDE

METES AND BOUNDS DESCRIPTION OF SUBJECT TRACT.
BEING 175 AC., MORE OR LESS OUT OF AND PART OF SURVEY NO. 3, BLOCK FOUR, I. & G. N. RY. CO.

BEGINNING AT A STAKE IN THE S.E. CORNER OF SURVEY NO. 179, CANTO PEREZ, 941 FT., N. 45° 23' E., OF THE SOUTH COR. OF SAID SURVEY NO. 179, SAME BEING A N.W. LINE OF SURVEY NO. 3, BLOCK 4, I. & G. N. RY. CO., FOR THE MOST WESTELY COR. THIS,
THENCE N. 45° 23' E., 3964 FT. TO THE SOUTH R.O.B. LINE OF THE CANTO ROAD FOR THE S.W. COR. THIS,
THENCE S. 89° 13' E. 562 FT.,
THENCE S. 1° 30' W. 2949 FT.,
THENCE N. 89° 13' W. 3774 FT.,
THENCE N. 1° 30' E. 658 FT.,
THENCE N. 89° 13' W. 712 FT.,
THENCE E. 69° 06' W. 1300 FT., TO PLACE OF BEGINNING.



FILED
This the 10 day of Nov
A.D. 1958 at 10 o'clock A.M.
10.00
County Comm. Val Verde Co. Texas
By _____ Deputy