

**ZONING COMMISSION
MINUTES
October 24, 2019**

A meeting of the Zoning Commission was held on October 24, 2019 at 5:30 p.m. in City Hall, 1313 N. Stuart Place Road, Palm Valley, Texas. Those in attendance were:

Alex Hinojosa, Jr. - Chairman
Bill Greer, Vice Chairman
Geane Gill
Phill Perez
Benito de Leon

Chairman A. Hinojosa, Jr. called the meeting to order and the Pledge of Allegiance followed.

CITIZEN COMMENTS

Bill Elmer expressed his concern that things are being handled in pieces. There are some things that have not gone through the Zoning Commission. He referred to the East Drain project that has gone out for bids and was not presented to the public. Mr. Elmer added that the City needs a comprehensive plan starting with the more serious flooded areas such as his neighborhood. The drains are still not working and with the recent minor rains the drains are still backing up.

Katy Burke spoke in reference to fences that are being built on the haciendas that block the view. She asked if there is no end to fences being built and commented that something should be done.

Geane Gill explained that the issue regarding fences does not involve the Zoning Commission. He stated that deed restrictions are enforced by the property owners and in the absence of failure to enforce, they are only enforceable by the owners who live in the area. The City Council only enforces the ordinances.

Jeanette Edgely stated that when she first moved here they had recourse to submit a petition and this was something that was available to them as the property owners.

Geane Gill again stated that the City Council has no authority with enforcement of deed restrictions.

Jim Burke commented on the Building and Permit committee that was disbanded years back and spoke briefly on the flooding issue. He stated that people are building fences in rights-of-way and everything has gotten out of control.

MINUTES FOR OCTOBER 8, 2019 APPROVED

Geane Gill made an amendment to his comments on Page 3.

Geane Gill made a motion to approve the minutes with the amendment as requested.

B. Greer made a motion to approve the minutes of July 31, 2019 as presented.

P. Perez seconded the motion. The motion carried unanimously by those present.

UPCOMING DRAINAGE PROJECTS DISCUSSED

David Flinn, the City's Engineer, distributed a handout that included a map of the City and displayed the potential drainage projects in the City.

Mr. Flinn gave a background history and explained the 1929 contours. He stated that there are about 1700 acres that drains through Palm Valley. (At this time he recognized Jerry Wade and Alan Moore, both with Harlingen Irrigation District). They are in the midst of revising their drainage plan to come up with projects that would reduce the water in Palm Valley.

Mr. Flinn identified the low spots and stated that northwest to south is the normal drainage flow in Palm Valley.

Mr. Flinn explained the recommendations to be able to get out the water through the south end of Palm Valley as fast as possible in addition to other potential drainage projects.

He further explained that phased flood reduction for Palm Valley, referred as the Scheibe Exhibit consisted of three phases:

Phase 1 - Golf Course Ditch

Phase 2 - 2 each 60" RCP with flap gates

Phase 3 - 40+ acre detention pond.

As to when these projects will start, Alan Moore replied that the District approved the project with the flap gates to keep the water from coming into Palm Valley. He added that the District is in negotiations to purchase a 40-acre tract in the vicinity for downstream detention. Funding will come from various sources: drainage taxes; private entities and grant opportunities. Mr. Moore explained how the grant opportunities work. They are usually for low to moderate income areas of which Palm Valley does not qualify. It will all be dependent on who the receiving entity is. If the LRGV Development Council applies for funds, then, if granted, the funds could be used for those entities that are not low to moderate income.

It was pointed out that the City nor the Irrigation District received any FEMA funds from the flood.

David Flinn continued to explain the remaining projects.

Mark Montford, a local resident, stated his observations on the drainage issue in Palm Valley and expressed his suggestions and comments. He felt that establishing a maintenance plan for the drains should be done first to see if the pipes are working appropriately.

Chairman Hinojosa suggested a survey of random pipes be conducted to check for blockage, if any.

Continuing on with the suggested projects, Mr. Flinn commented that even if the City undertakes all of the drainage projects, the City will still flood.

Mr. Elmer was of the opinion that the Palm Valley East project would only benefit a small amount of population rather than the north end.

RECOMMENDATIONS TO CITY COUNCIL REGARDING DRAINAGE PROJECTS

Chairman Hinojosa felt the City should consider randomly selecting pipes to check the flow using a vacuum or contracting someone to do this and request permission from the Club for the pipes that run through the Golf Course.

Bill Greer felt doing this would prolong the issue. He felt some of the projects should be initiated and in the meantime look at the pipes.

Geane Gill made a motion to recommend to the City Council to select randomly some of the pipes to check them out. Bill Greer seconded the motion.

Continuing with discussion, Mr. Elmer commented that these projects will be at least two years down the road. Revamping all ponds on Golf Course would be about \$4 million.

Charlene Garrison asked for clarification on the Palm Valley East drainage. David Flinn explained that there is an existing 36" pipe in between the properties that drain to Dilworth Road. It will be replaced with a 42" pipe that will go north to Dilworth.

Chairman Hinojosa commented that it is important for the audience's voices to be heard and David Flinn has been working on these projects for a very long time.

Geane Gill made a motion to recommend the following projects to the City Council:

The first recommendation which the Planning Zoning Commission makes is a recommendation to the City Council to **randomly survey and select some drains throughout the City to make sure they are clean and draining properly, as this could be the reason why the water is not flowing fast enough.** This is something which may be done in conjunction or simultaneously with the recommended projects and this could be one cost-effective solution to the

issue. It seems, this survey of drains and pipes has not occurred for some years and the Commission believes this would be prudent for city maintenance staff to undertake.

Project #1 (priority) - East Drainage

Construct new storm drain in the area of 508 Palm Valley Drive East
Install underground drainage pipe from the 500 block of Palm Valley Drive East and connect this pipe to the drainage ditch on the east side of Dilworth Road.

Project #2 - "Lake 7"

Install new underground drainage pipe from Lake #7 (northmost lake) utilizing existing public easements and connect it to the drainage ditch on Dilworth Road.

Project #3 - Papaya Circle

Install a new underground drainage pipe from Papaya Circle and connect it to Lakes 1 & 2 and then to new drainage ditch on the Golf Course.

Project #4 - remaining lakes

Dredge all eight (8) lakes

Repair/replace retention walls/bulkheads as need to all lakes.

Remove existing underground drainage pipes and replace with larger diameter pipes to increase water flow.

Project #5 - "South Ditch"

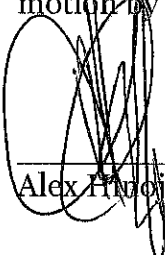
In conjunction with Drainage District #5 project.

Remove existing underground drainage pipe

Excavate ditch and in lieu of drainage pipe, create open ditch which will be concrete-lined the entire length of the ditch (drains south).

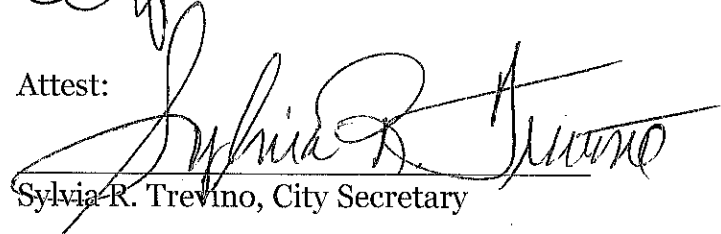
Benito de Leon seconded the motion and it carried unanimously by those present.

There being no further business, the meeting adjourned at 7:10 p.m. upon a motion by B. Greer and a second by B. de Leon.



Alex Hinojosa, Jr., Chairman

Attest:



Sylvia R. Trevino, City Secretary