

**PLANNING AND ZONING COMMISSION
AUGUST 10, 2016
CITY HALL'S COUNCIL CHAMBERS @ 5:00 P.M.**

P&Z PRESENT

Ned Sheats
John Guerra
Mario Garza
Carlos Lopez
Marisela Marin
Diana Izaguirre

P&Z ABSENT

Julio Cerda

STAFF PRESENT

Jaime Acevedo
Susana De Luna
Marie Villarreal
Patricio Martinez
Jesus Gonzalez

GUESTS PRESENT

Ricardo Rodriguez
Carl & Dorothy Wiesehan
Ruben De Jesus
Mariluz Banda
Ernesto & Eliosa Romero
Roberto Romero
Manuel Rodriguez
Armando Garrigos
Francis Garcia
Mark Wright
Elgin Xavier
Gandriel Aguilar
Mary Nelly Rodriguez

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 JULY 27, 2016

Chairman Sheats asked if there were any corrections to the minutes for July 27, 2016. Mr. Carlos Lopez moved to approve the minutes as presented. Mr. Mario Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:01 p.m.

Ended: 5:10 p.m.

Item #1.1

Rezoning:

**1.56 acres out of Lot 161, John H. Shary Subdivision
& a part of portion of Lot 1, Praxedis Garza Subdivision
AO-I to R-1T
Socrates Garrigos**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located along the east side of Stewart Road ¼ mile south of U.S. Expressway 83.

SURROUNDING ZONES: N: R-1 – Single Family Residential
E: AO-1 – Agricultural Open Interim
W: AO-1 – Agricultural Open Interim
S: AO-1 – Agricultural Open Interim

EXISTING LAND USES: N: Single Family Residential
E: A drainage easement borders the property to the east
W: Agricultural
S: Agricultural
Site: Agricultural

FLUM: Lower Density Residential (LDA)

REVIEW COMMENTS: Dr. Garrigos is requesting that his 1.56 acre tract of land and portion of another lot be rezoned to Townhouse Residential (R1-T). The predominant land use in this area is long standing Large Lot Single Family (R1-A) and Single Family (R-1) residences. The Future Land Use Map reflects Lower Density Residential (LDA) as well; reflecting that R1-A or R-1 remains the best compatible use for the neighborhood. Rezoning the site R1-T would appear to have a detrimental devaluation to the surrounding Single Family neighborhoods.

RECOMMENDATION: Denial.

Chairman Sheats asked if the applicant or representative were present.

Mr. Armando Garrigos who resides at 2224 S. 45th Street in McAllen, Texas was present to address any questions from the Board.

Chairman Sheats stated that staff doesn't believe this zone would be suitable for the area would he be able to consider an R-1 (Single Family Dwellings) zone.

Mr. Garrigos stated that he would need to confirm with his father if he would be willing to downzone to an R-1 zone since he is the one developing the property.

Chairman Sheats asked if he could maybe think there would be a possible he would agree to an R-1.

Mr. Garrigos replied, "Yes, maybe".

Chairman Sheats asked if there was any public opposition to the request.

Mr. Ricardo Rodriguez stated that he was the son of Manuel Rodriguez who resides at 909 S. Stewart Road which was within the radius. He mentioned that main concern was in regards to the drainage. He added that they had already started filling up with dirt and if they had thunderstorms there were going to have a flooded area. Mr. Rodriguez stated that in 1985 there was a real bad flooding and he showed the Board some pictures. He

mentioned that then the County did a drainage ditch once they did the subdivision they installed some irrigation pipes underneath so they closed the canal and Dr. Garrigos bought the drainage ditch, and ever since then his parents have been having a lot of problems with the drainage. Mr. Rodriguez stated that he liked the fact that staff was recommending denial but even if they did single family dwellings they would still have drainage issues. He added that they would need to consider very good drainage to fix the drainage problems. Mr. Rodriguez stated that if there was a way that they could maintain the drain ditch because they had bought it but they were not keeping up with the maintenance and they were having problems with mosquitos.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Mario Garza moved to 'table' the rezoning as per staff's recommendations. Mr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:01 p.m.

