

**PLANNING AND ZONING COMMISSION
MARCH 8, 2017
CITY HALL'S COUNCIL CHAMBERS @ 5:00 P.M.**

P&Z PRESENT

Ned Sheats
John Guerra
Marisela Marin
Carlos Lopez
Julio Cerda

P&Z ABSENT

Diana Izaguirre
Jaime Gutierrez

STAFF PRESENT

Jaime Acevedo
Virgil Gonzalez
Marie Villarreal
Joel Chapa

GUESTS PRESENT

Lucille Cavazos
Sheri Moss
Yvonne Perales
Priscilla Garza
Ismael Morin
Frances Garza
Kimberly Aguirre
Omar Alaniz

CALL TO ORDER

Chairman Ned Sheats called the meeting to order at 5:00 p.m.

CITIZENS PARTICIPATION

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

There was none.

APPROVAL OF MINUTES FOR FEBRUARY 22, 2017

Chairman Sheats asked if there were any corrections to the minutes for February 22, 2017. Mr. Carlos Lopez moved to approve the minutes as corrected. Mrs. Marisela Marin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:01 p.m.

Ended: 5:05 p.m.

Item #1.1

Discussion and Action to Amend the Mission Code of Ordinances Appendix A – Zoning, Article VIII, Sections 1.42(3), 1.43(3), 1.44(3), 1.44A(3), 1.45(3) and 1.46(3) by removing “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. Jaime Acevedo went over the ordinance as presented and stated that in the past the City allowed hotdog vendors, raspa stands and other food mobile units within the zones mentioned. Staff has received direction that in order to give the image of a cleaner city we are trying to do away with portable units. The City and Staff is considering creating a mobile food district more like a food mobile park like seen in other areas in order to help people that are interested in continuing to do business using food mobile units. Staff is looking at 4 different locations throughout the City where a possible food park could be established.

Being that this is a public hearing we need the P & Z board's consideration about the ordinance.

Chairman Sheats asked if there were any comments in favor or against the request.

There were no comments.

Chairman Sheats asked if the mobile truck vendors that show up outside businesses or buildings are going to be prohibited as well.

Mr. Acevedo stated that those units should not be allowed or operating and will be prohibited under this ordinance as well. There are some catering trucks in different businesses that have been seen on construction sites that are operating illegally. There about 4 mobile units that are operating legally with permits that will no longer be allowed to operate once their permission has expired.

Mrs. Marin asked if the units that are grandfathered in will also be included in this ordinance.

Mr. Acevedo that there will be no grandfathered units, there are currently 4 units and 1 owner will consider moving his business inside a building and another owner is in violation of his CUP that got approved for a hot dog mobile unit but is now selling other food items and install a different mobile unit. The other 2 units are site built units.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the ordinance as presented. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:05 p.m.

Ended: 5:08 p.m.

Item #1.2

Discussion and Action to Amend the Mission Code of Ordinances Appendix A – Zoning, Article 1, Section 1.2, by adding the definition of Original Townsite; Article VIII, Sections 1.41(2), 1.42(2), 1.43(2), by including R-3 uses as permitted uses within the C-1, C-2, and C-3 use districts located within the Original Townsite

Mr. Jaime Acevedo went over the ordinance as presented stating that the City Council is considering on creating a mix zoned district for example, having commercial on the bottom, office use on the second level, and residential on the third level. The City is defining the Old Townsite from the boundaries of FM 495 to the Expressway and on the sides from Bryan Road to Holland Avenue; everything that falls within that area will be defined as Original Townsite.

Mr. Acevedo mentioned that he had spoken to Mr. Sheats about an R-3 zone being permitted in a C-1, C-2, and C-3 but with a conditional use permit, so rather people having to get a conditional use permit this ordinance will permit it.

Chairman Sheats stated that this will also fall for R-1, R-2, and R-1T because conditional uses permits are also acquired.

Mr. Acevedo stated that was correct.

Chairman Sheats asked if there were any comments in favor or against the request.

There were no comments.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Carlos Lopez moved to approve the ordinance as presented. Dr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:08p.m.

Ended: 5:14 p.m.

