

City of Devine
NOTICE OF MEETING OF THE
PLANNING AND ZONING COMMISSION

Notice is hereby given that a Regular Meeting of the Planning and Zoning Commission of the City of Devine will be held on the 8th day of August, 2011 at 7:00 p.m., in the Council Room at City Hall, 303 S. Teel, Devine, Texas, at which time the following subjects will be discussed and considered to make recommendations to the city council.

1. Call the meeting to order.
2. Discuss and consider approval of Minutes from meeting on June 20th, 2011.
3. Discuss & consider request made by Travis Franklin on behalf of Professional Resource Development, Inc. for the following variances/waivers be granted to the provisions of the Subdivision Ordinance (Appendix B) of the City of Devine, for the platting of property addressed as 1207 Hondo Avenue W, and being 1.5 Acres of the F. Niggli Survey No. 1 (Abstract No. 713) which is proposed to be platted as Jerry Hudson Addition, Lots 1 & 2:
 - a. Appendix: B; Article IV: Site Improvements and Design Standards, Section 403. Streets & Alleys, Subsection 403.03 *Private streets*, which states: "Private streets shall not be permitted", to be allowed to plat a lot only accessible by a private street or ingress/egress easement;
 - b. Appendix: B; Article IV: Site Improvements and Design Standards, Section 403. Streets & Alleys, Subsection 403.08 *Right-of-way and pavement widths*, which provides for minimum right-of-way widths and pavement widths for streets, to waive the requirement to have a public right-of-way meeting these requirements;
 - c. Appendix: B; Article IV: Site Improvements and Design Standards, Section 407. Lots, Subsection 407.05 *Access and parking*, which states: "Every lot shall be provided with adequate access to a public street by direct frontage on such street...", to be allowed to plat a lot that does not have direct frontage on a public street.
 - d. Appendix: B; Article IV: Site Improvements and Design Standards, Section 410. Water System, Subsection 410.02 *Design Standards*; 410.02-04. *Fire hydrants*, which states: "Every subdivision, as part of the water distribution system, shall be provided with standard fire hydrants ... and every lot shall be within 500 feet of a fire hydrant." to waive this requirement.
4. Discuss and consider request made by Gabriel Rodriguez for a variance be granted to the minimum lot area of 9,000 square feet at 416 Teel Dr. S, also known as Lot 1 (Part of), of Block 10 (NCB 18) of the M.A.E. Hattox Addition, as required by Appendix A; Article 9: Class G. Retail Business District, Section 3. Area Regulations, Subsection (4) *Lot Area*, for construction of a new One-Family Dwelling as part of the Home Grant Program.
5. Discuss informational items.
6. Adjourn.

This is to certify that I, Dora V. Rodriguez, posted this Agenda at City Hall, 303 S. Teel Drive, Devine, Texas on the 4th day of August, 2011 at 5:00 p.m.

Dated this 4th day of August, 2011

City of Devine

By: _____
City Secretary

IMPORTANT NOTICE: Persons with disabilities who plan to attend this meeting and who may need assistance should contact Dora V. Rodriguez at 830-663-2804 forty-eight (48) hours prior to the meeting so that appropriate arrangements can be made.