



- The subject property is currently vacant/undeveloped, encompasses 10.045 acres, is zoned ER2, and is located on the northeast corner of Alma Road and Wind Dancer Trail; a.k.a. 9505 Wind Dancer Trail.
- The proposed replat requires the applicant to provide road improvements to Wind Dancer Trail and Alma Road.
- The applicant is requesting a 100% waiver to the required road improvements and is not offering alternatives to the full improvements.
- Submitted by Borderland Engineers and Surveyors, LLC on behalf of Richard and Linda Jacobs, property owners.

H-Rogers: We'll go ahead to item number three, which is New Business. Case number 65519, Soledad Vista Subdivision Replat No. 13, Waiver Request. I'll go ahead and turn it over to staff to give us a brief synopsis.

Gonzales: This is a waiver request to the right-of-way improvements that are associated with the replat known as Soledad Vista Subdivision Replat No. 13. The subject property is currently vacant and undeveloped and it does encompass 10.45 plus or minus acres. The property is zoned ER2 and is located on the northeast corner of Alma and Wind Dancer Trail. The proposed replat for the applicant does require road improvements to Wind Dancer Trail as well as Alma Road. The applicant is requesting 100% waiver to those required road improvements and has offered no alternatives to those improvements. And was submitted by Borderland Engineers and Surveyors.

H-Rogers: All right. I will go ahead and see if staff has any other comments. We will go to Engineering Services first, well I guess that would be Building and Development Services. Go ahead Rocio, are there any comments on this?

Dominguez: Engineering cannot support this waiver because the ordinance calls for the two streets to be developed and I don't remember if it is per County standards or per City standards.

H-Rogers: This one is per County standards.

Dominguez: Per County standards. Yeah. They need to, there's no "out of it" on the ordinance so I cannot support the waiver.

H-Rogers: Very good. And I will look to County Engineering, Robert.

Duran: We deny the waiver. I think it's also part of a previously filed subdivision, so that's one.

H-Rogers: Okay. MPO.

1 Wray: We do not support the waiver.  
2  
3 H-Rogers: All righty. Uh, would the applicants' representative like to add anything?  
4  
5 Peale: No. That, we're, we'll just.  
6  
7 H-Rogers: Okay.  
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9 Peale: That's it.  
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11 H-Rogers: Very good. With that I'll go ahead and take a motion.  
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13 Dominguez: I move to approve the waiver.  
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15 H-Rogers: Is there a second on that?  
16  
17 Gonzales: I second it.  
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19 H-Rogers: All righty, with that all those in favor. All those opposed.  
20  
21 MOTION DOES NOT PASS, UNANIMOUSLY.  
22  
23 H-Rogers: And the Chair votes nay. So that fails. And unfortunately we don't have  
24 applicants for the other two waivers. I will pose a question to the  
25 Committee, do we want to hear those without the applicant present or  
26 should we go ahead and delay it until next week?  
27  
28 Gonzales: I did contact the applicant last week as well as yesterday morning to let  
29 them know and remind them that we were here for this meeting at two  
30 o'clock.  
31  
32 Dominguez: I would say let's move forward. I don't feel that my vote will change just  
33 because they're present, so I will say let's move forward with the agenda.  
34  
35 H-Rogers: Okay.  
36  
37 **2. Case 64783W: Replat of Lot 21, Subdivision "C" EBL&T Waiver Request**  
38 • A waiver request from right-of-way improvements associated with a  
39 proposed replat known as EBL&T Replat lot 21.  
40 • The  
41 • The subject property is currently vacant/undeveloped, encompasses  
42 4.848 acres, is zoned ER5, and is located north of Webb Road, 974 +/-  
43 feet east of White Thorn road; a.k.a. 2595 Webb Road.  
44 • The proposed replat requires the applicant to provide road  
45 improvements to Webb Road to bring it up to City standards and the  
46 road and utility easement within the proposed subdivision.

- 1 • The applicant is requesting a 100% waiver to the required road  
2 improvements and is not offering alternatives to the full improvements.
- 3 • Submitted by Moy Surveying, Inc. on behalf of Tommy and Sandra  
4 Brown, property owners.

5  
6 H-Rogers: I'll go ahead and move forward with it then. Sara can you introduce Case  
7 64783W, this is a replat, this is waiver for the replat of Lot 20, 21  
8 Subdivision "C" EBL&T Waiver Request.

