

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
WEDNESDAY, SEPTEMBER 14, 2016
5:30 P.M.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

a. Approval of July and August 2016 meeting minutes.

4. **OPEN PUBLIC HEARING**

a. Conduct a Public Hearing and Consider a Request for a Plat 16-01 Abner Martinez, P.E., Representing Pat C. Ellis is requesting to Replat Establishing Lot 9-A and 9-B, Pecan Springs Subdivision in Val Verde County, Texas.

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

6. ADJOURNMENT

I, Alma Levrie, Interim 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 9th day of September, 2016.

Sheris N. Moreno
for Alma Levrie, Interim City Secretary

Planning & Zoning Commission

3. a.

Meeting Date: 09/14/2016

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Approval of July and August 2016 meeting minutes.

BACKGROUND:

NA

DISCUSSION:

NA

PROS:

NA

CONS:

NA

RECOMMENDATION:

NA

Attachments

7/2016 Minutes

8/2016 Minutes

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.

July 13, 2016
5:30 P.M.

Minutes

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.

2. ROLL CALL

Present: Board member Raul Padilla
Board member J.P. Sanchez
Board member Cherry Sheedy
Board member B'Ann Vaughan

Staff Present: Maria Perez, Zoning Coordinator
Janice Pokrant, City Planner

3. APPROVAL OF MINUTES

a. Approval of March 2016 and May 2016 Meeting Minutes.

Motioned by Board member J.P. Sanchez, seconded by Board member B'Ann Vaughan for the approval of the meeting minutes.

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

08/04/2016 11:33 AM

4. OPEN PUBLIC HEARING

a. Conduct a Public Hearing and Consider a Request for Variance 16-01 from Thomas Mitchell, Representing Rio Grande Aviation is requesting a variance in relation to sidewalk requirements on Airport Land Site Approximately 12,000 square feet of land located at the Del Rio International Airport. (1480 Weather Station Road).

Mr. Mitchell was present to speak in favor of the request.

Board member Padilla asked if the public would have access to this site when the building is finished.

Mr. Mitchell answered that they would. He went on to say there is an existing security fence that will be removed when the development is completed and there will be public access to the front of the building through a public parking lot.

Board member Vaughan asked if the security gate is beyond the development.

Mr. Mitchell answered that it is 10' - 15' south of the end of the parking lot for the development.

Mrs. Pokrant presented the staff report and recommendation.

Board member Sanchez confirmed that the city constructed the airport apron project and didn't construct

a sidewalk within the right-of-way that this proposed sidewalk would connect to. He also asked if the requirement for sidewalks is only required to be placed on a major thoroughfare roadways.

Board member Vaughan also asked about the requirement because there are no other public roads that feed into this street.

Mrs. Pokrant explained that the sidewalk regulations are different for commercial and industrial properties as opposed to residential developments. She explained that all commercial and industrial properties are required to install sidewalks along the city streets.

Board member Sanchez stated that the city didn't install sidewalks on the airport apron project so why would we require this property owner to install the sidewalks.

Mrs. Pokrant explained that the Planning and Zoning Division did not review the airport apron project as it was not a structural development. She stated that it is the job of the Planning and Zoning Division to review projects for compliance with all city regulations.

Board member Vaughan asked what the sidewalk would connect to if it was installed.

Mrs. Pokrant stated that it currently would not connect to another sidewalk but there is a number of vacant parcels that can be developed in which the sidewalk could provide a connection to. She went on to say that FedEx has developed a sidewalk even though they are currently the only business with a sidewalk on that side of the road. The intent is that the other sites will develop and will connect to this existing sidewalk.

There was further discussion of future development in the area.

Juan Onofre, City of Del Rio Airport Manager, spoke to the commission about the airport master plan and what is being proposed for the development of the property across the street.

Motioned by Board member J.P. Sanchez, seconded by Board member Cherry Sheedy to approve the variance.

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

08/31/2016 03:46 PM

5.

OTHER BUSINESS
(ACTION MAY BE TAKEN ON THESE MATTERS)

6.

ADJOURNMENT

The meeting was adjourned at 5:48 p.m.

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.

DATE-
5:30 P.M.