Item #1.3

Rezoning:

**Lots 2 & 3, Block 2
Dick Hall's North Conway Subdivision # 1
R-1 to C-3
Yvonne Perales**

Mr. Jaime Acevedo went over the write-up stating that the subject site is at the NW corner of Oblate Street and E. Griffin Parkway (F.M. 495). The site measures 160' X 116' which equates to 18,560 sq. ft.

SURROUNDING ZONES: N: R-1 – Single Family Residential
E: C-2 – Neighborhood Commercial
W: R-1 – Single Family Residential
S: R-3 – Multi-Family Residential

EXISTING LAND USES: N: Residential
E: Commercial
W: Residential
S: Multi-Family Residential

Site: Residential

FLUM: General Commercial (GC)

REVIEW COMMENTS: Staff cannot support the proposed re-zone to C-3 due to the following:

- There are still residential homes abutting the property to the west and north;
- The C-3 request is not consistent to the surrounding land uses and zones;
- The lot does not have the adequate depth for a C-3 use.

RECOMMENDATION:

Staff recommends denial of the General Commercial (C-3) request but supports consideration of a Neighborhood Commercial (C-2) designation.

Chairman Sheats asked if the applicant or representative was present.

Ms. Priscilla Garza who resides at 305 Jessica Jane Avenue was present along with applicant Yvonne Perales to address any questions the board may have.

Chairman Sheats asked what was being proposed to be put in that area.

Ms. Garza stated that the owner is proposing to open a daycare in the property.

Chairman Sheats asked that if a Daycare use is a C-3 zone.

Mr. Acevedo mentioned that a Daycare is also permitted in a C-2 designation.

Chairman Sheats stated that the issue that arises is that there are homes surrounding the area. Staff is trying to avoid going C-3 where a heavy piece of commercial can be put on the property in the future if the owner decides to sell it. The board is willing to offer the applicant a C-2 which allows a Daycare with a conditional use permit.

Mr. Acevedo mentioned that a C-2 zone permits a Daycare without a conditional use permit.

Chairman Sheats stated that the board is recommending the applicant a C-2 rather than a C-3 it would have to come from the applicant to staff.

Mr. Acevedo mentioned that since it's a step down from a C-3 the board can consider a C-2 today if the applicant is inclined to do so.

Chairman Sheats asked the applicant if they would be ok with a C-2 being that a daycare would be allowed.

Ms. Garza replied that she would accept a C-2 designation.

Chairman Sheats asked if there were any comments in favor or against the request.

There were no comments.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the conditional use permit as per staff's recommendation of a C-2 designation. Dr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:14 p.m.

Ended: 5:19 p.m.

Item #1.4

Conditional Use Permit:

**Sale and On-Site Consumption of Alcoholic
Beverages – Renee’s of Sharyland
2600 E. Griffin Parkway
Being a 1.04 acre tract of land out of Lot 246
John H. Shary Subdivision
C-3
Renee’s Bistro LLC**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located is between Hackberry Avenue and Taylor Road along the south side of Griffin Parkway (F.M. 495). Renee’s of Sharyland has been in operation at this location since 2000. In addition to the restaurant, the site has a coffee shop, a boutique, a nail & hair salon, and a spa. A CUP for the sale and on-site consumption of alcoholic beverages was last given to Renee’s on November 24, 2003 for life of use. However, the CUP was not transferable to others and now the restaurant will be under new management.

- **Hours of Operation:** Monday through Saturday from 7:30a.m. to 5:00p.m.,
- **Staff:** 8 employees in bistro restaurant
- **Parking:** The subject site has a total of 66 total seating spaces, which require parking spaces (66 seats/1 space for every 3 seats = 22 parking spaces). It is noted that this location has 43 parking spaces which exceeds code.
- **Sec. 6-4:** This request is compliant to Sec. 6-4 which requires that no alcoholic beverages be sold within 300’ of a church, public or private school, or public hospital. There are none of these land uses within the above radius (measured *door to door* for church or hospital; measured *lot line to lot line* for schools.)

RECOMMENDATION:

Staff recommends approval for a period of now until February 26, 2018, at which the time the applicant will have to renew their TABC license and conditional use permit.

Chairman Sheats asked if there were any comments for or against the request.

There were no comments.

Chairman Sheats asked if the applicant or representative was present.