9  
10 Gonzales: This is a waiver request for road improvements associated with the replat  
11 known as EBL&T Replat for Lot 21. The subject property is in a  
12 subdivision now so it is currently already subdivided and would like to be  
13 reduced as well. The subject property is vacant/undeveloped land. It is  
14 encompassing 4.8 acres and is zoned ER5. It is located off of Webb Road  
15 about 974 feet east of White Thorn Road, locate, and the address is 2595  
16 Webb Road. The proposed replat does require road improvements to  
17 Webb Road and it would need to be brought up to City standards due to  
18 the zoning being ER5. There's also requirements for the easement that is  
19 proposed for access within those four lot subdivisions.

20  
21 H-Rogers: All righty. Did you have anything else to add to that Sara at all, aside from  
22 your synopsis? Otherwise I'll move onto Engineering. All right. City  
23 Engineering, Rocio.

24  
25 Dominguez: I can, Engineering cannot support the waiver, same reasons as the  
26 previous case.

27  
28 H-Rogers: All righty. We'll go ahead and move on to County Engineering, Robert.

29  
30 Duran: Deny.

31  
32 H-Rogers: And Andrew.

33  
34 Wray: MPO does not support the waiver.

35  
36 H-Rogers: All righty. Do I have a motion for this?

37  
38 Dominguez: I move to approve the waiver.

39  
40 H-Rogers: Is there a second?

41  
42 Duran: Second.

43  
44 H-Rogers: With that, all those in favor. All those against.

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46 MOTION DOES NOT PASS, UNANIMOUSLY.

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H-Rogers: And the Chair votes no on this as well. So this particular case also fails.

**3. Case 65413W: Margaritas Subdivision Replat No. 1 Waiver Request**

- A waiver request from right-of-way improvements associated with a proposed replat known as Margaritas Subdivision Replat No. 1.
- The subject property is currently vacant/undeveloped, encompasses 5.181 acres, is zoned ER4M, and is located on the west side of Calle de Margaritas, 809 +/- feet south of Watson Lane; a.k.a. 3876 Calle de Margaritas.
- The proposed replat requires the applicant to provide road improvements to Calle de Margaritas to bring it up to City standards and the road and utility easement within the proposed subdivision.
- The applicant is requesting a 100% waiver to the required road improvements and is not offering alternatives to the full improvements.
- Submitted by Moy Surveying, Inc. on behalf of Tommy and Sandra Brown, property owners.

H-Rogers: Now we move onto case number three, Case 65413W, Margaritas Subdivision Replat Number 1 Waiver Request. Sara.

Gonzales: Once again we have another waiver request for right-of-way improvements associated with Margaritas Subdivision Replat Number 1 which is a previously filed subdivision known as Margaritas Subdivision. The subject property is also vacant and encompasses 5.1 acres. It is zoned ER4M and is located on the west side of Calle de Margaritas and south of Watson Lane. The proposed replat is for a four-lot subdivision. Within that four-lot subdivision road improvements are required for Calle de Margaritas as well as the access road within that subdivision. And the applicant is not proposing any road improvements.

H-Rogers: Not even internally?

Gonzales: No. They are asking for 100% waiver for all road improvements from Calle de Margaritas as well as the access easement provided.

H-Rogers: All right, with that I will go ahead and see if any of the other reviewing parties have comments. City Engineering, Rocio.

Dominguez: Same thing as the previous two cases, Engineering cannot support this wavier.

H-Rogers: All right. County Engineering.

Duran: Deny.

1 H-Rogers: MPO.  
2  
3 Wray: We do not support the waiver.  
4  
5 H-Rogers: And the Chair would like to point out that without any improvements to any  
6 of the lots ultimately each of those individual lots will be creating their own  
7 driveway which doesn't really make a lot of sense. So with that, is there a  
8 motion?

9  
10 Dominguez: I move to approve the, the waiver.

11  
12 Duran: Second.

13  
14 H-Rogers: All righty. Ohh we did mix it up. All right. With that let's have a vote. All  
15 those in favor. All those opposed.

16  
17 MOTION DOES NOT PASS, UNANIMOUSLY.

18  
19 H-Rogers: Chair votes nay. This also fails.

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21 **IV. OLD BUSINESS - NONE**

22  
23 H-Rogers: There is no old business.

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25 **V. ADJOURNMENT (2:10 p.m.)**

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27 H-Rogers: And do I have a motion to adjourn.

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29 Wray: So moved.

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31 Dominguez: I second it.

32  
33 Duran: Second.

34  
35 H-Rogers: So we are adjourned at 10 after two.

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41 Chairperson  
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