

**PLANNING AND ZONING COMMISSION
MARCH 13, 2015
CITY HALL'S COUNCIL CHAMBERS @ 5:00 P.M.**

P&Z PRESENT

Ned Sheats
Carlos Lopez
Diana Izaguirre
Julio Cerda

P&Z ABSENT

Marisela Marin
Mario Garza
John Guerra

STAFF PRESENT

Daniel Tijerina
Joe A. Garza
Susana De Luna

GUESTS PRESENT

Alfredo Arevalo

CALL TO ORDER

Chairman Ned Sheats called the meeting to order at 4:00 p.m.

CITIZENS PARTICIPATION

Chairman Ned Sheats asked if there was any citizen's participation.

There was none.

Started: 4:00 p.m.

Ended: 4:05 p.m.

ITEM #1.1

Discussion and Action on Proposed Amendment to Sections 1.2, 1.42(3), 1.43(3), 1.44(3), 1.44A(3), 1.45(3), 1.46(3), and 1.56 of "Appendix A – Zoning" of the Code of Ordinances to define and include "Mobile Food Unit" as a Conditional Use within the C-2, C-3, C-4, C-5, I-1, and I-2 Zoning Districts

Mr. Daniel Tijerina went over the write-up stating that the purpose of the ordinance was to: 1) amend the definitions section of the Zoning Code to add Mobile Food Unit, 2) amend the applicable zoning districts to permit Mobile Food Units as a Conditional Use, and 3) to amend the Conditional Use Permit Section of the Zoning Code to provide a catchall phrase outlining the requirements for such uses. Mr. Tijerina asked for P&Z's input regarding this ordinance.

Chairman Ned Sheats asked if staff had made any attempt to advise the interested parties of this proposal.

Mr. Tijerina stated that staff did not have an opportunity to do so; however the Agenda is posted on the internet and at City Hall. He added that once this item goes to City Council their agenda will also be posted and if the ordinance gets approved it would be published in the newspaper.

Chairman Ned Sheats asked Mr. Tijerina if he could check with legal counsel about getting a notification out before the City Council Meeting.

Mr. Tijerina stated that he will do that.

Chairman Ned Sheats stated that he understands that this ordinance might have some conditional use permits grandfathered.

Mr. Tijerina mentioned that a conditional use permit that has been looked at in the past that falls under this criteria and comes in for renewal will need to meet this sections of the ordinance.

Chairman Ned Sheats asked if there was any input from the Board.

There being no discussion, Chairman Ned Sheats entertained a motion. Ms. Diana Izaguirre moved to approve the amendment as per staff's recommendations. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 4:05 p.m.

Ended: 4:08 p.m.

ITEM #2.0

Single Lot Variance:

**A 0.2652 acre tract of land out Mission Nursing Home Subdivision and being a portion of a called 13.16 acre tract of land conveyed to Bryan Road Limited Partnership
C-3
1013 S. Bryan Road
Mission Nursing Home & Rehab Center**

Mr. Daniel Tijerina went over the write-up stating that the subject site is located approximately ¼ mile south of U.S. Expressway 83 along the east side of Bryan Road. The site measures 37.71' X 261.55 (9,863.05' total sq.ft.). The purpose of this SLV is to comply with the subdivision ordinance so that a permit can be issued for the construction of additional parking.

WATER & SEWER: Water service is available through an existing 16" waterline located along Bryan. There is an existing fire hydrant located along the east of the proposed parking area. Regarding sewer, the property is served by an existing 12" line located along the south side of the proposed parking area.

STREETS: The property has frontage to Bryan Road, which is designated as an Expressway Corridor requiring 350' of right of way (175' from center line to the east and west).

RECOMMENDATION: Staff recommends approval subject to:

1. Providing proof of exclusion from the water district.
2. Stripe Fire Lane(s) as per Fire Marshal.
3. Compliance with landscaping and lighting requirements for the parking area.
4. Submittal of a paving and grading plan.
5. Acquisition of a permit for the construction of the parking lot.

Chairman Ned Sheats asked if there was any input from the Board.

There was no response.

There being no discussion, Chairman Ned Sheats entertained a motion. Ms. Diana Izaguirre moved to approve the single lot variance as per staff's recommendations. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #3.0
OTHER BUSINESS**

**ITEM #4.0
ADJOURNMENT**

There being no further items for discussion, Ms. Diana Izaguirre moved to adjourn the meeting. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 4:09 p.m.

Ned Sheats, Chairman
Planning and Zoning Commission