Mrs. Kimberly Aguirre who resides at 16401 Grapefruit Drive was present to address any questions from the board.

Chairman Sheats asked if she would be the new owner taking over the business.

Mrs. Aguirre stated that she was here representing the new owners.

Chairman Sheats asked if a bar component would be added now or in the future.

Mrs. Aguirre stated that a bar component would not be added.

Mrs. Marin asked that the mention of alcohol means liquor will be served.

Mr. Acevedo stated that the business would serve beer and wine.

Chairman Sheats asked if the CUP for the alcohol transfer with the new owners.

Mr. Acevedo mentioned that they have the proper TABC license and if the board would want to approve the conditional use permit up until their TABC license expires.

There being no discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the conditional use permit up until their TABC license expiration. Mr. Julio Cerda seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:19 p.m.

Ended: 5:22 p.m.

Item #1.5

**Conditional Use Permit: To keep an 8' X 32' Portable Building
For Office Use
1801 W. Expressway 83
Lot 1
E. Fabela Subdivision
C-3
Enrique Fabela**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located 2,000' east of Inspiration Rd. along the south side of Expressway 83. This site currently has an existing used car lot that has been operation at this location since June 2016 with the 8' X 32' portable building used as a sales office. The portable is proposed meets all setbacks and access to the site is off of an existing driveway off of Expressway 83.

- **Hours of Operation:** Monday – Sunday from 8a.m. to 7p.m.
- **Staff:**4
- **Parking:** There are a total of 4 parking spaces designated for staff and customers. A sales office of this size requires a minimum of 4 parking spaces, thus in compliance with parking.
- **Landscaping:** There does not appear to be any landscaping improvements done to the area.
- **ORD. 3602 –** This ordinance requires buildings along the Expressway to have a stucco finish on the front of the building. Adding stucco to the portable building will give the impression of a site built permanent building.

REVIEW COMMENTS: It is not uncommon to have a portable sales office for this type of business. The portable is located adjacent to the existing building that actually aids in lessening the portable's visibility from the Expressway. Staff knows that having a portable sales office along the Expressway may not be a long term desire of the City when considering aesthetics along such a major corridor. Finally, when this CUP was initially awarded on June 2014, some of the conditions of approval were that the applicant provide a stucco finish to the front of the portable building as required by Ordinance 3602 and that the applicant install and maintain new landscaping on the property. It appears that these two requests have not been complied with. Thus, staff cannot continue to support this CUP.

RECOMMENDATION:
Denial.

Chairman Sheats asked if there were any comments for or against the request.

There were no comments.

Chairman Sheats asked if the applicant or representative were present.

There was no response.

Chairman Sheats asked if there was anyone who wanted to object.

There was no response.

There being no discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to deny the conditional use permit as per staff's recommendation. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:22 p.m.

Ended: 5:30 p.m.

Item #1.6

Conditional Use Permit:

Drive-Thru Service Window-

Dairy Queen Restaurant

400 N. Shary Road

Lot 1, Treats & Eats No. 2 Subdivision

C-3

R & L Lozano Leasing

Mr. Jaime Acevedo went over the write-up stating that the subject site is located on the NE corner of Shary Rd. and E. 4th Street. Dairy Queen was granted a CUP for 1 year by the PNZ on August 29, 2012 for the use of a drive-thru service window. However, Dairy Queen did not open its doors until November 2015. The existing 2,612 sq. ft. Dairy Queen Restaurant has access to the site from a 22.5' driveway off of E. 4th Street that leads to a 16' drive-thru lane. The drive thru service lane is located on the north side of the

building, providing stacking for approximately 7 vehicles. General access to the site is from a shared driveway from Shary Road. A speed bump was previously requested by PNZ and has been installed just before the exiting vehicles reach the 25' maneuvering lane.

- **Days / Hours of operation:** Sunday-Thursday from 10:30a.m. to 10p.m. and Friday and Saturday from 10:30a.m. to 11p.m.
- **Staff:**28 employees (in various shifts)
- **Parking:** In viewing the floor plan, the restaurant measures 2,612 sq. ft., which requires a minimum of 35 parking spaces. The restaurant has a total of 45 spaces, exceeding code by 10 spaces.
- Landscaping also exceeds the City's minimum requirements.

