

**PLANNING AND ZONING COMMISSION
JANUARY 25, 2023
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

<u>P&Z PRESENT</u>	<u>P&Z ABSENT</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
Diana Izaguirre	Ruben Arcaute	Susie De Luna	Nataly D. Barrera
Steven Alaniz		Alex Hernandez	Gerardo Cabello
Kevin Michael Sanchez		Jessica Munoz	Gabriel Guerrero
Jasen Hardison		Gabriel Ramirez	Santiago Gonzalez
Raquenel Austin		Irasema Dimas	
Javier Barrera		Esther Y. Peña	
Connie Garza		Victor Flores	

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:31 p.m.

CITIZENS PARTICIPATION

Chairwoman Izaguirre asked if there was any citizen's participation.

There was none.

APPROVAL OF MINUTES FOR DECEMBER 21, 2022

Chairwoman Izaguirre asked if there were any corrections to the minutes for December 21, 2022. Mrs. Garza moved to approve the minutes as presented. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 5:35 p.m.

Item #1.1

Election of Chairman & Vice-Chairman

Chairwoman Izaguirre asked if the board had any questions.

Mrs. Garza stated that the Chairwoman Izaguirre and Vice-Chairman have made a great job on the board.

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

Started: 5:35 p.m.

Ended: 5:38 p.m.

Item #1.2

**Conditional Use Permit
& Site Plan Approval:**

**Drive-Thru Service Window – Starbucks Coffee
2315 N. Conway Avenue, Suite 10,
Lot 1, Shops at 495 Subdivision
C-3
Starbucks Coffee #71386**

Starbucks Coffee #71386

Ms. De Luna went over write-up stating the subject site is located approximately 460' north of W. Griffin Parkway (FM 495) along the west side of Conway Avenue. The applicant has leased a 2,310 sq.ft. suite from a plaza that is under construction and is proposing a Starbucks Coffee Shop with a drive-thru service window. Access to the site is via 36' driveway along the south side of the property. The drive-thru lane will be accessible from the north side of the plaza via 12' access lane which will wrap around the building to the south. There is enough room for stacking up to 12 vehicles, however staff will be requiring a speed bump at the end of the drive-thru to slow down traffic before the crosswalk access.

- **Hours of Operation:** Monday through Sunday from 5:00 am to 9:00 pm.
- **Staff:** 10-15 employees in different shifts
- **Parking & Landscaping:** In reviewing the floor plan, there are a total of 53 seating spaces, which require 18 parking spaces (53 seats/1 space for every 3 seats =18). It is noted that there are 78 parking spaces being proposed that will be held in common with other businesses. Landscaping will be meeting code. The dumpster will be located on the northwest corner of the property.

REVIEW COMMENTS: Staff notes that the plaza is under construction and the applicant would like to start the process for the conditional use permit to expedite the process. Staff mailed out 12 notices to property owners within 200' radius and as of this writing, staff has not received any comments in favor or against this request.

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

1. Compliance with all City Codes (Building, Fire, and Health Codes, etc.),
2. CUP not transferable to others, and
3. Acquire a Business License prior to business occupancy.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:35 p.m.

Ended: 5:38 p.m.

Item #1.3

Conditional Use Permit:

**Drive-Thru Service Window – Rocha's Restaurant #2
1724 W. Griffin Parkway
Lots D & E, Girasol Estates Subdivision
C-3**

Francisco Lastra

Ms. De Luna went over write-up stating the subject site is located 600' east of Inspiration Road on the north side of Griffin Parkway (F.M. 495). The applicant has re-opened the Rocha's Restaurant and wishes to utilize the existing drive-thru window. The last CUP for the drive-thru service window at this location was approved on January 5, 2011 for a period of 1 year. Access to the site is provided via a 30' access drive of Griffin Parkway. The existing drive-thru window is located on the east side of the building which allows service for only 1 vehicle at a time. These vehicles will then exit through the alley and onto Salinas Drive.