Minutes

1. CALL TO ORDER

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

2. ROLL CALL

Present: Board member Raul Padilla
Board member J.P. Sanchez
Board member B'Ann Vaughan

Absent: Chairperson Diana Salgado
Board member Cherry Sheedy

Staff Present: Maria Perez, Zoning Coordinator
Janice Pokrant, City Planner

3. APPROVAL OF MINUTES

Meeting minutes were not available for this meeting.

4. OPEN PUBLIC HEARING

- a. Conduct a Public Hearing and Consider a Request for Zoning Change Appeal # 16-01 by Jose Garcia who is Requesting a Zoning Change from Local Commercial District (C-1) to Commercial First Height District (C-2-A). Property Description: Abstract 1275, Survey 941, Nancy Jones, 0.36 Acres (600 Bedell Ave.)

Mr. Garcia was present to speak in favor of the request and to clarify that they are requesting this change in zoning in order to request for a special permit to allow for a digital off-premise sign. He stated that they were first under the impression that they would also need this approval in order for them to place a large on-premise sign for their business on the lot.

Board member Padilla confirmed that the owner understood that if they receive this zoning approval they will still need to get approval from the board of adjustment

Mrs. Pokrant presented the staff report and recommendation.

Mr. Joey Garcia asked the distance between the C-2-A property and the existing billboard to his property.

Mrs. Pokrant stated that it was about 700 feet between the C-2-A property and the furthestmost point of Mr. Garcia's property.

Board member Vaughan asked what the distance requirement was for off-premise signs

Mrs. Pokrant stated that it was 3,000 feet on the same side of the road. She then gave the history on the sign regulations.

There was further discussion of the sign regulations and the zoning districts.

Motioned by Board member J.P. Sanchez, seconded by Board member B'Ann Vaughan to approve the request for the zoning change.

AYE: Board member Raul Padilla
Board member J.P. Sanchez
Board member B'Ann Vaughan

09/06/2016 04:56 PM

- b. Conduct a Public Hearing and Consider a Request for Zoning Change Appeal # 16-02 by Juan Lopez, Representing Gary W. Humphreys is requesting a Zoning Change from Residential Single Family District (R-S) to Local Commercial District (C-1). Property Description: Lot 3 & EPT of 4, Block 13, 4^h Railroad Addition (605 East Garfield)
Mrs. Pokrant presented the staff report and recommendation.

Motioned by Board member J.P. Sanchez, seconded by Board member B'Ann Vaughan to approve the requested rezoning.

AYE: Board member Raul Padilla
Board member J.P. Sanchez
Board member B'Ann Vaughan

09/06/2016 05:06 PM

5.

OTHER BUSINESS
(ACTION MAY BE TAKEN ON THESE MATTERS)

6.

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

Meeting Date: 09/14/2016

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Conduct a Public Hearing and Consider a Request for a Plat 16-01 Abner Martinez, P.E., Representing Pat C. Ellis is requesting to Replat Establishing Lot 9-A and 9-B, Pecan Springs Subdivision in Val Verde County, Texas.

BACKGROUND:

Mr. Ellis is the property owner of Lot 9 within the Pecan Springs Estates Subdivision off of Pepper Lane and the owner of 15.566 acres of land behind Lot 9 which has never been plated. Mr. Ellis is requesting this replat in order to correct the property lines between Lot 10-A and Lot 9-A and create access off of Pepper Lane to the newly created Lot 9-B.

This property is located outside of the City limits and within the City of Del Rio Extraterritorial Jurisdiction (ETJ). The replat is required to obtain approval of the Val Verde Commissioners Court, the Planning and Zoning Commission and the City of Del Rio City Council.

The Val Verde Commissioners Court held the Public Hearing and voted to approve this replat on August 8, 2016. 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 Pat and Cynthia Ellis

Requested Action: Correct a property line between Lots 9 and 10-A and create two lots out of Lot 9 of the Pecan Springs Estates Subdivision

Location: This lot is located off of Pepper Land and is located outside of the City limits but within the Extraterritorial Jurisdiction (ETJ).

