

**CITY OF PENITAS  
PLANNING & ZONING COMMISSION  
THURSDAY JANUARY 25, 2024 – 6:00 PM  
PENITAS PUBLIC LIBRARY, 1111 S. MAIN STREET**

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Notice is hereby given in accordance with S.B.270 chapter 277, Page Acts of the 61<sup>st</sup> Legislature of the State of Texas, 1969 that the following matters will be considered by the Planning & Zoning of the City of Penitas, Texas at said meeting, Planning & Zoning of the City of Penitas reserve the right to adjourn into Executive (closed) session at any time during the course of the meeting to discuss any of the items listed on the agenda as authorized by the Texas Open Meeting Act. No final action will be taken in Executive session

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**Agenda**

**Call To Order**

- 1. Open Meeting & Determination of Quorum**
- 2. Pledge of Allegiance / Prayer**
- 3. Certificate of Posting**
- 4. Minutes – Consider Approval of Minutes for January 8, 2024, Regular Meeting**
- 5. Disclosure of Conflict of Interest**
- 6. Public Hearing**

**A) Variance request for Tierra Blanca No. 1 Subdivision as follows:**

- 1. Variance not to provide streetlights at 250' spacing along the east side of Michaela.**  
  
Instead provide for one streetlight along the WEST side of Michaela at the westerly projection of the junction between the two lots along the east side of the PRIVATE roadway.
- 2. Variance not to provide sidewalks along U.S. Expressway 83 or along the east side of the proposed PRIVATE roadway prior to plat recordation. A plat note shall be provided stating that a 4' sidewalk along the PRIVATE ROAD and the expressway shall instead be required at time of building permit issuance and not prior to recordation of the plat.**
- 3. Variance not to extend an 8" water line along the west side of the two proposed lots from an existing Agua SUD water line located along the north side of U.S. Expressway 83.**  
  
Instead a water service for each of the two lots shall be extended north along the west side of each lot within a proposed 10' Utility easement for potable water service to each lot.
- 4. Variance not to provide fire hydrants along PRIVATE ROAD.**  
  
Instead, one fire hydrant is being proposed at the SWC of proposed Lot 1 located at the intersection with the PRIVATE road and U.S. Expressway 83 – provided that an adequate sized water line (by Agua SUD) having satisfactory water pressures such that a fire hydrant will operate as required by the fire code.

5. Variance not to provide paving improvements to a 50' foot dedicated Public Road along the west side of this 2-lot residential subdivision.

Instead, Subdividers are proposing a PRIVATE roadway complete with 16' edge to edge of pavement centered on an existing 50.0 foot roadway easement. The 50.00 foot roadway shall not become Public and instead continue to be PRIVATE. The plat shall indicate the roadway shall be PRIVATE and not maintained by the City of Penitas, and, the City will agree to permit the creation of a 10-year reimbursement agreement to permit reimbursements for roadway improvements from any future subdividers that would use the same roadway. In addition, the newly proposed pavement section shall begin at U.S. Expressway 83 and end at the north end of this proposed subdivision.

B) Tierra Blanca No. 1 Subdivision, Property ID#'s 1376577 and 279642 (Final)

**7. Other Business:**

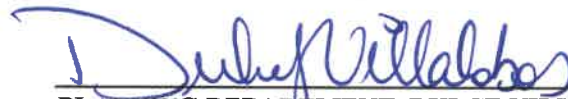
**8. Adjournment:**

**\*Note If during the meeting the Planning & Zoning should determine that a closed or executive session is required, then such closed or executive session is authorized by Article 6252-17 Revised Civil Statute of Texas Section 2(e), 2(g). Notice of the closed or executive session will be given after the commencement of the meeting covered by this notice. Should any final decision, final notice upon reconvening of the public meeting.**

**Posted on this 22<sup>nd</sup> day of January 2024 at 5:00 pm at the Penitas Public Library. A Duplicate copy of this agenda has been posted at the Penitas City Hall.**

**"CERTIFICATION ON POSTING"**

**I, DULCE VILLALOBOS, CERTIFY THAT I POSTED A TRUE AND CORRECT COPY OF THE FOREGOING NOTICE OF THIS AGENDA AT A PLACE ACCESSIBLE TO THE PUBLIC AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING.**



**PLANNING DEPARTMENT, DULCE VILLALOBOS  
POSTED THIS 22<sup>nd</sup> DAY OF JANUARY, 2024**