RECOMMENDATION:

Approval for life of use.

Mrs. Marin asked if the speed bump was installed because the pictures show that there still isn't a speed bump installed.

Mr. Gonzalez stated that there aren't speed bumps installed.

Mrs. Marin stated that the speed bump would need to be installed all the way across not just on one side of the lane. There would need to be two speed bumps installed one on each side of the lanes.

Dr. Guerra asked if any staff had spoken to them during the application process.

Mr. Acevedo stated that he had not spoken to them during the application process but that staff had gone out to the site and was under the impression that the speed bump was installed. There would be no issue contacting Dairy Queen and letting them know the issue.

Mrs. Marin mentioned that the item should be tabled.

Chairman Sheats asked if the applicant or representative was present.

Mr. Omar Alaniz who resides at 1412 Dons Drive was present to address any questions the board may have.

Mr. Alaniz stated that he was their real-estate broker and represented Mr. Lozano on the purchase and am here now as per Mr. Lozano's request because he was not able to attend. Mr. Lozano mentioned that he was not told about the speed bump issue and isn't aware that Mr. Lozano was addressed about it either. There would be no problem putting the speed bumps in place I just wasn't aware of it myself.

Chairman Sheats stated that this isn't a big engineering deal and could be addressed easily.

Mr. Alaniz stated that it wasn't and the problem could get addressed right away and if he had known or someone would have advised somebody he could have addressed the issue right away.

Mr. Acevedo mentioned that it was 3 years after the CUP was approved that the restaurant actually opened so it must have slipped in the waiting process.

Mrs. Marin stated that she agreed that it should be life of use but not at the moment because the speed bumps are not installed. The problem should be addressed, brought back to the board when ready and table the item for now.

Chairman Sheats asked if it could be kept on the table.

Mr. Acevedo stated that it would have to be brought back in 2 weeks and send out proper notices to the owners that no action would be taken and would be seen again in the next meeting.

Chairman Sheats stated that it should be brought back in the first meeting in April to give them enough time to address the problem.

Mr. Cerda suggested that the item should be approved with the conditions that the speed bumps get installed by the City Council meeting March 27 and if they don't comply then the item can be denied by City Council.

Mr. Alaniz stated that it wouldn't be a problem to address and that they would get somebody out there to do it.

Mr. Cerda mentioned that it would cost the city more money to send out the letters once again.

Mrs. Marin stated that if it doesn't get done by City Council date then it will be denied.

Chairman Sheats asked if there were any comments for or against the request.

There were no comments.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Julio Cerda moved to approve the conditional use permit as per staff's recommendation of life of use including 2 speed bumps to be placed prior to the City Council meeting March 27, 2017. Dr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:30 p.m.

Ended: 5:33 p.m.

Item #1.7

Conditional Use Permit:

**To Keep an 11' x 64' Portable
Building For Sales Office Use
1519 E. Expressway 83
Lot 4, Henry Saenz Subdivision
C-4
American Dream Vacations**

Mr. Jaime Acevedo went over the write-up stating that subject site is located 600' west of Stewart Rd. along the north side of the Expressway 83 Frontage Rd. The site is currently used as a sales office for the rental and sales of R.V.s. The applicant has been operating with a CUP at this location since September 2012. The portable building is located 103' from the property line which allows for the front area to be utilized for R.V. displays. Access to the site is off of the frontage Rd. and shared with an existing business to the west.

- **Hours of Operation:** Monday – Friday from 8a.m. to 6p.m., Saturday from 9a.m. to 4p.m. and closed on Sundays.
- **Staff:** 3 employees
- **Parking:** A business office of this size requires a minimum of 5 parking spaces. The applicant is providing 5 total spaces, thus compliant with code.
- **Landscaping:** During the last approval, the applicant agreed to install landscaping along 25% of the street frontage area in order to improve what is currently in existence. He did as requested and is in compliance with his landscaping requirement.

REVIEW COMMENTS: There are other portable buildings installed in this area and it is not uncommon to have a portable sales office for this type of business. The R.V.s being displayed along the front of the lot and the portable building being 103' away from the Frontage Rd., help shield the portable building from public view. Staff has not received any comments for or against the portable building.