Public Utilities:

Water: Lot 9-A is currently served with water by the City of Del Rio Water Department. Due to the lot size of Lot 9-B it is exempt from the Local Government Code requirement for the owner to provide water and waste water services to the newly created lot.

Sewer: Waste water services are not available to the property owners in this area at this time. All residential development in the subdivision is services by on-site sewage facilities.

Garbage: Lot 9-A is served with refuse facilities.

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.

Notices Mailed

Property Owner Notices Mailed: 16

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 16-03 Pean Springs Estate Replat

REPLAT ESTABLISHING LOT 9-A and 9-B, PECAN SPRINGS SUBDIVISION, IN VAL VERDE COUNTY, TX

Being portions of Lots 9 and 10, of Pecan Springs Estates as recorded in Volume 4, Page 110, of the Val Verde County Map Records and 15.52 acres described as tract two (15.566 acres) (partition deed, volume 461, page 56, deed records Val Verde County, Texas)

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

THE OWNERS OF THE LAND SHOWN ON THIS REPLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO AND IN PERSON, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND REPLAT THIS 16.17 AND 2.39 ACRE TRACTS OF LAND CONVEYED TO THEM, BY INSTRUMENT RECORDED IN DOCUMENT NO. 251503 AND VOLUME 926, PAGES 905-907 OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS

C PAT ELLIS CYNTHIA A ELLIS

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MR. C PAT ELLIS AND MRS. CYNTHIA A ELLIS, OWNERS OF THESE LAND.

THIS ____TH DAY OF AUGUST, 2016

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 AUGUST, 2016

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

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

PLAT INSPECTED FOR FILING IN THE MAP RECORDS OF VAL VERDE COUNTY TEXAS, AND APPROVED BY THE VAL VERDE COUNTY COMMISSIONER'S COURT WITHOUT OBLIGATION OR RESPONSIBILITY ON THE PART OF VAL VERDE COUNTY TO CONSTRUCT OR MAINTAIN STREETS OR ACCESS AND UTILITY EASEMENT AS SHOWN ON PLAT.

DATE: _____
HON. EFRAIN VALDEZ, COUNTY JUDGE

This plat has been reviewed and approved by the following:

Chairman - Del Rio, Texas Planning & Zoning Commission

Date: _____

Mayor - Del Rio, Texas City Council

Date: _____

City Secretary - City of Del Rio

Attest:

Date: _____

City Engineer - City of Del Rio, Texas

Date: _____

Lienholder Authorization for 15.566 Acres as shown (Ref. Doc. # 00285710 V.V.C.O.P.R.)

Bart Cordell

Lienholder Authorization for Lot 9-A as shown (Ref. Doc. # 00273449 V.V.C.O.P.R.)

The Bank and Trust, SSB,
By Larry P. Davis, Jr.,
Chief Lending Officer

METES AND BOUNDS DESCRIPTION FOR A 18.56 ACRE TRACT IN VAL VERDE COUNTY, TEXAS

All that certain tract or parcel of land comprising 18.56 acres, more or less, described as Tract Two (15.566 Acres) in partition deed in Vol. 461, Page 56, deed records of Val Verde County, Texas and portions of Lots 8 and 10, Pecan Springs Estates as shown in Volume 4, Page 110, of the Map Records of Val Verde County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron pin found at the most westerly corner of Whispering Springs Estates as shown on plot filed in Slide 334, Side B, of the Map Records of Val Verde County, Texas and being the same, the north corner of original Lot 10 of Pecan Springs Estates as shown in Volume 4, Page 110, of the Map Records of Val Verde County, Texas and for a corner of this tract:

THENCE, N 45°20'06" W, 53.62' to a 1/2" iron pin found for the north corner of Lot 10-A as shown in replat of Pecan Springs Estates in Slide 246, Side B of the Map Records of Val Verde County, Texas and for a corner of this tract:

THENCE, S 34°27'00" E, 299.42' ft., with the west property line of said Lot 10-A to a 1/2" iron pin set in the north line of Pepper Lane for a corner of this tract:

THENCE, Generally along the north line of Pepper Lane, N 45°33'00" W, 284.71' ft., to a 1/2" iron pin found for a corner of this tract and with the same bearing, 64.52' ft., to a 1/2" iron pin found for a corner of this tract and the original west corner of Lot 9, Pecan Springs Estates:

