

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
DECEMBER 9, 2015
5:30 P.M.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - a. Approval of Meeting Minutes for August 2015 and October 2015
4. **OPEN PUBLIC HEARING**
 - a. Conduct a Public Hearing and Consider a Request for Plat 15-06 by Abner Martinez, P.E., Representing Ramiro Guzman and Filemon Ortiz Requesting a Replat Establishing Lots A-1 and A-2, Lupita Subdivision out of Lot A, Lupita Subdivision.
5. 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 3rd day of December 2015.



Susan Corp, City Secretary

Planning & Zoning Commission

3. a.

Meeting Date: 12/09/2015

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Approval of Meeting Minutes for August 2015 and October 2015

BACKGROUND:

NA

DISCUSSION:

NA

PROS:

NA

CONS:

NA

RECOMMENDATION:

NA

Attachments

August 2015 Minutes

October 2015 Minutes

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
THURSDAY, AUGUST 20, 2015
5:30 P.M.

MINUTES

I. CALL TO ORDER

The meeting was called to order at 5:34 p.m.

2. ROLL CALL

3. APPROVAL OF MINUTES

- a. Approval of July 22, 2015 Meeting Minutes

Motioned by Board Member B'Ann Vaughan, Seconded by Board Member J.P. Sanchez

AYE: Chairperson Diana Salgado
Board Member J.P. Sanchez
Board Member Raul Padilla
Board Member B'Ann Vaughan
Board Member Cherry Sheedy

MOTION PASSED

4. OPEN PUBLIC HEARING

5. **OTHER BUSINESS**

(ACTION MAY BE TAKEN ON THESE MATTERS)

- a. Consideration of the Repealing and Replacing in Entirety the Current Cross-Connection Control Section 8-42 of the Del Rio Code of Ordinances Chapter 8 and Providing for a Penalty, Publication, and an Effective Date

Mrs. Pokrant gave some background information on the agenda item and updated on pending items from the last meeting when this item was discussed.

Board member's B'Ann Vaughan and Cherry Sheedy asked questions to further clarify items within the ordinance from Darryl Lane, Plumbing Inspector; Bob Gardner, Chief Building Official; Roger Sanchez, Water Superintendent and Mitch Lomas, Waste Water Superintendent.

Chairperson Salgado asked questions about the ordinance to all staff present at the meeting.

There was a discussion about notification to the public for the revised ordinance and about enforcement of the regulations.

Chairperson Salgado asked for changes to the ordinance to clarify that the city isn't dictating the brand of the backflow preventer.

Chairperson Salgado expressed concern about the extra expense for the homeowners for the annual inspection and stated that she doesn't see that TCEQ requires an annual inspection.

Mr. Lane, Mr. Lomas and Mr. Gardner addressed this concern and explained the reasoning behind annual inspection of the backflow preventer and described the state requirements for the annual inspections.

Chairperson Salgado asked staff to follow up with TCEQ to determine if the annual inspection is a requirement through TCEQ.

There was further discussion about how the testing program will be managed.

Board member Sheedy expressed concerns about the irrigation systems that were installed without a permit and how the city will know to contact the owners to get the system tested.

Mr. Lane stated that he would work with the billing department and meter readers to assist us in identifying irrigation systems that were installed without permits.

The board and staff discussed septic tanks and water wells and how the city works to protect the system.

Motioned by Board Member Raul Padilla, Seconded by Board Member B'Ann Vaughan to approve the item.

AYE: Chairperson Diana Salgado
Board Member J.P. Sanchez
Board Member Raul Padilla
Board Member B'Ann Vaughan
Board Member Cherry Sheedy

MOTION PASSED

6. ADJOURNMENT

Motioned by Board Member B'Ann Vaughan, Seconded by Board Member J.P. Sanchez to adjourn the meeting.

AYE: Chairperson Diana Salgado
Board Member J.P. Sanchez
Board Member Raul Padilla
Board Member B'Ann Vaughan
Board Member Cherry Sheedy

MOTION PASSED

The meeting was adjourned at 6:50 p.m.

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
WEDNESDAY OCTOBER 21, 2015
5:30 P.M.

MINUTES

I. CALL TO ORDER

The meeting was called to order at 5:31 p.m.

2. ROLL CALL

3. APPROVAL OF MINUTES

Meeting minutes were not available for approval – will be provided at the next meeting

4. OPEN PUBLIC HEARING

- a. Conduct a Public Hearing and Consider a Request for a Variation/Hardship for Sam Ferguson & Joe Ferguson that are requesting a variation in relation to sidewalk requirement in an R-M Zoning District. (1305 Kingsway)
Sam Ferguson and Joe Ferguson spoke in favor of their request.
Chairperson Salgado asked what effect a variance in the sidewalk regulation would have on the proposed ball fields and park located to the rear of the project.
Mrs. Pokrant presented the staff report and recommendation and explained that staff has determined that sidewalks would be needed to get the residents from this side of the street to the ball fields once they are developed.
There was further discussion on the proposed sports complex and the anticipated foot traffic to the park.
There was other discussion about the requirement for all new commercial development to construct sidewalks.
Board member Vaughan asked if there was any other sidewalks in the area for this proposed sidewalk to connect to.
There was further discussion of the location of the existing sidewalks, vacant land and proposed park land development.
Board member Sheedy asked the applicant if they knew at the time of development that they had to build sidewalks.
The applicant stated that they didn't know that they were required to build the sidewalks. That this is their first project and they have been learning the regulations.
Mrs. Pokrant stated that there was approved plans showing the development of the sidewalks.
There was further discussion of their approved site plan.
Board member Sanchez asked what the regulations for the development of sidewalks.
Mrs. Pokrant presented the requirements for the development of sidewalks.
There was further discussion of the approved site plan and the need for sidewalks in the area.