Ended: 5:10 p.m.

Item #1.2

**Rezoning: 7.30 acre portion of Lot 1, Praxedis Garza Subdivision
AO-I to R-1T
Socrates Garrigos**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located along the east side of Stewart Road ¼ mile south of U.S. Expressway 83.

SURROUNDING ZONES: AO-I – Agricultural Open Interim to all directions

EXISTING LAND USES: N: A drainage easement borders the property to the north
E: A drainage easement borders the property to the east
W: Agricultural
S: Agricultural
Site: Agricultural

FLUM: Lower Density Residential (LDA)

REVIEW COMMENTS: Dr. Garrigos is requesting that his 7.30 acre tract of land be rezoned to Townhouse Residential (R1-T). The predominant land use in this area is long standing Large Lot Single Family (R1-A) and Single Family (R-1) residences. The Future Land Use Map reflects Lower Density Residential (LDA) as well; reflecting that R1-A or R-1 remains the best compatible use for the neighborhood. Rezoning the site R1-T would appear to have a detrimental devaluation to the surrounding Single Family neighborhoods.

RECOMMENDATION: Denial.

Chairman Sheats asked if the applicant or representative were present.

Mr. Armando Garrigos who resides at 2224 S. 45th Street in McAllen, Texas was present to address any questions from the Board.

Chairman Sheats stated that staff doesn't believe this zone would be suitable for the area would he be able to consider an R-1 (Single Family Dwellings) zone.

Mr. Garrigos stated that he would need to confirm with his father if he would be willing to downzone to an R-1 zone since he is the one developing the property.

Chairman Sheats asked if he could maybe think there would be a possible he would agree to an R-1.

Mr. Garrigos replied, "Yes, maybe".

Chairman Sheats asked if there was any public opposition to the request.

Mr. Ricardo Rodriguez stated that he was the son of Manuel Rodriguez who resides at 909 S. Stewart Road which was within the radius. He mentioned that main concern was in regards to the drainage. He added that they had already started filling up with dirt and if they had thunderstorms there were going to have a flooded area. Mr. Rodriguez stated that in 1985 there was a real bad flooding and he showed the Board some pictures. He mentioned that then the County did a drainage ditch once they did the subdivision they installed some irrigation pipes underneath so they closed the canal and Dr. Garrigos bought the drainage ditch, and ever since then his parents have been having a lot of problems with the drainage. Mr. Rodriguez stated that he liked the fact that staff was recommending denial but even if they did single family dwellings they would still have drainage issues. He added that they would need to consider very good drainage to fix the drainage problems. Mr. Rodriguez stated that if there was a way that they could maintain the drain ditch because they had bought it but they were not keeping up with the maintenance and they were having problems with mosquitos.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Mario Garza moved to 'table' the rezoning as per staff's recommendations. Mr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:11 p.m.

Ended: 5:13 p.m.

Item #1.3

Rezoning:

Lot 12, Goodwin Tract No. 3 Subdivision

AO-I to R-1

Daniel Acevedo

Mr. Jaime Acevedo went over the write-up stating that the subject site is located ¼ mile north of W. Griffin Parkway (F.M. 495) along the west side of Inspiration Road.

SURROUNDING ZONES: N: AO-I – Agricultural Open Interim

E: R-4 – Mobile & Modular Home
W: R-1 – Single Family Residential
S: AO-I – Agricultural Open Interim

EXISTING LAND USES: N: Agricultural
E: Mobile Home Residential
W: La Joya ISD School
S: A drainage easement borders the property to the south
Site: Single Family Vacant

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The land uses reflect the zonings shown above. The Future Land Use Map reflects a Low Density (LD) land use, too; thus, R-1 is directly consistent the LD designation. Overall, the R-1 proposal acclimates to the single family zonings already existing in the area.

RECOMMENDATION: Approval.

