

**PLANNING AND ZONING COMMISSION  
JANUARY 10, 2024  
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

**P&Z PRESENT**

Diana Izaguirre  
Jasen Hardison  
Steven Alaniz  
Connie Garza  
J.D Villarreal  
Raquenel Austin  
Omar Guevara

**P&Z ABSENT**

Kevin Sanchez

**STAFF PRESENT**

Susana De Luna  
Jessica Munoz  
Alex Hernandez  
Victor Flores

**GUEST PRESENT**

Alejandro Romero  
J. Angel Regalado  
Manuel Soberon  
Ruben Arcaute  
Gerardo Cabello  
Juan Reyes  
Coney & Leslie Beyer  
Gabriel Guerrero  
Kenya Morin

**CALL TO ORDER**

Acting Chairman Hardison called the meeting to order at 5:38 p.m.

**CITIZENS PARTICIPATION**

Acting Chairman Mr. Hardison asked if there was any citizen's participation.

There was none.

**APPROVAL OF MINUTES FOR DECEMBER 13, 2023**

Acting Chairman Mr. Hardison asked if there were any corrections to the minutes for December 13, 2023. Mr. Villarreal made a correction on the minutes. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:38 p.m.**

**Ended: 5:51 p.m.**

**Item #1.1**

**Election of Chairman & Vice-Chairman**

Chairwoman Izaguirre asked if the board had any questions.

Mr. JD Villarreal stated that he would like to keep the acting Chairwoman and Vice Chairman.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Villarreal moved to reappoint Diana Izaguirre as Chairwoman and Mr. Kevin Sanchez as Vice-Chairman. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:52 p.m.**

**Ended: 5:52 p.m.**

**Item #1.2**

**Rezoning:**

**A tract of land containing 0.612 of one acre,  
being a part or portion of the Gulf Course and Lake  
Reserve out of Meadow Creek Country Club Phase I-B  
1916 Crystal Drive  
(AO-I) Agricultural Open Interim to  
(R-1) Single Family Residential**

## **Meadow Creek Development**

No Action Taken

**Started: 5:52 p.m.**

**Ended: 5:52 p.m.**

**Item #1.3**

**Rezoning:**

**A tract of land containing 0.551 of one acre, being  
a part or portion of the Gulf Course and Lake Reserve  
out of Meadow Creek Country Club Phase I-B  
1931 Meadow Way Drive  
(AO-I) Agricultural Open Interim to  
(R-1) Single Family Residential  
Meadow Creek Development**

No Action Taken

**Started: 5:52 p.m.**

**Ended: 5:52 p.m.**

**Item #1.4**

**Rezoning:**

**A tract of land containing 0.613 of one acre, being  
A part or portion of the Gulf Course and Lake Reserve  
out of Meadow Creek Country Club Phase I-B  
1914 Crystal Drive  
(AO-I) Agricultural Open Interim to  
(R-1) Single Family Residential  
Meadow Creek Development**

No Action Taken

**Started: 5:45 p.m.**

**Ended: 5:47 p.m.**

**Item #1.5**

**Rezoning:**

**A 0.33 acres of land out of a 9.53 acre tract  
Out of the West 13.335 acre of the South 19.55  
Acres of Lot 29-8, West Addition to Sharyland  
Of Porciones 53, 54, 55, 56, & 57  
AO-I to R-1  
Juan Reyes**

Ms. De Luna went over the write-up stating the subject site is located at ¼ mile west of Mayberry Road along the north side of Mile 2 Road –see vicinity map.

### **SURROUNDING ZONES:**

**N: R-1 – Single Family Residential  
E: AO-I – Agricultural Open Interim  
W: R-1 – Single Family Residential  
S: P – Public**

### **EXISTING LAND USES:**

**N: Residential  
E: Vacant  
W: Residential  
S: Veterans High School**

**Site: Vacant**

**FLUM:** Lower Density Residential (LD)

**REVIEW COMMENTS:** The proposed zone complies with the City's Future Land Use Map, and surrounding land uses.

**RECOMMENDATION:** Staff recommends approval.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Garza moved to close the public hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Villarreal asked that if the names and list attached to the packet were informed of the rezoning.

Ms. De Luna stated that a letter was sent to the residence on that list about the rezoning.

Mr. Villarreal asked if there was a response.

Ms. De Luna stated "no".

Mr. Villarreal asked that if there's been a practice by the city to post a notice on the property.