Motioned by Chairperson Diana Salgado to deny the request. Motioned failed due to the lack of a second.

Motioned by Board Member B'Ann Vaughan, Seconded by Board Member J.P. Sanchez to approve the item.

AYE: Board Member J.P. Sanchez
Board Member Raul Padilla
Board Member B'Ann Vaughan
Board Member Cherry Sheedy

NAY: Chairperson Diana Salgado

MOTION PASSED 4-0

- b. Conduct a Public Hearing and Consider a Request for Plat #15-05 by Abner Martinez, P.E., Representing Ana Maria Ramon Requesting a Replat Amending Lot 2 of the Flores Ramon Addition and Lot 4 of the Eddie McNutt Subdivision and Establishing Lot 3 of the Flores-Ramon Addition.

Mrs. Pokrant presented the staff review and recommendation.

Board member Vaughan asked for clarification on the location of the plat.

Chairperson Salgado asked for the location of the access for the newly created lot.

Mrs. Pokrant further discussed the request and addressed the questions pertaining to the requested replat.

Board member Salgado asked if there was any requirements for the subdivision of this lot.

Mrs. Pokrant stated that the applicant is required to pay for the water and sewer meter for the newly created lot.

Motioned by Board Member J.P. Sanchez, Seconded by Board Member Raul Padilla to approve the item.

AYE: Chairperson Diana Salgado
Board Member J.P. Sanchez
Board Member Raul Padilla
Board Member B'Ann Vaughan
Board Member Cherry Sheedy

MOTION PASSED

5. OTHER BUSINESS

(ACTION MAY BE TAKEN ON THESE MATTERS)

6. ADJOURNMENT

Motioned by Board Member Cherry Sheedy, Seconded by Board Member B'Ann Vaughan to adjourn the meeting.

AYE: Chairperson Diana Salgado
Board Member J.P. Sanchez
Board Member Raul Padilla
Board Member B'Ann Vaughan
Board Member Cherry Sheedy

MOTION PASSED

The meeting was adjourned at 6:06 p.m.

Meeting Date: 12/09/2015

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Conduct a Public Hearing and Consider a Request for Plat 15-06 by Abner Martinez, P.E., Representing Ramiro Guzman and Filemon Ortiz Requesting a Replat Establishing Lots A-1 and A-2, Lupita Subdivision out of Lot A, Lupita Subdivision.

BACKGROUND:

Mr. Guzman and Mr. Ortiz are requesting a replat of Lot A out of the Lupita Subdivision in order to create two lots being Lots A-1 and A-2. There are three houses currently located on the lot. Two of the house will be located on Lot A-1 and one of the houses will be located on Lot A-2.

This property is located outside of the City limits and within the City Extraterritorial Jurisdiction (ETJ). The replat is required to obtain approval of the Val Verde Commissioners Court and the City of Del Rio City Council. The Val Verde Commissioners Court held the Public Hearing for this replat on November 16, 2015 and the Court is scheduled to vote on the item at their meeting on December 14, 2015.

This requested replat meets the requirements listed in the Texas Local Government Code and the City of Del Rio Municipal Code of Ordinances.

DISCUSSION:

Applicant: Abner Martinez, Representing Ramiro Guzman and Filemon Ortiz

Requested Action: Create two lots out of Lot A of the Lupita Subdivision

Location: This lot is located off of Qualia Drive and also has access along Ray's Court. This lot is located outside of the City limits but within the Extraterritorial Jurisdiction (ETJ).

Public Utilities:

Water: Both of the proposed lots are served by the City of Del Rio Water Department

Sewer: Both of the proposed lots are served by the City of Del Rio Sewer Department

Garbage: Both of the lots are served with refuse collection

Public Services:

Police - Val Verde County Sheriff Department

Fire - Val Verde County Volunteer Fire Department

Flood Plain Clearance:

This property is not located within the FEMA designated flood prone area. There is a drainage easement located to the rear of the lots.

Notices Mailed

Property Owner Notices Mailed: 14

Opposition: None received to date

Support: None received to date

No Comment: None received to date

Returned to Sender: None received to date

PROS:

Approving this proposed replat will be in compliance with State law and the City of Del Rio Code of Ordinances.

CONS:

There is not a "con" associated with this agenda item.

RECOMMENDATION:

Staff recommends approval of the requested replat.

Attachments

Plat 15-06 Plat

Plat 15-06 Application



APPLICATION FOR PLAT

City of Del Rio
Planning & Zoning Division

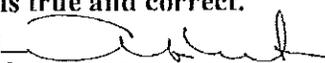
Date Submitted: September 17, 2015 **Plat ID Number:** 15-060
Plat Name: RE-PLAT ESTABLISHING LOTS A-1 AND A-2, OUT OF LOT A, LUPITA SUBDIVISION IN DEL RIO, TEXAS
Property Address/legal: 1400 AND 1404 QUALIA DR, Del Rio Texas 78840
Owner/Agent: Mr. Ramiro Guzman / Mr. Filemon Ortiz **Phone:** (830) 734-0090 **Fax:** _____
Address: Del Rio, Texas **Zip code:** 78840
Owner's Email Address ramiro@ramiro.com
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 amg@amistadconsulting.net

1. All Specific Uses Proposed: Residential (restaurant, day care, warehouse, etc.)
2. Existing Zoning: No zoning exists for this area, being used as 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.)