- **Hours of Operation:** Monday - Saturday from 7 am to 2 pm
- **Staff:** 6 Employees
- **Parking:** In viewing the floor plan, there are 72 total seating spaces, which require 24 parking spaces (72 total seating spaces/3 space for every 3 seats=24 parking spaces). There is a total of 34 parking spaces, exceeding code by 10.
- It is noted that there are some green areas but no landscaping, therefore additional landscaping would be required to meet code.
- Must repair or replace 6' solid buffer.
- Dumpster to remain closed at all times.
- Must continue to comply with all City codes (Fire, Building, and Health Codes, etc.)

REVIEW COMMENTS: This proposed CUP is for a family-oriented restaurant. There is no bar component. A total of 25 notices were sent out to property owners within 200' of the proposed restaurant. Staff has not received any calls or complaints in regards to the proposed business.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 1 year re-evaluation to assess this new operation,
- 2.) Must install additional landscaping,
- 3.) Repair or replace 6' solid buffer,
- 4.) Dumpster must be closed at all times,
- 5.) Must comply with all City Codes (Building, Fire, etc.),
- 6.) CUP not to be transferable to others, and
- 7.) Acquisition of a business license

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

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez motioned to close the hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to approve the conditional use permit. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:40 p.m.

Item #1.4

Conditional Use Permit:

**Sale & On-Site Consumption of
Alcoholic Beverages – Winter Texan Fiesta
807 N. Conway Avenue**

(aka La Lomita Plaza & Rotary Park)

C-3

March 3, 2023

The Greater Mission Chamber of Commerce

Ms. De Luna went over write-up stating the subject site is located at the southwest corner of Conway Blvd. and Business Highway 83 at La Lomita Plaza (Leo Pena Park). The Greater Mission Chamber of Commerce is proposing to have their Winter Texan Fiesta on March 3, 2023 and will like to sale alcohol during the event. They are proposing to have 15 to 20 vendors on the northside of the park, live music and a bar on site. There will be constant trash pick-up throughout the event.

- **Hours of Operation:** 12 p.m. to 4 p.m.
- **Parking:** Parking for this event will be provided east and north of the Chamber of Commerce building and east of Planet Fitness.
- The Zoning code requires this type of events and the Sale & On-Site consumption of alcohol to be a minimum of 300' separation from residentially used property from lot line to lot line. There are several residential properties within this radius; thus a waiver of the separation requirement needs consideration.
- **Ch. 10 – Amusements and Entertainment:** Security will be evident as in past events via Mission PD officers (as hired by TGMCC). Restrooms will be available. All provisions of the Chapter 10 Mission Code of Ordinances – Amusements and Entertainment– will need to be complied with.

REVIEW COMMENTS: With sufficient professional security, barricades, lighting, & the Greater Mission Chamber of Commerce monitoring, this event will again be very successful and well attended. TGMCC has assured the City that all aspects of security will be taken care of.

RECOMMENDATION: Staff recommends approval subject to:

1. Waiver of the 300' separation requirements from residential neighborhoods,
2. Must comply with Health and Fire Codes, and
3. Must meet Noise, Amusement and Entertainment, and any other related codes.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:40 p.m.

Ended: 5:42 p.m.

Item #1.5

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic
Beverages – Carnes Asadas Nuevo Leon
2211 E. Griffin Parkway, Suite 180
Lot 1, Elizondo 495 Plaza
C-3
Los Primos De Villa, LLC
c/o Nataly D. Barrera**

Ms. De Luna went over write-up stating the site is located approximately 400' west of Citrus along the north side of Griffin Parkway (F.M. 495). The applicant has leased a 1,377 square feet suite for the carne asada restaurant and would like to offer Alcoholic Beverages in their menu. Access to the property is via 30' access drive of Griffin Parkway.