Ms. De Luna stated that a sign was posted on the property with information of the meeting.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to the approve the rezoning. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:55 p.m.**

**Ended: 6:01 p.m.**

**Item #1.6**

**Rezoning:**

**A 48.75 acre tract of land, more or less  
Out of Lots 9-5, 9-6, 10-6, and 10-5,  
West Addition to Sharyland  
R-2 to R-3  
Cabe Investments, LP**

Ms. De Luna went over the write-up stating the subject site is located at the Southwest corner of Military Parkway and S. Conway Blvd. (F.M. 1016)

**SURROUNDING ZONES:**

N:	I-1	– Light Industrial
E:	I-1	– Light Industrial
W:	I-1	– Light Industrial

and 270' frontage to Bryan Road. Griffin Parkway is a 5-lane major thoroughfare and Bryan Road is designated as a major thoroughfare.

**SURROUNDING ZONES:** N: R-1A – Large Lot Single Family  
E: C-3 – General Business  
W: R-1 – Single Family Residential  
S: C-1 – Office Building

**EXISTING LAND USES:** N: Residential  
E: Vacant Commercial  
W: Residential  
S: Medical Offices & Related  
Site: Mixture of Commercial & Multi-Family

**FLUM:** Lower Density Residential (LDA)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses. Staff notes that the Future Land Use Map can be amended to reflect a commercial use. The City approved a C-2 (Neighborhood Commercial) zone for this property in October of 2018. Staff notes that slowly residential properties along Griffin Parkway are transitioning to commercial. Staff mailed notices to property owners within a 200' radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments.

**RECOMMENDATION:** Staff recommends approval.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Coney Echelbrger stated that he resides in Rio Concho subdivision and was against this request. He stated that expansion south of Bryan is four lanes and the expansion on bryan north of 495 is going to take year. He added that once you change the zone from C-2 to C-3 you lose the ability of the type business that can be established. He mentioned that the worst-case scenario was traffic. He added that he would like staff to change that street into a four-lane street.

Mr. Ruben Arcaute was present representing his wife Dr. Norma Cavazos. He stated that the state highway has to be a part of this to expand it. He added that the lot had been for sale since 2018 and property won't sale as residential. He stated that they were not looking for convince stores to build on that property but were looking for businesses.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Garza moved to close the public hearing. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Villarreal asked that if the property across the street in red was vacant. He added that if that property had been rezoned.

Ms. De Luna stated that the property had been rezoned to general commercial. She added that the property owner was proposing a commercial plaza. She mentioned that it was in the subdivision process.

Mr. Villarreal asked that if the concern raised today, was that concern raised when the other property was rezoned.

**EXISTING LAND USES:**  
N: Vacant  
E: Vacant  
W: Vacant  
S: Vacant  
Site: Vacant

**FLUM:** Planned Unit Development (PUD)

**REVIEW COMMENTS:** The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses. Staff notes that the Future Land Use Map designation is Planned Unit Development due to Tony Domit's proposed PUD development back in 2006. However, since no subdivision was ever finalized in the original PUD, the City initiated a zoning change for this area to Industrial back in May 2018 due to the construction of the Anzaldua's International Bridge. The City recently approved an R-2 zone in September of 2022, now the request is to consider a multi-family. Staff does not object to the proposal since the property is approximately 230' away from Conway Blvd.

**RECOMMENDATION:** Staff recommends approval.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre Izaguirre asked if the board had any questions.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Hardison moved to close the public hearing. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Villarreal asked that how often does the city discuss the future land use map.

Ms. De Luna stated that there was something in the works. She added that the ordinance committee meeting was working on it.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the approve the rezoning. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:01 p.m.**

**Ended: 6:13 p.m.**

**Item #1.7**

**Rezoning:**

**All of Lot 1, Bodine Subdivsion No. One  
C-2 to C-3  
Norma L. Cavazos**

Ms. De Luna went over the write-up stating the subject site is located at the NW corner of E. Griffin Parkway and Bryan Road. The tract has 200' of frontage to E. Griffin Parkway (F.M. 495)

Ms. De Luna stated that the city will ask the property owner to dedicate part of their property to expand the road.

Mr. Villarreal stated that when the property was ready for development the city would ask the property to widen the road.