Chairman Sheats asked if the applicant or representative were present.

Mr. Clemente Mena who is the engineer for this project stated that they were proposing 47 single family residential lots that would be 6,700 sq. ft.

Chairman Sheats asked if they would be considered large lots.

Mr. Acevedo stated large lots are about 8,000 sq. ft.

Chairman Sheats asked if there was any public opposition to the request.

There was no response.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Mario Garza moved to approve the rezoning as per staff's recommendations. Ms. Diana Izaguirre seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:13 p.m.

Ended: 5:19 p.m.

Item #1.4

**Conditional Use Permit: Drive-Thru Service Window – El Pollo Loco Restaurant
Lot 1, North Star Plaza II Subdivision U/R
C-3
EPLNM, LLC**

Mr. Jaime Acevedo went over the write-up stating that the subject site is located near the approximately 150' north of W. Griffin Parkway (F.M. 495) along the west side of Conway.

The applicant is proposing to open a new restaurant with a *drive-thru service window* at this new development. The drive-thru window is being proposed along the north side of the building. Traffic must travel into the development via a 40' shared drive off Conway then proceeding along the east side of the building to the ordering area then drive up along the north side of the building to the drive-thru window. The drive-thru window allows stacking for approximately 4 vehicles. Exiting would be done by wrapping around west side of building and exiting back onto Conway.

- **Hours of Operation:** Monday - Sunday from 10 a.m. to 11 p.m.
- **Staff:** A total of 27 Employees during different shifts will man this operation
- **Parking:** The 3,418 sq. ft. building will have a total of 94 seating spaces for the restaurant. A total of 31 spaces are required for this site (1 space for every 3 seats = 31 parking spaces). It is noted that a total of 67 parking spaces will be shared with El Pollo Loco and the abutting Burger King restaurant, meeting code.
- Landscaping has been provided as a part of the overall commercial development.
- Must comply with all Building, Fire, and Health Codes, prior to obtaining a business license.

REVIEW COMMENTS: Staff does not object to the proposed drive-thru service window.

RECOMMENDATION: Staff recommends approval subject to:

1. 1 yr. approval in order to assess this new operation;
2. Must comply with all Building, Fire, and Health Codes
3. Must acquire a business license

Chairman Sheats asked if the applicant or representative were present.

Mr. Fred Kurth was present to address any questions from the Board.

Mr. Garza asked Mr. Acevedo why staff was allowing them to develop something on a lot that is not recorded.

Mr. Acevedo stated that actually it was a recorded lot in North Star Plaza Subdivision but since they were adding 60' to the north more to the existing lot they are doing a replat.

Chairman Sheats asked if staff was getting ahead again.

Mr. Acevedo stated that it was a plat that was going to be approved administratively and is not required to be seen by P&Z.

Chairman Sheats asked if the supermarket would still have access from Conway.

Mr. Acevedo replied, "Yes".

Mr. Fred Kurth stated that all they were doing in moving the existing access from Conway 60' north.

Chairman Sheats asked if there was any public opposition to the request.

There was no response.

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

Started: 5:19 p.m.

Ended: 5:24 p.m.

Item #1.5

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic
Beverages – El Rodeo Restaurant
622 N. Conway
Lot 1, Blk. 106, Mission Original Townsite Subd.
C-3
Roberto Romero**

Mr. Jaime Acevedo went over the write-up stating that the existing restaurant site is located at the SE corner of Conway and Leo Najó Street.

- **Hours of Operation:** Monday – Sunday from 7:00 a.m. to 3:00 p.m.
- **Staff:** 6 employees
- **Parking:** There are 96 total seating spaces, which require 32 parking spaces (96 seats/1 space for every 3 seats = 32 parking spaces). However, the property is in Mission's Central Business District (CBD); thus, exempt from parking requirements for existing structures.
- **Landscaping:** There is some existing landscaping along Conway Blvd. and the applicant had recently made significant improvements to the building and the overall site.
- **Sale of Alcohol:** Chapter 6 of the Mission Code of Ordinances states that alcohol cannot be sold within 300' of a church, school, or hospital. There are no such uses within 300' of the El Rodeo.
- Must continue to comply with the City Sign Ordinance.
- Must continue to comply with Fire and Health Dept. requirements.

