

Planning & Zoning Minutes

October 3, 2019

Call to Order

- ◇ John Thompson called meeting to order at 6:34 p.m.

Roll Call

- Present: Chairman Tom Scroggins, Vice-Chairman John Thompson, Dennis Kintzler, Jim Winters, Scott Adair and Secretary L. E. Rubin
- Absent: Lawrence Gordon
- Present: City Manager Leisa Haynes and Deputy Clerk Amy Lopez

Approval & signing of minutes of September 19, 2019 Regular Meeting

- ◇ Jim Winters made a motion to table the September 19, 2019 Regular Meeting Minutes until the October 3, 2019 meeting. John Thompson seconded the motion. With a 5-0 vote, the approval of the September 19, 2019 Regular Meeting Minutes was tabled. Secretary L. E. Rubin was not present for vote.

General Discussion

- Tom Scroggins said we would like to discuss a variance with a homeowner before we go to a hearing.
- John Thompson explained that we might be able to resolve the issue without having a hearing.
- Dennis Kintzler asked homeowner Alfredo Rodriguez-Garcia why he thought a permit to build a carport was not necessary.
 - Alfredo Rodriguez-Garcia said he went to Home Depot where they sell the carports and was told he did not need a permit, so he bought the materials and built one.
- Dennis Kintzler asked if the carport he built was mobile like what they sell at Home Depot.
 - Alfredo Rodriguez-Garcia said yes, he just needs take out 4 four screws on each leg.
- John Thompson said the problem is not necessarily the structure itself but the location of the structure.
- Jim Winters showed a plat of the street.
- Tom Scroggins explained we want to do what is right for everyone, your citation was for the setback and began to explain the problem with the structure being in the right of way.
- Jim Winters explained there is a 5' easement all the way around the house and the carport is within that easement and began a discussion.
 - Alfredo Rodriguez-Garcia said he can move the carport out of the right of way by cutting it back.
- Jim Winters said the other issue is there has been electrical added to the carport that has not been inspected.
 - Alfredo Rodriguez-Garcia said that he could put in a solar light instead.
- Jim Winters said a building permit is required, and CID will need to inspect it after getting a permit.
- John Thompson asked what the foundation of the structure was.
 - Alfredo Rodriguez-Garcia said he screwed it into the driveway, using 4.5" long bolts that are 5/8" dia.
- Jim Winters said your foundation will be up to CID.
- L. E. Rubin asked about the electrical running to the carport.
 - Alfredo Rodriguez-Garcia said he will replace it with a solar light.
- L. E. Rubin asked if everything fell within the ordinances and began a discussion.
- L. E. Rubin asked if the carport was attached to the house in anyway and was told no.
- Jim Winters made a move to accept it, if the modification were made and a permit was obtained and began a discussion.
- John Thompson explained the modifications, the distance from the easement and the electrical.
- Tom Scroggins explained the easement and began a discussion.
- L. E. Rubin asked if there were any comments from the neighbors.

- Jim Winters moved to accept with the modifications listed and if there are any disputes, we will resolve it. John Thompson seconded the motion. With a 6-0 vote, the motion was approved.
- Jim Winters explained where Alfredo Rodriguez-Garcia could get a permit and the process and began a discussion.
- Tom Scroggins said we will address the issue of the sunroom.
- John Thompson explained the problem with the sunroom is it is built on zero lot line which does not allow a 5' easement.
- Jim Winters said the drainage is coming off the sunroom and into the property next to you.
 - Alfredo Rodriguez-Garcia said that he can put gutters up to prevent that.
- L. E. Rubin asked for clarity on the location of the sunroom and began a discussion.
- Tom Scroggins said if you build up to the property line it affects who ever builds on the other side of you.
- John Thompson said there needs to be 10' from house to house and the sunroom takes up 5' of that and began a discussion.
- Jim Winters looked up the owner's information for the lot next door and said perhaps he could buy 5' of the property so the sunroom did not have to come down and began a discussion.
- Jim Winters asked if Alfredo Rodriguez-Garcia would feel comfortable if there was no hearing at this time, no extra charge, and allow time to see if the lot would be available to buy.
 - Alfredo Rodriguez-Garcia asked what the alternative would be if the owner did not want to sell.
- Jim Winters said we would have to vote on it.
 - Alfredo Rodriguez-Garcia agreed to put off the hearing until he is able to speak with the owner.
- A discussion began about a time frame of another hearing or court case.
 - Alfredo Rodriguez-Garcia said he would have it resolved before his court case on November 8th.
- John Thompson said if you buy the land there would be a process to re-subdivide it, which would take time.
 - Alfredo Rodriguez-Garcia said he would speak with the owner and asked what the next step would be.
- Jim Winters said there would have to be a hearing if he doesn't sell the land and began a discussion.
- Tom Scroggins said if there are questions speak to Amy Lopez in City Hall and began a discussion.
 - An audience member asked if he could build a home on his vacant lot and began a discussion.
 - Alfredo Rodriguez-Garcia asked for clarification of distance he had to maintain from the road to the carport.
- John Thompson said 38' from the center line of the road and started a discussion.
 - ❖ Jim Winters moved the variance hearing be tabled until December 5, 2019 where it would be revisited as a discussion item. John Thompson seconded the motion. With a 6-0 vote, the motion was approved.
 - ❖ John Thompson made a motion to cancel the hearing. Jim Winters seconded. With a 6-0 vote, the motion was approved.

Public Hearing – Variance request – Rodriguez-Garcia - Subdivision: Country Club Estates D-5-27 Lot 11, Block 2 .20 acre; 1806 Nancy Lopez Blvd

- Public Hearing was cancelled.

Guest

- Garth Tallman introduced himself as the owner of Pecos Homes and explained that he wants to work with the City of Rio Communities to develop affordable housing that are quality. He continued to describe the homes.
- Garth Tallman said there are two different markets, affordable homes which would be in an affordable price range and we would be working with USDA for people to get into these homes with no down payment, closing cost and 3% interest. He continued to explained USDA loans and began a discussion.
- Garth Tallman said there are looking to build on in-fill lots with in the Golf Community and we want to make sure the homes going in are quality and fit in with the existing neighborhood.

- John Thompson said the lowest end all seem like quality homes and began a discussion.
- Scott Adair mentioned the homes in the community are unique and cookie cutter homes would not fit in and asked to see elevations for the new homes.
- Garth Tallman said we want to design the facades to vary, stucco, brick, overhangs and to landscape every lot. He then said 14 lots will not be enough lots and began a discussion.
- Garth Tallman said we want to market the homes by using quality products, like windows, faucet and doorknobs. He then said he would like suggestions on how to make these homes nice and keep the neighborhoods happy.
- Garth Tallman said he would like to start building as soon as possible.
- Garth Tallman began a discussion about possible locations for more affordable housing near the elementary school and building stores near there. The discussion continued.
- Garth Tallman continued to give a presentation on Pecos Homes.
- Dennis Kintzler said that we want to promote housing but also want to promote the industrial park and began a discussion.
- John Thompson said maybe we can get golf cart paths to the retail area and began a discussion.

Abatement

- Not discussed at this meeting.

Hearing Procedures

- Not discussed at this meeting.

ADJOURN

- Jim Winters moved to adjourn. John Thompson second the motion and the meeting adjourned at 8:39 p.m. with 6-0 vote.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk

Date

Approved:

Thomas Scroggins, Chairman

L. E. Rubin, Secretary

John Thompson, Vice-Chairman

Lawrence Gordon

Dennis Kintzler

Jim Winters

Scott Adair