Ms. De Luna stated that it was part of the subdivision process to dedicate that property to expand.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to the approve the rezoning. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:13 p.m.**

**Ended: 6:15 p.m.**

**Item #1.8**

**Conditional Use Permit:**

**Drive-Thru Service Window**

**- MrKORN Gourmet Corn and More**

**722 E. 8<sup>th</sup> Street, Ste. G**

**Lots 11 & 12 & 20' strip adj.**

**to Lots, Block 113, Mission**

**Original Townsite**

**C-3**

**MrKORN Gourmet Corn and More, LLC**

**c/o Kenya Morin**

Ms. De Luna went over the write-up stating the subject site is located on the Southwest corner of N. Mayberry Road and E. 8<sup>th</sup> Street. The applicant has been in business in this commercial plaza since May 6, 2022. In October 2023, the landlord acquired a conditional use permit to construct a drive-thru service window to the suite that the applicant is leasing in an effort to help boost this commercial plaza. Since the applicant would like to utilize the drive-thru service window, therefore the need for a conditional use permit. Access to the drive-thru service window is provided off of East 8<sup>th</sup> Street.

- **Days/Hours of operation:** Tuesday – Sunday from 12pm to 9pm, closed on Mondays
- **Staff:** 2 employees will man this operation
- **Parking:** Based on the square footage of the building, a total of 16 parking spaces are required for the plaza. The applicant has 16 parking spaces including the handicap parking and 2 in the drive-thru window, thus meeting code.

**REVIEW COMMENTS:** Staff mailed out 20 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval subject to:

1. 1 year re-evaluation to assess the new business, and
2. Compliance with all City Codes (Building, Health, Fire, etc.)

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Garza moved to close the public hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to the approve the conditional use permit as per staff's recommendation. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:15 p.m.**

**Ended: 6:18 p.m.**

**Item #1.9**

**Conditional Use Permit:**

**Drive-Thru Service Window and Sale & On-Site  
Consumption of Alcoholic Beverages – Los Cuates  
Taco Shop  
2515 S. Colorado, Ste. 11  
Lot 2, Block 2, Santa Lucia Development  
C-3  
Ana Castillo**

Ms. De Luna went over the write-up stating the subject site is located the NW corner of Colorado and Taylor Road. The applicant is leasing a 1,778 sq. ft. suite within this commercial development that includes a drive-thru service window and would like to utilize it for a proposed Taqueria. The applicant is also proposing to offer alcoholic beverages with their meals. Access to the site will be provided off of Colorado or Taylor through existing 24' driveways. Customers can park within the shared parking area to dine in or they can use the drive-thru service window to pick up their order. The menu consists of: Tacos, espadas, quesadillas, burritos, protein bowl, lettuce tacos, soups and salads. On the weekends they plan to offer Barbacoa, carnitas, and chicharron.

- **Days/Hours of operation:** Tuesday – Saturday from 12noon to 2am, and Sunday from 6am to 10pm
- **Staff:** a total of 15 employees will man this operation
- **Parking & Landscaping:** In reviewing the floor plan, there is a total of 46 seating spaces, which require 15 parking spaces. It is noted that the parking is held in common and there is a total of 74 parking spaces that are shared with the other businesses within the commercial plaza. The landscaping requirements are been met.
- **Sale of Alcohol:** Sec. 6-4 which states that no alcoholic beverages be sold within 300' of a church, public or private school, or public hospital, within the corporate limits of the city. Staff notes that there is a school however, it outside our city limits.

**REVIEW COMMENTS:** Staff mailed out 4 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Since this site has been previously used for a restaurant with the use of the drive-thru, staff does not object to a new applicant re-opening the site for a new similar restaurant.

**RECOMMENDATION:** Approval subject to:

1. 1 year re-evaluation in order to assess the new business.
2. Installing a speed bump at the end of drive-thru window.
3. Compliance with all City Codes (Building, Fire, Health, etc.), and

4. CUP is not transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Hardison moved to close the public hearing. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the approve the conditional use permit as per staff's recommendation. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:18 p.m.**

**Ended: 6:24 p.m.**

**Item #2.0**

**Conditional Use Permit:**

**Sale & On-Site Consumption of Alcoholic Beverages  
& Drive-Thru Service Window – Chisme Bar & Grill  
1512 E. Expressway 83, Suites 108 & 109  
Lot 1, Re-Subdivision of Plaza Cantera  
(aka Lot 2A and 3, Stewart Plaza Subdivision  
C-3  
MN 2016, LLC  
c/o Molamma B. George**

Ms. De Luna went over the write-up stating the subject site is located on the SW corner of Stewart Road and Expressway 83. The applicant is leasing two suites within the commercial plaza for the proposed Bar & Grill. Access to the site is provided from a 38' driveway off of Expressway 83. The applicant proposes to have a restaurant with a large dining area and bar where customers can relax and enjoy a delicious botana. The menu consists of: Indian and American appetizers, wings, burgers, tacos, Asian chines, and bread. The applicant is proposing to have 14 booths, 25 tables, a bar, and a stage, where he proposes to have live music, mariachi, and karaoke.

