



CITY OF PALMHURST  
HIDALGO COUNTY TEXAS

AGENDA  
CITY COUNCIL REGULAR MEETING  
TUESDAY, JANUARY 15, 2013  
IMMEDIATELY FOLLOWING THE P&Z MEETING

Notice is hereby given, the City Council of the City of Palmhurst; Texas will hold a regular meeting on Tuesday, January 15, 2013, immediately following the P&Z Meeting; Location: Palmhurst City Hall, 4417 North Shary Road, Palmhurst, Texas, Hidalgo County.

The subjects to be discussed, **with possible action on any item shown**, are listed on the agenda set forth below.

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- A. Call to Order
  - B. Pledge and Invocation
  - C. Roll Call
  - D. Public Forum

*Members of the public may sign in and make comments limited to five minutes maximum per person and subject to overall time limit. Please note: Mayor and Council members, City Attorney, and other city officers must not comment on or discuss any subject raised by members of the public in Public Forum, but may only thank the public member who has spoken and invite the next speaker to begin, or ask that such subject be placed on the agenda of the next regular meeting.*

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### 1.0 Mayor's Report

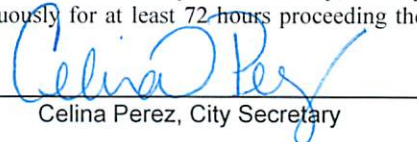
- a. Recommendation by Mark Richards, Chairman of Planning & Zoning, to approve Palmhurst Commercial Subdivision Plat, located at the south east corner of Conway Avenue & Mile 3 Road, being a 35.606 acre tract of land out of Lot 32-7, West Addition to Sharyland.
- b. Consider approval of building permit and construction requests by Todd Blackmon, Pape-Dawson Engineers, on behalf of HEB Grocery Company, in regards to Palmhurst Commercial Subdivision.

### 2.0 Adjournment

*In Accordance with the Texas Open Meeting Act, Sections 551.071 (attorney), 551.072 (real property), 551.073 (contracts), and 551.074 (personnel), the Council, in connection with any item specified on this agenda, may enter into a closed meeting to deliberate a subject related to such agenda item, if a closed meeting is authorized by law on such subject. Any decision or final action on such matter deliberated in a closed meeting will be taken in open meeting.*

#### CERTIFICATION

I, do hereby certify, that the said Notice was posted on the bulletin board of the Palmhurst City Hall on Friday, January 11, 2013, at 5:00 p.m. and that the said Notice will remain posted continuously for at least 72 hours proceeding the scheduled time of the said meeting.

  
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Celina Perez, City Secretary

**Requests by Todd Blackmon, Pape Dawson Engineers,  
for HEB Grocery Company**

1. Request for earthwork construction to be allowed prior to issuance of a building permit, with the understanding that no construction will be allowed until a building permit has been issued.
2. Request for a building permit to be issued prior to recordation of the subdivision plat, once the plat has been approved by the City.
3. Request for utility/easement adjustments, if any, be subject to administrative approval and not require a new meeting before the P&Z Commission.



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LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

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December 21, 2012

Ms. Lori Lopez  
City of Palmhurst  
4417 N. Shary Road  
Palmhurst, TX 78573

Re: Palmhurst Commercial Subdivision

Dear Ms. Lopez:

This letter is to formally request the following on behalf of HEB Grocery Company in regards to the proposed Palmhurst Commercial Subdivision.

- 1) We request that earthwork construction be allowed prior to issuance of a building permit for the proposed development. It is understood that no utility construction or vertical construction will be allowed until a building permit has been issued.
- 2) We request that a building permit for construction of the proposed development be issued prior to recordation of the subdivision plat. The subdivision plat will have been approved by City Council prior to issuance of a building permit. Recordation of the plat will occur prior to issuance of a Certificate of Occupancy.
- 3) As requested by the City of Palmhurst, easements have been established on the subdivision plat. Should the final utility design necessitate adjustment of these easements to align with final design and construction of the proposed utilities, we request that the City allow these easements to be modified subsequent to approval of the subdivision plat. We request that such modification be subject to administrative approval and not require a new hearing by the Planning and Zoning Commission or the City Council.

Thank you for time and consideration in these matters. Should any additional information be required, do not hesitate to contact us.

Sincerely,  
Pape-Dawson Engineers, Inc.  
Texas Board of Professional Engineers, Firm Registration # 470

Todd Blackmon, P.E.  
Project Manager