REVIEW COMMENTS: El Rodeo is a family-oriented long standing restaurant that successfully acclimates well to the central business district and Staff has not received any calls or written letters objecting to the proposed CUP.

RECOMMENDATION: Staff recommends approval subject to a 1yr. re-evaluation to assess this new operation.

Mr. Acevedo stated that staff had received 1 letter in opposition which was included in their packets and the concerns were regarding customer parking in the tenants spaces.

Chairman Sheats asked if the applicant or representative were present.

Mrs. Andrea was present to address any questions from the Board.

Chairman Sheats asked if there was any public opposition to the request.

There was no response.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Mario Garza moved to approve the conditional use permit as per staff's recommendations. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:24 p.m.

Ended: 5:30 p.m.

Item: 2.0

Single Lot Variance:

**The West 3.21 acres – East 7.73 acres – South 13.2 acres excluding 2.68 acres in various tract out of Lot 29-7, West Addition to Sharyland Subdivision AO-I
Francis Garcia**

Mr. Jaime Acevedo went over the write-up stating that this property is located 200' east of Black Oak Lane along the north side Mile 2 Road. The property measures 297.78' X 639.20' for a total square footage of 211.84' x 660' or 139,814 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. Since the property was divided after August, 1974, Mrs. Garcia must comply with the Single Lot Variance process.

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 will be required in the amount of \$200.00 (\$200/HUE).

STREETS & 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. Also, 2 Mile Rd. was recently widened to 46' B/B, leaving a balance of 9 ½' along the north and south sides. Since we do not foresee additional widening along Mile 2 in the near future, staff is requesting the additional 9 ½' pavement section along Mile 2 to be placed in escrow at \$38.44/l.f. as per a memo from Roberto Salinas, P.E. from June 24, 2009. The cost to escrow the 9 ½' paving for 2 Mile Rd. would be \$8,143.13 (\$38.44/l.f. x 211.84'). Storm drainage will be accomplished through on-site detention.

OTHER COMMENTS:

- Park Fees in the amount of \$300.00 are required for the lot.
- Must provide proof of exclusion from the Water District. (Letter from UID)
- There are existing street lights along 2 Mile Rd. and Bryan Rd.; no new street lighting is required.

RECOMMENDATION: Approval subject to: 1) Dedication of a minimum 50' of ROW from the centerline along 2 Mile Road, 2) Payment of Capital Sewer Recovery & Park fees, 3) Escrow the widening costs for 2 Mile Road, and 4) Provide proof of exclusion from the water district (water rights conversion).

Chairman Sheats asked if she needed to rezone the property first since its currently zoned AO-I and there is a home already.

Mr. Acevedo stated that this property was zoned AO-I because this property used to be outside our city limits and it was annex 10 to 15 years ago and it came to the City as AO-I like we have seen in other areas.

Chairman Sheats stated that they couldn't allow her to build a home on an AO-I zone.

Mr. Acevedo stated that they could include that she rezone the property to R-1 as part of the single lot variance approval.

Chairman Sheats asked if the applicant or representative were present.

Mrs. Francis Garcia who resides at 303 E. Mile 2 Road stated that this property used to belong to her dad who was in a nursing home and she wanted to build this home in order to be able to bring him home.

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

Started: 5:30 p.m.

Ended: 5:41 p.m.