- **Days/Hours of Operation:** Every day from 11:00 a.m. to 2:00 a.m.
- **Staff:** 20 employees
- **Parking & Landscaping:** In reviewing the floor plan, the applicant is proposing 159 seating spaces, which require 53 parking spaces (159 seating spaces/3 = 53 parking spaces). It is noted that the parking area is held in common and there is a total of 219 parking spaces that are shared with the other businesses within the commercial plaza.
- **Sale of Alcohol:** The restaurant includes a 'bar' component. Section 1.56 (3a) of the Zoning code requires a minimum separation of 300' from the property line of any churches, schools, publicly owned property, and residences. There are 3 residential lots that are within the 300'. However, P&Z and City Council have waived the separation requirement during other similar CUP's approval.



**REVIEW COMMENTS:** Staff mailed out 14 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Staff notes that other CUPS for the sale and on-site consumption of alcoholic beverages for this location have been approved for other businesses in the past.

**RECOMMENDATION:**

Staff recommends approval subject to:

1. 6 months re-evaluation to assess this new operation,
2. Waiver of the 300' separation requirement from residential uses,
3. Provide a sound buffer to avoid noise from traveling,
4. Continued compliance with all City Codes (Building, Fire, Health codes, Noise, etc.),
5. CUP not to be transferable to others, and
6. Acquisition of a business license prior to occupancy.

Vice Chairman Mr. Sanchez asked if there was any input in favor or against the request.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Hardison moved to close the public hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked that if this was the same place the city had issues.

Ms. De Luna stated that it was same location but different owner.

Chairwoman Izaguirre asked that who was the owner before.

Ms. De Luna stated that it was Yair Cruz.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the approve the conditional use permit for 6 months. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:25 p.m.**

**Ended: 6:27 p.m.**

**Item #2.1**

**Conditional Use Permit**

**Renewal:**

**Sale & On-Site Consumption of Alcoholic  
Beverages – Buffalo Wings & rings  
907 S. Shary Road  
Lot 2A, Colorado Subdivision  
C-3  
MS & PS, LLC**

Ms. De Luna went over the write-up stating the subject site is located on the NE corner of Shary Road and Colorado Street. Access to the restaurant is from both Shary and Colorado Street. Buffalo Wings & Rings has been in operation at this location with a conditional use permit since 2009. The applicant would like to continue to offer alcoholic beverages with his meals. The applicant would like to renew his conditional use permit. The last CUP approved for this location was on November 25, 2019 for a period of 4 years. Staff notes that this would be the applicant's 5<sup>th</sup> renewal.

- **Days/Hours of Operation:** Every day from 11a.m. to 12a.m. Alcoholic beverages are only served during allowable State selling hours.
- **Employees:** 40 - 42 in different shift
- **Parking & Landscaping:** The 5,171 sq.ft. restaurant has a total of 237 seating spaces, which require 79 parking spaces ( $237 \text{ seating spaces} / 3 = 79 \text{ parking spaces}$ ). There are 94 existing spaces, exceeding code by 15. They are also in compliance with the landscaping code. Staff notes that parking lot has to be restriped and maintained for potholes.
- **Sale of Alcohol:** This restaurant does have a bar component which requires that there be no churches, schools, or residences within 300' of the restaurant. There are no such uses within 300'.

**REVIEW COMMENTS:** Staff mailed out 8 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Staff has also requested a report from Mission P.D. in regards to any incidents which may have occurred in relation to the sale and on-site consumption of alcohol. We should have that report by the meeting date.

**RECOMMENDATION:** Staff recommends approval for life of use subject to:

- 1) Compliance with all City Codes (Building, Health, Fire, etc.), and
- 2) CUP not to be transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Hardison moved to close the public hearing. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the approve the conditional use permit. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:27 p.m.**

**Ended: 6:29 p.m.**

**Item #2.2**

**Conditional Use Permit**

**Renewal:**

**Sale & On-Site Consumption of Alcoholic  
Beverages – Yoko's Sushi Restaurant  
122 S. Shary Road, Ste. K  
Lot 2, Home Depot Subdivision #2  
C-4  
Yoko's Sushi Restaurant, LLC**

Ms. De Luna went over the write-up stating the subject site is located 1,200' north of Expressway 83 along the west side of Shary Road within a commercial plaza. Access to the site is from two primary driveways off of Shary Road. Yoko's Sushi Restaurant is a family-oriented restaurant

that has been in operation with a conditional use permit since 2009. The applicant would like to continue to offer alcoholic beverages with their meals. The applicant would like to renew his conditional use permit. The last CUP approved for this location was on December 13, 2021 for a period of 2 years. Staff notes that this would be the applicant's 5<sup>th</sup> renewal.