Staff knows that having a portable sales office along Expressway 83 may not be a long term desire of the City when considering aesthetics along a major corridor. However, we do not object to a 3 year term CUP for this business until, one day the portable will need to be upgraded with an on-site built structure.

RECOMMENDATION: Staff recommends approval subject to:

1. 3 year approval; and
2. Continue to maintain the landscaping along the front area of the property.

Chairman Sheats stated that if the recommendation from staff could be changed to continue to maintain and improve the landscape because there is not much landscaping shown.

Chairman Sheats asked if the applicant or representative were present. There was no response.

Chairman Sheats asked if there were any comments for or against the request.

There was no response.

Mrs. Marin stated that how would we be able to see improvement if it will be a 3 year approval.

Mr. Acevedo mentioned that it would have to be approved for 1 year.

There being no discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the conditional use permit for a 1 year approval and to continue to maintain and improve the landscaping. Mr. Julio Cerda seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 5:37 p.m.

Item #1.8

Conditional Use Permit:

**Non-Residential Facilities on an R-1A Lot
linked to the adjoining Waterford Gardens
2211 Betty Dr.
Lot 1, Pena Escondida Estates
R-1A
Lucille G. Cavazos**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located at the northern perimeter of the 2200 block of Betty Drive. The irregularly-shaped R-1 lot is located south of and adjoins the Waterford Gardens, a retirement/nursing home that is owned by the applicant.

Ord. 3557 allows, under CUP approval, certain non-residential facilities to be placed on R-1 lots. In this regard, the applicant's CUP allowed her to install 8' walkways, a driveway, and a gazebo on the R-1 zoned lot for use by Waterford residents. There is also an opaque buffer fence that surrounds the sides and the frontage onto Betty Dr. with additional landscaping provided. The following conditions were imposed during the original 12-8-10 CUP approval:

1. 1 year re-evaluation to assure smooth acclimation; may be renewed for extended periods after 1st year;

2. Pave sidewalks along Betty Dr. (via plat note);
3. Keep gate locked; to be opened only for landscape maintenance, etc.;
4. No commercial signage on R-1 property;
5. Maintain landscaping, in particular, to the exterior and south of the wood fence, in a professional manner; also, fence to be maintained professionally;
6. Any security lighting to be downcast into the same property.

REVIEW COMMENTS: The most recent approval for this CUP was on 1-9-13 at which time the P&Z approved this CUP for a period of 3 years. Staff has recently inspected the property once again and found that all items are currently being met. Since we have not received any complaints regarding the current use of the R-1 lot, staff does not object approving this CUP for life of use.

RECOMMENDATION: Approval for life of use subject to:

1. CUP not being transferrable to other; and
2. Continue to maintain the landscaping and wood fence in a professional manner, in particular, along the south side of the fence.

Chairman Sheats stated that if there was any issue discovered with the landscaping and fence.

Mr. Acevedo mentioned that there wasn't anything discovered.

Chairman Sheats asked if the applicant or representative was present.

Mrs. Lucille Cavazos who resides at 1522 East Griffin Parkway was present to address any questions the board may have.

Chairman Sheats asked if everything was going fine and if she had any complains.

Mrs. Cavazos replied that she had no complains.

Chairman Sheats asked if there were any comments for or against the request.

There was no response.

Mrs. Cavazos stated that if people wanted to see how it really looked like people could check it out on YouTube it's a gorgeous place.

Chairman Sheats asked if there was anybody in objection to the conditional use permit.

There was no response.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Julio Cerda moved to approve the conditional use permit as per staff's recommendation. Mrs. Marisela Marin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:37 p.m.

Ended: 5:38 p.m.

Item #1.9

Conditional Use Permit:

Daycare in an AO-I Zone

Little Fingers Daycare

610 N. Bryan Rd.

0.91 acre tract being the NW corner of

Lot 19-11, W.A.S. Subdivision

AO-I

Catalina Hernandez

Mr. Jaime Acevedo stated that no action will be taken on this item and has spoken to the applicant about bringing back the item as a rezoning rather than a CUP. The owner of the property is here in the audience.

Started: 5:38 p.m.

Ended: 5:45 p.m.

