

PLANNING AND ZONING COMMISSION
SEPTEMBER 9, 2013
CITY HALL'S COUNCIL CHAMBERS @ 12:00 P.M.

P&Z PRESENT

Ned Sheats
Mario Garza
Diana Izaguirre
Marisela Marin
Carlos Lopez

P&Z ABSENT

Rene A. Flores
Abiel Flores

STAFF PRESENT

Daniel Tijerina
Bobby Salinas
Susana De Luna
Roberto Salinas, P.E.

GUESTS PRESENT

John Hernandez, P.E.
Rolando L. Garcia

CALL TO ORDER

Vice-Chairman Ned Sheats called the special meeting to order at 12:03 p.m.

CITIZENS PARTICIPATION

Vice-Chairman Ned Sheats asked if there was any citizens' participation.

There was no response.

Started: 12:03 p.m.

Ended: 12:10 p.m.

ITEM #2.0

Preliminary & Final Plat Approval:

Santa Lucia Subdivision

A 9.603 acre tract of land out of

Lot 166, John H. Shary Subdivision

R-3

Developer: Blanca A. Gutierrez

Engineer: Camacho – Hernandez & Associates

Mr. Bobby Salinas went over the write-up stating that the proposed subdivision is located on the NW corner of Taylor Road and Colorado Road.

History: Planning & Zoning and City Council had previously approved the subdivision for Santa Lucia, however due to HUD requirements, the subdivision had to be modified. This subdivision proposal does not have any commercial lots as was previously proposed. The revised subdivision is now only 1 lot which is proposed for a new private and gated apartment complex (168 apartments).

Water: Water service will be provided via an existing 8" water line located along the west and north side of the site. The developer will also be installing a new 8" waterline along the south and east sides of the site, thus looping the water system. There are a total of 9 fire hydrants being proposed. (Note: The apartment site plan approval will be forthcoming.)

Sewer: Sewer service will be provided through the installation of a new private lift station and a proposed 6" force main that will ultimately connect to the existing 10" line located along Shary Road. The private sewer improvements shall perpetually be maintained by the property owner's association.

The internal building will be served by private 8" lines. The Sewer Capital Recovery Fee (SCRF) equates to \$17,040.00 for the apartments as required by Ordinance #3022.

Street & Storm Drainage: This subdivision abuts both Taylor Road and Colorado Street. Taylor is a future 80' ROW, 57' B/B. There is an additional 10' ROW being dedicated along Taylor Road via this plat and no additional ROW is needed along the north side of Colorado. Taylor and Colorado Road are already fully widened along the developer's side of the street, i.e. any additional widening would occur when the McAllen's side along Taylor and the Shin Property south of Colorado Road develop. However, the developer is also proposing to add a deceleration land up to the entrance off of Taylor Road in order to aid in traffic maneuverability.

The developer will provide storm drainage by installing 18" HDPE private lines that will flow into 3 on-site ponds that will then bleed into existing storm inlets located on Taylor Road and Colorado. The proposed drainage report will be reviewed and approved by our Public Works Department.

Other comments include: Water District Exclusion; 5' sidewalks must be installed along Taylor and Colorado Street; Park Fees must be paid in the amount of \$50,400 (\$300/H.U.E. x 168 apartments); and There are existing street lights along Taylor and Colorado. Staff recommended approval subject to: 1) payment of the sewer capital recovery fees & park fees; and 2) provide exclusion from the Water District.

Vice-Chairman Ned Sheats asked if there was any input from the Board.

There was no response.

Vice-Chairman Ned Sheats asked if the applicant or representative were present.

Mr. John Hernandez was present to address any question from the Board.

Mrs. Marisela Marin asked Mr. Salinas where were the streetlights.

Mr. Salinas stated that there streetlights on Taylor Road and Colorado.

Vice-Chairman Ned Sheats mentioned that they were streetlight not traffic lights. He asked what was the distance between the buildings on the north and south side of the turnaround because they seemed to be very close.

Mr. Rolando L. Garcia stated that they were at least 15' away from the turnaround.

There being no further discussion, Vice-Chairman Ned Sheats entertained a motion. Mrs. Diana Izaguirre moved to approve the subdivision plat as per staff's recommendation. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #3.0
OTHER BUSINESS**

ITEM #4.0
ADJOURNMENT

There being no further items for discussion, Mr. Mario Garza moved to adjourn the meeting. Mrs. Marisela Marin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 12:11 p.m.

Ned Sheats, Vice-Chairman
Planning and Zoning Commission