

## **PLANNING AND ZONING COMMISSION DRAFT MINUTES JULY 11, 2016**

**PUBLIC HEARING CONSENT AGENDA:** Item #3– P160702 - Final Plat - The Blanca Addition, Lots 1-2, Block 1 (City Council District 5). Consider a request to approve a final plat to establish two industrial lots on 3.320 acres. Two industrial zoned properties Lot 1 (1.467 acres) & Lot 2 (1.853 acres), located at southeast corner of E. Main Street and S.E. 16th Street, is zoned Light Industrial (LI) District and is within the Central Business Corridor Overlay District, Section No. 3. The agent is E.D. Hill and the owner is Iris Helo and Blanca Barbosa.

Item #4-RP160701 - Replat - Burbank Gardens Second Unit Revised, Lots 4R-1 and 4R-2, Block H (City Council District 5). Consider a request for approval of a replat creating two (2) residential lots on .369 acres. The subject property is zoned Single Family-Four (SF-4) and located at 3401 Bowles Street. The owner is Pedro and Marisol Sifuentes and the surveyor is Luke Keeton, Keeton Surveying Co.

Item #5-RP160702 - Replat - H.E. Jackson's Subdivision Revised, Lot 3R-1 (City Council District 5). Approval of a replat creating one (1) non-residential lot. The 0.342-acre property, zoned Commercial (C) District and within Central Business District No. 3, is located on the east side of SE 9th Street and north of E. Pacific Avenue. The owner is Fariborz Hadidi and the surveyor is Luke Keeton, Keeton Surveying Co

Item #6-RP160703 - Replat - Lake Crest Addition, Unit No. 2 Revised, Lot 12R, Block 3 (City Council District 3). Consider a request for approval of a replat combining two (2) lots into one (1) lot on .356 acres. The subject property is zoned Single Family-Four (SF-4) District and located at 1502 and 1506 Avenue E. The owner is Fidel Gutierrez and the surveyor is Luke Keeton, Keeton Surveying Co.

Item #7-SU160703 - Specific Use Permit - Tiny Bubbles (City Council District 5). Consider a request to approve a specific use permit to operate a laundry mat. The 2.39-acre property, located at 513 W. Jefferson Street, is zoned Central Area (CA) District and is within District 2 of the Central Business District (CBD) Overlay. The agent is Michael Hassett, Jones Hassett, PC, the applicant is Sheikh Hossain, Eiksa Group LLC, and the owner is Ifeanyi Ehiobu, Ernesti Properties LLC.

Item #8-S160703 - Site Plan - Bouncing House Friend (City Council District 5). S160703 - Site Plan - Bouncing House Friend (City Council District 5). Consider a request to approve a site plan for a non-residential lot for a Contractor Shop (Inside). The 0.109-acre property, located at 2534 Austin Street, is zoned Central Area (CA) District and is within the Central Business Overlay District, Section No. 2. The owner is Ario Magana and the surveyor is Luke Keeton, Keeton Surveying Co.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P160801, P160802, P160803, RP160801, and RP160802, approve the minutes of June 6, 2016, approve public hearing consent agenda items P160702, RP16072, RP160701, RP160703, SU160703 and S160703. The action and vote being recorded as follows:

Motion: Moser

Second: Spare

Ayes: Garrett, Lopez, Moser, Philipp, Spare, and Womack

Nays: None

Approved: 6-0

Motion: **carried.**