- **Hours of Operation:** Monday - Sunday from 11 am to 12 pm
- **Staff:** 5 Employees
- **Parking:** In viewing the floor plan, there are 48 total seating spaces, which require 16 parking spaces (48 total seating spaces/3 seats=16 parking spaces). It is noted that the parking is held in common (90 existing parking spaces) and are shared with all the businesses in this commercial plaza.
- Landscaping has been provided as a part of the overall commercial plaza.
- **Sale of Alcohol:** Such uses need to be 300' from residential uses. There are some residences within this radius; thus, a waiver of the separation requirement needs consideration.

REVIEW COMMENTS: This proposed CUP is for a family-oriented restaurant. There is no bar component. A total of 11 notices were sent out to property owners within 200' of the proposed restaurant. Staff has not received any calls or complaints in regards to the proposed business.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 2 years re-evaluation at which time the applicant will have to renew the CUP & TABC License,
- 2.) Must comply with all City Codes (Building, Fire, etc.), and
- 3.) Waiver of the 300' separation requirement from residential homes.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:42 p.m.

Ended: 5:45 p.m.

Item #1.6

Conditional Use Permit:

**Sale & On-Site Consumption of
Alcoholic Beverages – 1942 Bar & Grill
4001 S. Shary Road, Suite 350,
Lot 1, Sharyland Plantation Grove Tech–Center #2
PUD
The Best Flavored Beer, LLC**

Ms. De Luna went over write-up stating the subject site is located on the SE corner of San Mateo and Shary Road. The applicant leased a 1,500 sq.ft. suite and is proposing to open a Bar & Grill. Access to the site can be from one primary driveway to Shary Road or from separate driveways from San Mateo or from San Gabriel. In the past this location has been used by several different operators the most recent being Tortas Del Jack closed in 2020. The last CUP approved for this location was on July 25, 2018 for a period of 2 years.

- **Hours of Operation:** Monday & Sunday from 3 p.m. – 12 a.m. and Tuesday – Saturday from 3 p.m. to 2 a.m.
- **Staff:** 7-10 employees
- **Parking:** In reviewing the floor plan, there are 65 total seating spaces, which require 22 parking spaces (65 total seating spaces/1 space for every 3 seats=22 parking spaces). It is noted that the parking area is held in common (180 existing parking spaces) and is shared with other businesses.
- **Sale of Alcohol:** The proposed restaurant does include 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 is a single-family residential neighborhood located within the 300' radius; however, P&Z and the City Council waived this separation requirement in the CUP's previous approval.

REVIEW COMMENTS: In the past this site has been used for a restaurant but it has also been used primarily as a bar. The applicant proposes to have hamburgers, wings, hotdogs and salads in his menu aside from the alcohol. He is also proposing to have a DJ in his establishment. Staff does not object to a 2 year approval to see how this new operation will work.

RECOMMENDATION:

Staff recommends approval subject to:

1. Approval for 2 years at which time the CUP and TABC permit will need to be renewed;
2. Waiver of the 300' separation requirement from the residential home;
3. Must comply with all requirements from our City Codes (Noise, Fire, Health, etc.), and
4. Must obtain a business license prior to occupancy.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:45 p.m.

Ended: 5:47 p.m.

Item #1.7

Discussion and Action to amend Garage Sale Ordinance Amending Chapter 82 - Sales, Article II. – Garage, Porch, Yard, Clubhouse/Recreation Hall, Rummage, Tent, and Estate Sales, Section 82-36. Term of Garage Sale Permit, Section 82-37. Maximum Number of Garage Sales.

Several concerns have been voiced to the Planning Department staff in regards to the following:

of Tent Sale permits are allowed

of days Estates Sales are allowed

of days allowed for Clubhouse/Recreational Hall Park Sale

During a joint workshop held on October 17, 2022 by the Planning and Zoning Commission and the City Council the Sale Permits concerns were discussed. Staff proposes to amend the Garage, Porch, Yard, Clubhouse/Recreation Hall, Rummage, Tent, and Estate Sales permit as follows:

- Tent Sales to be allowed 1 every 3 months similar to a garage sale for 1 day, but not more than a 3-day sale
- Estate Sales to be allowed up to 4 days
- Clubhouse/Recreational Hall Park Sales to be allowed 1 day but no more than a 3-day sale

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Alaniz asked if this ordinance changed would apply to commercial use as well.