THENCE, N 44°39'54" E, 399.28' ft., along the common property line of Lots 8 and 9, Pecan Springs Estates to a 1/2" iron pin found for the most a corner of this tract:

THENCE, N 45°20'06" W, 146.43' ft., with the north line of said Lot 8 to a 1/2" iron pin found for a corner of this described tract:

THENCE, N 45°38'27" W, 261.67' ft., to a 1/2" iron pin found for a corner of this tract:

THENCE, N 57°45'06" E, 466.24' ft., to a 1/2" iron pin set for a corner of this tract:

THENCE, N 60°01'19" E, 479.86' ft., to a 5/8" iron pin set for the north corner of this tract:

THENCE, S 44°52'40" E, 712.71' ft., to a 1/2" iron pin found in the northwest line of Whispering Springs Estates for the east corner of this tract:

THENCE, S 56°17'19" E, 928.82' ft., to the Place of Beginning.

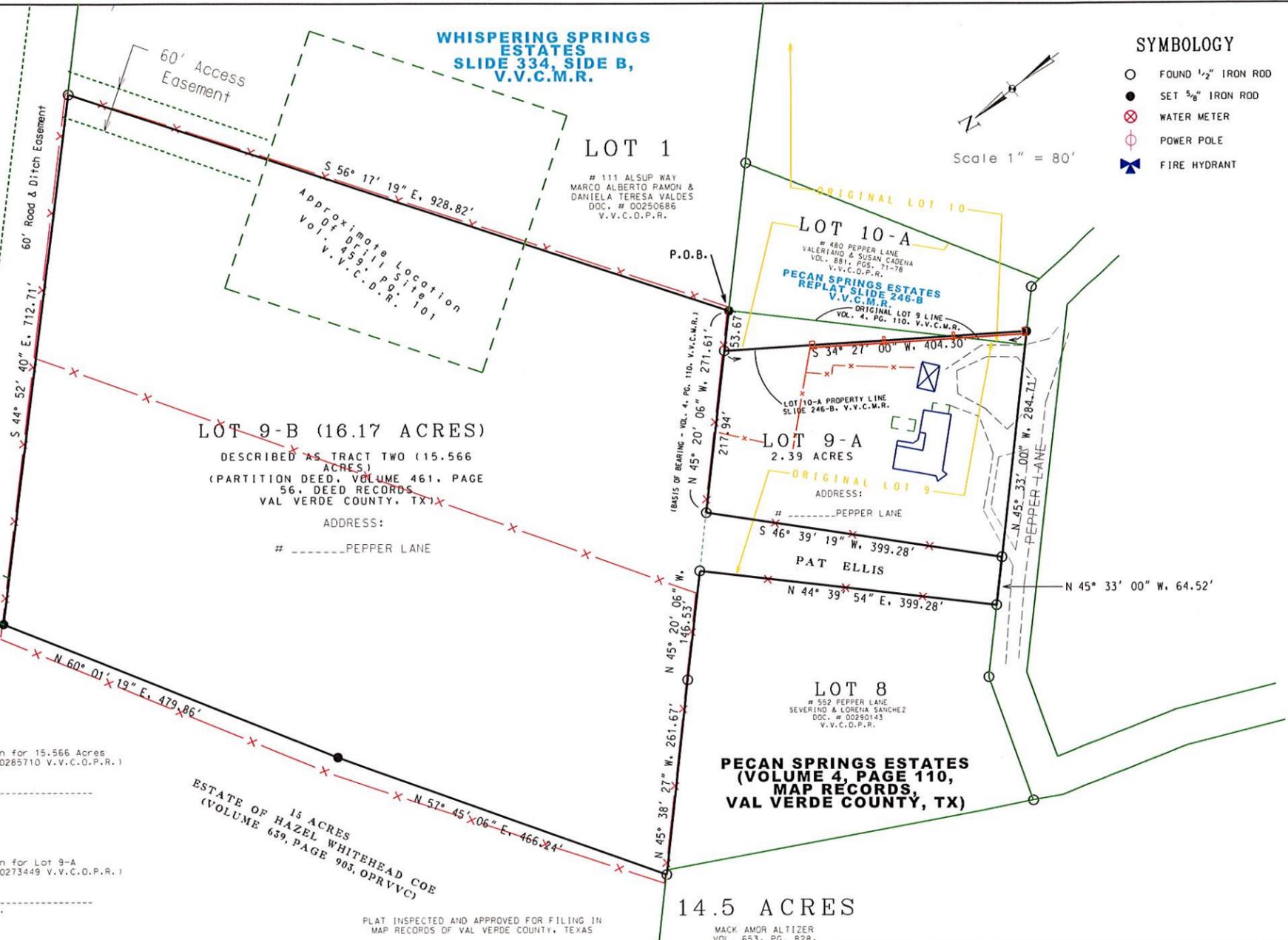
15 ACRES
ESTATE OF HAZEL WHITEHEAD COE
(VOLUME 639, PAGE 903, OPRVVC)