Item: 2.1

Single Lot Variance:

**A tract of land out of the NW 1.0 acres of the West 5.18 Acres of the North 11.03 acres of lot 28-9, West Addition to Sharyland Subdivision; A tract of land containing .90 of an acre of the northwest corner of Lot 28-9, West Addition to Sharyland Subdivision; and A tract of land containing 0.52 acres of the West 5.18 acres of the North 11.03 acres of Lot 28-9, West Addition to Sharyland Subdivision
AO-I to C-2
Elgin Xavier**

Mr. Jaime Acevedo went over the write-up stating that this property is located on the SE corner of Mile 2 and Mayberry Road. The irregular tracts equate to a total of 51,354 sq. ft. The property used to have a single family home that was recently demolished. The applicant wishes to construct a new commercial development. Since the property was divided after August, 1974, Mr. Xavier must comply with the Single Lot Variance process.

WATER: There is an existing 12" water line along the south side of Mile 2 and a 8" line along the west side of Mayberry Rd. 1 additional fire hydrant will be required on the property as per the direction of the Fire Marshal.

SEWER: The site has access to an existing 12" sewer line located along Mayberry Rd. The Capital Sewer Recovery will be required in the amount of \$200.00 (\$200/HUE).

STREETS & DRAINAGE: This subdivision abuts both Mile 2 and Mayberry Rd., Mile 2 is a future 100' ROW and Mayberry is a future 80' ROW. A minimum dedication of 50' of right-of-way shall be required from the centerline of Mile 2 and 40' of right-of-way from centerline along Mayberry as the MPO Thoroughfare plan. Also, 2 Mile Rd. was recently widened to 48' B/B, leaving a balance of 8 ½' along the north and south sides. Since we do not foresee additional widening along Mile 2 in the near future, staff is requesting the additional 8 ½' pavement section along Mile 2 to be placed in escrow at \$38.44/l.f. as per a memo from Roberto Salinas, P.E. from June 24, 2009. The cost to escrow the 8 ½' paving for 2 Mile Rd. would be \$24,570.85 (\$38.44/l.f. x 639.20') Mayberry Rd. would also need to be widened or escrowed to be a minimum of 40' from the centerline. The cost to widen Mayberry Road to its fullest width is based on \$55.90/l.f. If the applicant chooses to escrow the cost would be \$10,062.00 (\$55.90/l.f. x 180'). Storm drainage will be accomplished through on-site detention.

OTHER COMMENTS:

- Must install/escrow 5' sidewalks along Mayberry Rd. \$2,016 if escrowed; (168' X \$12/L.F.)
- Must provide proof of exclusion from the Water District. (Letter from UID)
- There are existing street lights along 2 Mile Rd. and Mayberry Rd.; no new street lighting is required.

RECOMMENDATION: Approval subject to: 1) Dedication of 50' of ROW from the centerline of 2 Mile and 40' of ROW from centerline from Mayberry Road; 2) Payment of Fire Hydrant Installation, and Capital Sewer Recovery fees; 3) Escrow the widening costs for 2 Mile Rd. and Mayberry Rd.; 4) Escrow/Install the 5' sidewalks along Mayberry Rd.; and 5) Provide proof of exclusion from the water district (water rights conversion).

Chairman Sheats asked if the applicant or representative were present.

Mr. Elgin Xavier who resides at 2709 Nassan Street in Edinburg, Texas was present to address any question from the Board.

Chairman Sheats asked Mr. Xavier what he was proposing to do in the property.

Mr. Xavier stated that he was proposing a small sno-cone stand something similar to what he already had on W. Griffin Parkway.

Chairman Sheats asked approximately how many units was he proposing.

Mr. Acevedo stated that it would be only 1 commercial building and it would be sno-cone stand.

Chairman Sheats stated that the expected usage for this lot across from the school and across from a busy intersection was a sno-cone stand.

Mr. Xavier stated that it was a small building with a drive-thru.

Chairman Sheats asked if he had any questions in regards to staff's recommendations.

Mr. Xavier asked if only 2 Mile Line needed to be widened.

Mr. Acevedo mentioned that both 2 Mile Line and Mayberry Road needed to be widened and there is a cost associated with the widening.

Ms. Izaguirre stated that it was a significant amount was he aware of that.

Mr. Acevedo asked Mr. Xavier if Mr. Tijerina had explained what would be required from him.