Ms. De Luna stated the tent sales would be for commercial.

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

Started: 5:47 p.m.

Ended: 5:51 p.m.

Item #1.8

Discussion and Action to Amend AO-P (Permanent Open Space District)

A concern was voiced to Planning Department Staff in regards to the requirements when apply for a rezoning of a property that is zoned AO-P (Permanent Open Space District).

During a joint workshop held on October 17, 2022 by the Planning and Zoning Commission and the City Council the off-street parking concern was discussed. Staff proposes to amend the AO-P Permanent Open Space District

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Chairwoman Izaguirre asked if this would be like that homestead exemption.

Ms. De Luna stated there would be several requirements they would have to meet since they are in a agricultural property. She added that the only thing that would not be required would be an in-depth drainage report for the lot. She mentioned this would apply to lot with one home or lots with less than 10,000 square feet.

Mrs. Austin stated it would only be for one home.

Ms. De Luna stated most applicants want to build one home.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the ordinance. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:51 p.m.

Ended: 5:55 p.m.

Item #1.9

Discussion and Action to Amend the Parking Requirements for Commercial Developments inside and outside the Central Business District

A concern has been voiced to the Planning Department staff regarding the minimum standard requirements for commercial buildings. Most of the existing commercial buildings have outgrown their parking. When most of these commercial establishments were originally presented to staff they were considered shell buildings for the majority of the time. The parking for a commercial building is based on square footage. It's not until the owner sells or rents the unit that staff has

an idea of the proposed use. Off-street parking is calculated based on the use and if the use is unknown then it is calculated based on square footage. The off-street parking requirements for commercial developments inside and outside the Central Business District has not been amended since September 14, 1981. Staff proposes to upgrade the parking requirements for commercial developments inside and outside the Central Business District to be amended as follows have 1 parking space for every 200 sq.ft. (after the 1st 200 s. ft. equates to 4).

During a joint workshop held on October 17, 2022 by the Planning and Zoning Commission and the City Council the off-street parking concern was discussed. Staff proposes to upgrade the parking requirements for commercial developments inside and outside the Central Business District to be amended as follows have 1 parking space for every 200 sq. ft. (after the 1st 200 sq. ft. equates to 4).

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Hardison motioned to close the hearing. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

Ms. Garza asked Ms. De Luna had a map for the Central District Business Area.

Ms. De Luna stated this is mainly for the downtown area but also for any new commercial building. She added existing buildings have to grandfathered.

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

Started: 5:55 p.m.

Ended: 6:00 p.m.

Item #2.0

Discussion and Action to Adopt the Special Use Permit

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

Mr. Sanchez asked if the list was an exclusive list or examples.

Ms. De Luna stated those were examples but its to focus on big events that are given to staff with a short notice. They would have to meet a certain criterion before the city manager approving the special use permit.

Mr. Sanchez asked who would determine if it's a special event.

Ms. De Luna stated it would be the City Manager

Mr. Victor Flores the City Attorney stated that in this case the City Manager would be able to since its in the code of ordinances.

Mrs. Austin asked if we have had difficulty with any of these events.

Ms. De Luna stated that for the most part its event were sometimes they have to change location or dates.

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

Started: 6:00 p.m.

Ended: 6:01 p.m.

Item #3.0

Preliminary & Final

Plat Approval:

Amber Grove Subdivision

Being a subdivision of a tract of land containing 5.000 acres, being a part or portion out of Lot 42, Bell-Woods Co's Subdivision "C"

R-2

Developer: Real Estate Investments, LLC

Engineer: Melden & Hunt, Inc.

