

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS – CITY HALL
NOVEMBER 18, 2009
MINUTES

1. CALL TO ORDER

The meeting was called to order at 6:04 p.m. by Chairperson, Kurt Lemp

2. ROLL CALL

PRESENT ABSENT

*Kurt Lemp
Raul Padilla
James Wilde
Martin Weathersbee
Adrian Falcon*

OTHERS PRESENT

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

3. APPROVAL OF MINUTES:

Raul Padilla made a motion to approve the May 20, 2009 and July 6, 2009 minutes as presented. Adrian Falcon seconded the motion, which were approved unanimously.

4. **AEP Request for Easement** - John M. Garcia, Sr. Real Estate Agent AEP Texas Central Company is requesting a three foot easement to install a copper 4/0 grounding grid around the substation fence. Alley 20' between Lots 1-3 and 8-10, Block 42, and 60' Right of Way Avenue J, 5th Railroad Addition.

Mrs. Janice Pokrant, City Planner addressed the Commission she briefly went over the request including the letter from AEP and map she then mentioned it was reviewed by staff and it was the recommendation of staff to approve she also made note that there was no gas, water or sewer on the above mentioned alley. AEP Representative briefly mentioned the flooding within the existing substation, retaining wall, national electrical code standard requirement and safety. After discussion James Wilde made motion to approve request. Martin Weathersbee seconded the motion, which was approved (5-0).

5. **Preliminary Plat** – Monarch Crossing Waste Treatment Plant Site being 5.149 acres of land situated in the I&GNRR Co. Survey, Block 3, Section 23, Abstract No. 1030, Val Verde County being out of that certain 1330.88 acre tract described in instrument to SE Ranch Holdings, LTD. David Earl, Owner, Surveyor Michael A. Romans

Mrs. Janice Pokrant, City Planner addressed the Commission she briefly made reference to the preliminary plat submittal sheet dated November 16, 2009 included in the agenda package she then mentioned the recommendation of staff. Staff recommended disapproval of the Preliminary Plat based on the list provided. Jennifer Harris was also present representing LAFB and made note of the letters that were provided by the Department of the Air Force, Jeffrey R. McDaniels and Thomas M. Manning in reference to the potential impacts from the proposed Municipal Wastewater Facility for Monarch Crossing. Mr. Ron Burton was also present and briefly explained his involvement of eighteen months, opposition, public hearing notice and TECQ. After discussion James Wilde made motion to deny the Preliminary plat. Adrian Falcon seconded the motion, which was denied unanimously.

6. **Preliminary & Final Plat** – Oakwood Subdivision Establishing Lots 1, 2 and 3 being 5.76 acres tract of land, more or less, out of and a part of survey No. 1, Block 4, Abstract 1040, Certificate 4260, I&GNRR Co., Del Rio Housing Facility Corporation, Owner Surveyor, Abner Martinez

Mrs. Janice Pokrant, City Planner addressed the Commission she briefly went over the staff recommendations included in the package and then mentioned that all the corrections were done and the corrected plat was submitted staff recommended approval. Mr. Abner Martinez was not present for discussion. After discussion in reference to ownership, use, plans and zoning Raul Padilla made motion to approve the preliminary and final plat. Martin Weathersbee seconded the motion, which was approved unanimously (5-0).

7. **Discuss and Act** – City of Del Rio Sign Ordinance Revisions

Mrs. Janice Pokrant, City Planner addressed the Commission she went over the excel sheet that was provide to the commission which included the agreements, differences, recommendations from the technical and policy committee and the current ordinance. She then went down the list of pending items starting with number seven sign setbacks, number nine subdivision directory signs and number sixteen commercial signs on and off premises and number twenty-two nonconforming signs discussion continued in reference to the abandonment of nonconforming signs, dangerous signs, enforcement, existing moratorium, square footage and height of billboards, digital/electronic signs and wall signs. After discussion Kurt Lemp made a motion to approve the policy committee recommendation on billboards of forty feet high and six hundred seventy two square feet. James Wilde seconded the motion, (3-2). Discussion continued in reference to heights and number of sides Kurt Lemp made a motion to approve two sides on billboards. James Wilde seconded the motion, (5-0). James Wilde made a motion to approve nonconforming signs existing to keep the same size. Kurt Lemp seconded the motion, (5-0).

8. **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 7:15 p.m.