Mr. Xavier replied, "No".

Chairman Sheats asked if he had met staff already.

Mr. Acevedo stated that he had met with staff but he didn't know as to what extended did Mr. Tijerina explained what would be required from him. He added that he believes that when Mr. Tijerina met with him we still didn't have the fees that would be associated. Mr. Acevedo suggested that this Board 'table' the item so that he can properly explain all the requirements and fees that would be imposed.

Chairman Sheats asked if staff could make sure that they take care of the rezoning first before reconsidering the single lot variance.

Ms. Izaguirre asked if he had already purchased the property.

Mr. Acevedo replied, "Yes". He added that he purchased the land recently and it was already zoned like that part being C-2 and part being AO-I.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Mario Garza moved to 'table' the single lot variance as per staff's recommendations. Mr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:41 p.m.

Ended: 5:50 p.m.

Item #3.0

Tabled Rezoning:

**The Southeast 1.0 acre of the South 10.0 acres
of the North 20.0 acres of Lot 226,
John H. Shary Subdivision
AO-I to R-1T
Nereida F. Moreno**

Chairman Sheats entertained a motion to remove the item from the table. Mr. Mario Garza moved to remove the item from the table. Mr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Jaime Acevedo stated that in talking with the engineer in charge of the project he asked to amend their request from AO-I to R-1 instead of the original request R-1T. Mr. Jaime Acevedo went over the write-up stating that the subject site is located along the west side of Taylor Road between Brentwood Drive and Country Club Drive.

SURROUNDING ZONES: N: P – Public
E: City of McAllen
W: P – Public
S: R1-A – Large Lot Single Family

EXISTING LAND USES: N: Public (Sharyland School District)
E: City of McAllen
W: Public (Sharyland School District)
S: Single Family Residential
Site: Single Family Residential

FLUM: Lower Density Residential (LDA)

REVIEW COMMENTS: Mrs. Moreno is requesting that her 1 acre tract of land be rezoned to Single Family Residential (R-1). She is proposing a 4-lot gated subdivision for her immediate family. This property borders Sharyland School District property, the predominant land use in this area is long standing Large Lot Single Family (R1-A) residences. The Future Land Use Map reflects Lower Density Residential (LDA) as well.

RECOMMENDATION:

Since the property borders a public use to north and west and since the subdivision will be a private/gated subdivision and the R-1 proposal seems likely to not have a devaluing effect to its neighbors, staff does not object to the R-1 request and recommends approval.

Chairman Sheats asked if the applicant or representative were present.

Mr. Ruben De Jesus from Melden & Hunt stated that he was the engineer in charge of the project and they were proposing a 4-lot gated subdivision. He added that the original request was for R-3 (Multi-family), then R-1T (Townhouse) and now R-1 (Single Family Residential). He mentioned that they went back and talked to the applicant and now she wants a 4-lot gated subdivision for single family residences.

Chairman Sheats asked if there was any public opposition to the request.

Mr. Carl Wiesehan who resides at 1412 Grovewood Drive stated that they own the property to the south and their concern was in regards to the traffic. Although the original request had a much higher density than what they are currently proposing they have the same concern. He asked if they could consider putting a sound barrier between the properties.

Chairman Sheats stated that they could suggest his request to the applicant although he didn't know if it would be a requirement.

Mr. Wiesehan stated that their lot was an acre lot do they know the type of homes that would be proposed because his concern was that they would affect their property values.

Mr. De Jesus stated that they were proposing 2,800 sq. ft. homes and they were considering fencing the perimeter.

There being no further discussion, Chairman Sheats entertained a motion. Ms. Diana Izaguirre moved to approve the rezoning as per staff's recommendations. Mr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #4.0
OTHER BUSINESS**

**ITEM #5.0
ADJOURNMENT**

There being no further items for discussion, Mr. Mario Garza moved to adjourn the meeting. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:50 p.m.

Ned Sheats, Chairman
Planning and Zoning Commission