Item #2.0

Homestead Exemption

Variance:

The West 3.21 acres—East 7.73 acres—South 13.2 acres excluding 2.68 acres in various

Tracts 0.36 acre Gross, 0.30 acre Net out of

Lot 29-7, West Addition to Sharyland Subdivision

303 E. 2 Mile Road

AO-I

Francis Garcia

Mr. Jaime Acevedo went over the write-up stating that the is located 200' east of Black Oak Lane along the north side Mile 2 Road. The property measures 83.4' X 140' for a total square footage of 11,676 sq.ft. The property has a single family home which the property owner wants to demolish and construct a new single family home on the property. On 11-10-14, the City Council passed the HEV ordinance which allows for homesteads to be granted various waivers to the City's subdivision requirements if and only if, the lot is being proposed for the applicant's personal single family home.

WATER: There is an existing 12" water line along the south side of Mile 2 Road. There is a fire hydrant already existing within 500' of the property so no additional hydrants are required.

SEWER: The site has access to an existing 8" sewer line located along the north side of 2 Mile Road. The capital sewer recovery fee is waived via the HVE.

STREETS & STORM DRAINAGE: This subdivision abuts Mile 2 a future 100' ROW, 65' B/B Street. A minimum dedication of 50' of right-of-way shall be required from the centerline of Mile 2 as per the MPO Thoroughfare plan. Currently there is a 30' ROW from

centerline requiring an additional 20' of ROW to be dedicated along 2 Mile Road. Storm drainage will be accomplished through on-site detention.

OTHER COMMENTS

- Must comply with Model Subdivision Rules;
- Must dedicate water rights;
- The street light requirement is also waived via the HEV.
- The park fees are also waived

RECOMMENDATION

Staff recommends approval subject to compliance with all homestead exemption variance requirements (i.e., affidavit, etc.) and the dedication of 20' of ROW along 2 Mile Road.

Chairman Sheats asked if there were any comments from board members to staff.

Chairman Sheats stated that knowing that the owner must keep the property within the family, what if someday an owner decided to sell the property and what gets paid back to the City?

Mr. Acevedo mentioned that it would be something new because nobody's sold the property and would have to ask the legal department to get you an answer.

Mrs. Marin mentioned that it's not something the owner is forced to do in the future. The board should get a dollar amount or estimate so that people can see what the City is doing for the people and how much money there saving.

Mr. Acevedo stated that it would be difficult to put a dollar amount because it would vary on engineer.

Chairman Sheats mentioned a best estimate for future homestead exemptions would be fine it wouldn't have to be an exact amount.

Chairman Sheats asked if the applicant was present.

Mrs. Francis Garcia who resides at 303 East 2 mile line was present to address any questions the board may have.

Chairman Sheats mentioned that if she was going to live there for the rest of her life.

Mrs. Garcia stated that she was going to live with her son and that property would be for him after she passed away.

There being no discussion, Chairman Sheats entertained a motion. Mrs. Marisela Marin moved to approve the homestead exemption variance as per staff's recommendation. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:45 p.m.

Ended: 5:46 p.m.

Item #3.0

Tabled Rezoning:

**18.73 acre tract of land out of Lot 20-4,
West Addition to Sharyland Subdivision
R-1 & C-2 to R-2
FrutMich, Inc.
c/o Luis Valencia**

Mr. Jaime Acevedo stated that item 3.0 would remain tabled and will be seen on the next P&Z meeting March 22, 2017 and City Council March 27, 2017 due to changes that are being made by the owner.

Started: 5:46 p.m.

Ended: 5:47 p.m.

Item #4.0

Tabled Conditional Use Permit: Sale & On-Site Consumption of Alcoholic

Beverages – Guera Pub

204 Melba Carter

Lots 35 & 36, Earnhard Subdivision

(aka Melba Carter Subdivision)

C-3

Joe Luis Marquez

Mr. Jaime Acevedo stated that item 4.0 would remain tabled due to notices that were not able to be sent out and will be seen on the next P&Z meeting March 22, 2017 and City Council March 27, 2017. The applicant was advised and explained about the item.

ITEM #5.0

OTHER BUSINESS

ITEM #6.0

ADJOURNMENT

There being no further items for discussion, Mr. Julio Cerda moved to adjourn the meeting. Mrs. Marisela Marin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:48 p.m.

Ned Sheats, Chairman
Planning and Zoning Commission