- **Days/ Hours of Operation:** Sunday – Wednesday from 11:00a.m. to 10:00p.m. and Thursday - Saturday from 11:00a.m. to 2:00a.m. Alcoholic beverages are only served during allowable State selling hours.
- **Staff:** 6 employees
- **Parking:** The 1,400 sq.ft. restaurant has a total of 58 seating spaces, which require 19 parking spaces (58 seating spaces/3 = 19.3 parking spaces). A total of 80 parking spaces are held in common within the commercial plaza. Staff notes that the parking needs to be re-striped.
- **Sale of Alcohol:** This restaurant does have a bar component which requires that there be no churches, schools, or residences within 300' of the restaurant. There are no such uses within 300'.

**REVIEW COMMENTS:** Staff mailed out 7 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. The hours of operation are consistent with other family restaurant in the area. Staff has also requested a report from Mission P.D. in regards to any incidents which may have occurred in relation to the sale and on-site consumption of alcohol. We should have that report by the meeting date. Since the sale of alcohol is not the primary item of purchase, staff does not object to an extended approval term.

**RECOMMENDATION:** Staff recommends approval for life of use subject to:

- 1) Compliance with all City Codes (Building, Health, Fire, etc.), and
- 2) CUP not to be transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

Chairwomen Izaguirre entertained a motion to close the public hearing. Mr. Hardison moved to close the public hearing. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwomen Izaguirre entertained a motion. Mr. Hardison moved to approve the conditional use permit. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:38 p.m.**

**Ended: 5:51 p.m.**

**Item # 2.3**

**Consideration and action related to proposed Zoning Ordinance Amendment, creating Article IV-A, providing for the Accommodations Review Board, Method for Submitting Reasonable Accommodations Requests, and Establishing Reasonable Accommodations Standards for Review and Appeal.**

City Attorney Mr. Victor Flores went over the ordinance.

**See Exhibit (A)**

Ms. Garza asked that if there was a waiting period to reapply for consideration.

City Attorney Mr. Victor Flores stated "No" we don't want to have them wait 6 months to reapply. He added that they can automatically reapply and not have them wait.

Mr. Villarreal asked that how soon was this ordinance applicable after city council would approve.

City Attorney Victor Flores stated that he's hoping that it's applicable as soon as city council approves it.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Villarreal moved to the approve the request. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 6:14 p.m.**

**Ended: 6:15 p.m.**

**Item #3.0**

**Single Lot Variance:**

**Being 0.33 acres of land out of a 9.53 acre tract  
out of the West 13.335 acres of the South 19.35  
acres of Lot 29-8, West Addition to Sharyland  
AO-I (Proposed R-1)  
Juan R. Reyes**

Mr. Ramirez went over the write-up stating the subject site is located north of Mile 2 Road approximately 405' west of Mayberry Rd. The property measures .33 acres net with a frontage of 100' and is currently vacant. The owner wishes to construct a residential home.

**WATER:** There is an existing 8" water line to the west side of this site readily available to service the lot. The Fire Marshal does not require any additional hydrants for this site since there is an existing fire hydrant located within 500' of the site.

**SEWER:** The property also has access to an existing 8" sanitary sewer line located along the within the ROW of E. 2 Mile Rd. A Capital Sewer Recovery fee will be assessed in the amount of \$200.00 (\$200/HUE) as per Ordinance #3022.

**STREETS & DRAINAGE:** The subject property will have frontage to E. 2 Mile Rd. An additional 25' of ROW will be required. Storm drainage will be accomplished through on-site detention.

**OTHER COMMENTS:**

- Payment of Park Fees in the amount of \$500 x HUE.
- Provide proof of water district exclusion
- There is an existing streetlight located across the street to the south of this lot.

**RECOMMENDATION:**

Staff recommends approval subject to:

1. Payment of the Capital Sewer Recovery Fee

2. Payment of the Park Fee
3. Provide proof of water district exclusion
4. Dedication of additional R.O.W. along Mile 2 North (50' from C/L)
5. Comply with all other format findings

Chairwoman Izaguirre asked if the board had any questions.

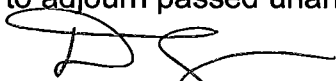
There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to approve the request. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

#### **ITEM#4.0**

#### **ADJOURMENT**

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to adjourn the meeting. Mrs. Austin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:31 p.m.



---

Diana Izaguirre, Chairwoman  
Planning and Zoning Commission