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

ABNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

- NOTES:
- This subdivision is located outside the City limits of Del Rio, Texas, and within the corporate limits of Val Verde County, Texas, and is outside the 0.2% chance floodplain area as defined in FEMA/FIRM Community Panel No. 48465 C 1735 D, dated 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.
 - Lot 9-A in this subdivision is currently served by a public water system, maintained and operated by the city of Del Rio, Val Verde County, Texas.
 - Lot 9-A en esta subdivisión tiene servicio de provisión de agua de un sistema público, mantenido y operado por la Ciudad de Del Rio, Texas, en el Condado de Val Verde.
 - Lot 9-A en esta subdivisión tiene servicio de provisión de agua de un sistema público, mantenido y operado por la Ciudad de Del Rio, Texas, en el Condado de Val Verde.
 - Lot 9-A in this replat is served by a on-site sewer septic unit, maintained and operated by the owner.
 - Lot 9-A en esta subdivisión tiene servicio de colección de aguas negras por una fosa séptica mantenida y operada por el dueño del lote.
 - This subdivision is served with electricity by a system owned and operated by AEP/ 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.
 - For Lot 9-A, no more than one single family detached dwelling shall be located in the lot.

WHISPERING SPRINGS ESTATES
SLIDE 334, SIDE B,
V.V.C.M.R.

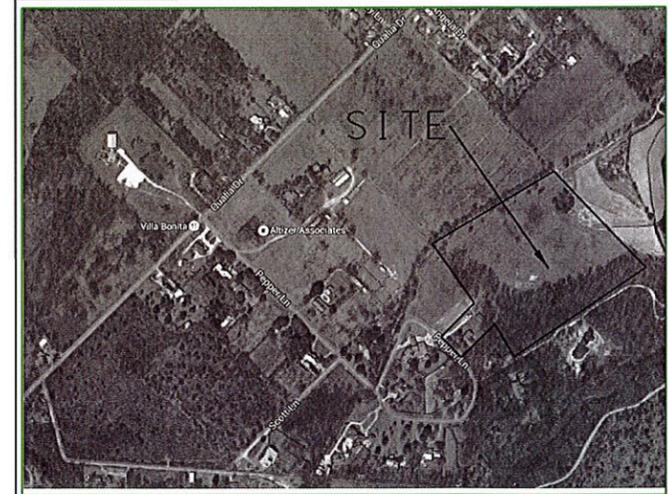


- SYMBOLY
- FOUND 1/2" IRON ROD
 - SET 5/8" IRON ROD
 - ⊗ WATER METER
 - ⊕ POWER POLE
 - ⚡ FIRE HYDRANT

Scale 1" = 80'

14.5 ACRES

MACK AMOR ALTIZER
VOL. 653, PG. 828,
V.V.C.O.P.R.



REPLAT ESTABLISHING LOT 9-A and 9-B, PECAN SPRINGS SUBDIVISION IN VAL VERDE COUNTY, TX

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
SURVEYING FIRM • 101472-00, TEXAS
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 775-4576, Fax: (888) 383-6704

Designed by	Drawn by	Checked by	Approved by

Job No. S16-269
DATE
Aug., 2016
SHEET
1
OF
1