Mr. Ramirez went over write-up stating the proposed subdivision is located 1,857' north of the intersection of Mile 2 North Road & Trosper Road. The developer is proposing fourteen (14) four plex lots and 1 detention pond.

WATER

The developer shall connect to an existing 8" water line located along the east side of Trosper Rd. just south of this site and extend into the subdivision. The water line will be 8" located on the south side of the ROW to be looped providing water service for each lot. There are 2 proposed fire hydrants via direction of the Fire Marshal's office.

SEWER

Sanitary sewer service for this subdivision will tie into a proposed manhole located on the east side of Trosper Rd. The sewer line will extend into the subdivision along the north side of the ROW and collect from each lot thru a 6" stub out into the proposed 8" sewer main. The Capital Sewer Recovery Fee is required at \$200.00/Lot which equates to \$2,800.00 (\$200.00 x 14Lots).

STREETS & STORM DRAINAGE

The proposed internal street is a 40' back-to-back within a 60' Right of Way. Access will be from Trosper Rd. Proposed runoff after development is 25.56 cfs during the 50-yr storm frequency. Drainage shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets. Pipe size diameter will be 24". The proposed storm system shall discharge into a proposed detention pond on the south side of the site which will then discharge into an existing City of Mission storm system network, located on the southwest corner of the site and on the west ROW of Trosper Rd. The City Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

Water District Exclusion

Must comply with all other format findings

Installation of street lighting as per City Standards

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fees
2. Payment of Park Fees (\$500 x 14Lots = \$7,000.00)
3. Water District Exclusion
4. Compliance 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. Austin moved to approve the subdivision. Mrs. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre left the meeting

Started: 6:01 p.m.

Ended: 6:03 p.m.

Item #3.1

**Preliminary & Final
Plat Approval:**

**Las Misiones de San Jorge Subdivision
Being a 48.744 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
Developer: Cabe Investments, LP
Engineer: Izaguirre Engineering Group, LLC**

Mr. Ramirez went over write-up stating This subdivision is located along the south side of Military Parkway, approximately 400 feet west of F.M. 1016 (Conway Ave.). The developer is proposing one hundred twenty-six (126) Duplex-Fourplex Residential lots.

WATER

The developer is proposing to connect from an existing 12" water line located along the south side of Military Pkwy and looped with a proposed 8" water line to service each lot. They are proposing 13 fire hydrants as via direction of the Fire Marshal's office.

SEWER

The developer is proposing an internal 8" sewer line system to provide sewer service to all the lots as it ties into an existing 15" sanitary sewer system located on the west side of Conway Ave. The Capital Sewer Recovery Fee will be calculated per Duplex - 2 x 175 gpd (\$330.00) and Fourplex - 4 x 175 gpd (\$670.00) / Lot.

STREETS & STORM DRAINAGE

The proposed internal streets will be 32' Back-to-Back within 50' Right of Ways. Access will be from Military Pkwy. Utilizing the 50-year frequency event, the surface storm water runoff of the proposed development site will be intercepted by proposed Type "A" inlets installed along the

OTHER COMMENTS

Water District Exclusion

Escrow Park fees (\$500.00 per dwelling unit)

Installation of Street Lighting as per City Standards

Must Comply with all other format findings.

RECOMMENDATION

Staff recommends approval subject to:

1. Payment of Capital Sewer Recovery Fee's and Park Fee's
2. Provide Water District Exclusion
3. Comply with all other format findings.

Vice Chairman Barrera asked if the board had any questions.

There was none.

There being no discussion, Vice Chairman Barrera entertained a motion. Mr. Sanchez moved to approve the subdivision. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

ITEM #4.2

ADJOURNMENT

There being no further items for discussion, Vice Chairman Barrera entertained a motion. Mr. Hardison moved to adjourn the meeting. Mr. Sanchez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:03 p.m.

Javier Barrera, Vice Chairman
Planning and Zoning Commission

