

On August 21, 2024 the Planning and Zoning Commission held a Public Hearing to consider the variance request to allow an installation of a septic tank. The subject site was located on the Northeast corner of S. Conway & future Los Indios Parkway.

On August 9, 2024 staff received a letter from Pablo Martinez, Vice President of Winfield Communities requesting the installation of a septic system at 3101 S. Conway Avenue. The site was previously serviced by an existing OSSF system that was outdated and out of service. Currently, the Milagro Subdivision was under construction and would be available to extend utilities to this location. The structure would serve as a sales and construction office for personnel use as the project develops up until the said lot would need to be cleared for new vertical construction. The building was classified as a temporary sales office for the sale of lots which was considered a permitted use per Article VIII – Use Districts and Conditional Uses.

There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Pro Tem Plata moved approve the Variance request to allow an installation of septic tank at 3101 S. Conway Avenue, out of Lot 10-7, West Addition to Sharyland Subdivision, as requested by Winfield Communities. Motion was seconded by Councilman Vela and approved unanimously 5-0.

35. Preliminary Plat Approval: Retama Phase VI Subdivision (Private), 9.173 acres being out of Lot 14, Del Monte Irrigation Co. Subdivision, PUD (R-1), Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. - De Luna

On August 21, 2024, the Planning and Zoning Commission held a Public Hearing to consider the Preliminary & Final Plat Approval for Retama Phase VI Subdivision. The subject site was located on the SE corner of Bentsen Palm Drive and Military Parkway East. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

Staff and City Manager recommended approval.

Mayor Garza inquired about the collection of water rights and whether they had been dedicated already. Alex Hernandez, Assistant Planning Director, stated they had not dedicated the rights yet, but they had been made aware to do so already.

Mayor Garza stated that this item had already been seen by council in December and by Planning & Zoning in January and was inquiring as to why it was coming back.

Mr. Hernandez stated that they had added additional lots to the subdivision which is why the item needed to be reviewed again.

Councilman Vela moved to approve the Preliminary Plat: Retama Phase VI Subdivision (Private), 9.173 acres being out of Lot 14, Del Monte Irrigation Co. Subdivision, PUD (R-1), Developer: Rhodes Development, Inc., Engineer: Melden & Hunt, Inc. Motion was seconded by Mayor Pro Tem Plata and approved unanimously 5-0.

36. Board Appointment – Planning and Zoning Commission – Carrillo

Planning and Zoning Board – Appoint Irene B. Thompson to the vacant position due to the resignation of Jasen Hardison term to expire 12/31/2026.