

**PLANNING AND ZONING COMMISSION
MAY 10, 2023
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Connie Garza
Diana Izaguirre
Raquenel Austin
Ruben Arcaute
Steven Alaniz
Jasen Hardison

P&Z ABSENT

Javier Barrera
Kevin Michael Sanchez

STAFF PRESENT

Victor Flores
Susie De Luna
Jessica Munoz
Cynthia Gonzalez
Pat Martinez
Gabriel Ramirez

GUESTS PRESENT

Roy Castillo
Roel Benavides
Michael Stansberry
Carlos Garza
Leticia Trevino
Ricard Trevino
Angela Trevino
Ayssa Trevino
Maria Esther Pena Salinas
Dina Salinas
Debra Alvarez
Hermad Sledge
Cecilio Chapa
Virginia Cardenas
Natalia Garay
Diana Ramirez
Nelly O. Martinez
Blanca Velmona
Nora Arguelles
Fernando Arguelles
Jay Villegas
Belinda Villegas

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 MAY 8, 2023

Chairwoman Izaguirre asked if there were any corrections to the minutes for May 8, 2023. Mr. Arcaute moved to approve the minutes. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:41 p.m.

Item #1.1

Rezoning:

**Lot 36, Freeway Subdivision Unit No. 4
R-1 to R-2
Rogelio Castillo**

Ms. De Luna went over the write-up stating the subject site is located on the southwest corner of Western Street and Alma Avenue.

SURROUNDING ZONES:

N:	R-1	- Single-Family Residential
E:	R-1	- Single-Family Residential
W:	R-1	- Single-Family Residential
S:	R-1	- Single-Family Residential

EXISTING LAND USES:

N:	Single-Family Home
E:	Single-Family Home
W:	Single-Family Home
S:	Single-Family Home
Site:	Single-Family Home

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. Approving an R-2 zone in this location would be detrimental to the surrounding single-family residential properties. Staff received a letter in opposition to this request. The concerns voiced in this letter are regarding safety and increase in traffic.

RECOMMENDATION: Staff recommends denial.

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

Mrs. Virginia Alanis Cardenas who resides at 311 Alma Avenue was in opposition to the request. Her main concerns were neighborhood safety, more citizens in the area, cars parked on the side of the street, no space on lot for parking, school buses not being able to navigate through the street due to cars parked on the side of the street, and safety of children.

Mrs. Natalia Garay who resides at 317 Alma Avenue was in opposition to the request. Her main concerns kids' safety and that the area is only for single-family residential homes.

Mr. Roel Benavides who was present to represent the owner stated the owner intended to build a duplex for his two daughters. He added the total square footage would be 1,400 sq. ft.

Mrs. Austin asked that if the existing house would be demolished.

Mr. Benavides stated that it was an empty lot.

Chairwoman Izaguirre asked if the petition was brought by Mr. Castillo.

Mr. Benavides confirmed "yes".

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

Ms. De Luna stated that staff had an old map. She added that the applicant owned two lots but he only wanted to rezone one lot.

Chairwoman Izaguirre asked if the 28% of the petition was within the 200' radius.

Ms. De Luna confirmed "yes".

Ms. Garza stated that since it's a single-family home area the board should follow staff recommendation.

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

Started: 5:41 p.m.

Ended: 5:47 p.m.

Item #1.2

**Rezoning: Lots 47 thru 54, Block 2, Madero
AO-I to R-2
Ruben Sanchez**

Ms. De Luna went over the write-up stating the subject site is located approximately 275' south of Main Street along the west side of Beatty Street.

SURROUNDING ZONES:

N:	AO-I	- Agricultural Open Interim
E:	AO-I	- Agricultural Open Interim
W:	AO-I	- Agricultural Open Interim
S:	AO-I	- Agricultural Open Interim

EXISTING LAND USES:

N:	Single-Family Home
E:	Single-Family Home
W:	Single-Family Home
S:	Single-Family Home
Site:	Single-Family Home

FLUM: Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map nor surrounding land uses. Approving an R-2 zone in this location would be detrimental to the surrounding single-family residential properties. On May 5, 2023 staff received a petition against the request reflecting 38% opposition. The concerns voiced in the petition are the following: property tax increase, cause financial strain, flooding, no proper drainage nor gutters for water to drain, and additional traffic.

RECOMMENDATION: Staff recommends denial.

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

Mrs. Leticia Trevino who resides at 3736 Beatty Street was opposed to the request. Her main concerns were street being narrow, drainage and sewer system being bad, streets have not been resurfaced, elderly and fixed income residents living in the area, and increase in taxes.

Mrs. Nelly Martinez who resides at 3927 Beatty Lane was opposed to the request. Her main concern was the size of the lot.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Arcuate moved to close the hearing. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Arcaute stated that the citizens have valid points.

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

Started: 5:47 p.m.

Ended: 5:51 p.m.

Item #1.3

Rezoning:

**Tract 1: The North 7.19 acres of Lot 39,
Bell-Woods Company's Subdivision "C"**
**Tract 2: A 10 acre tract of land out of Lot 40,
Bell-Woods Company's Subdivision "C"**
**Tract 3: 8.45 acre tract of land out of Lot 41,
Bell-Woods Company's Subdivision "C"**
AO-I to R-2
DS3 Development, LLC

Ms. De Luna went over the write-up stating the subject site is located approximately 1,475' North of W. Mile 2 Road on the West side of Compton Drive.

SURROUNDING ZONES:

N: County & AO-I - Agricultural Open Interim
E: AO-I - Agricultural Open Interim
W: AO-I & R-2 - Agricultural Open Interim &
Duplex-Fourplex Residential
S: AO-I & R-2 - Agricultural Open Interim &
Duplex-Fourplex Residential

EXISTING LAND USES:

N: Vacant
E: Vacant & Single Family Residential
W: Vacant & Apartments
S: Vacant & Apartments
Site: Vacant

FLUM:

Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map. However, it complies with the fairly new existing land uses. Staff notes that the City has approved two rezoning's for Duplex-Fourplex off of Trosper Road. If approved, the applicant is proposing to develop a private subdivision that would have an entrance from Trosper Road only similar to what has currently been developed in the area. There would be no entrance thru Compton Road.

RECOMMENDATION: Staff recommends approval.

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

Mrs. Esther Salinas who resides at 3318 Compton Drive stated she was not in opposition but she wanted to know the specs on the apartments they were going to build, if they would be required a buffer fence, and if they would have access through Compton Drive.

Chairwoman Izaguirre stated a buffer fence is required and it can be cedar or masonry. She added there would be no traffic through Compton Drive.

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

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

Started: 5:51 p.m.

Ended: 5:54 p.m.

Item #1.4

Conditional Use Permit:

**Mother's Retirement Home/Guest House
on Property Zoned R-1
Single Family Residential
1911 Adams
Being 2.06 acres of land, more or less,
out of Lot 23-1, West Addition to Sharyland
R-1
Jose J. Villegas**

Ms. De Luna went over the write-up stating the subject site is located approximately 200' south of W. 20th Street along the west side of Adams Avenue. The request before the Board is to allow the construction of a mother's retirement home/guest house. The proposed structure will have 953 sq. ft. It will consist of (2 bedrooms with walk-in closets), 1 bathroom, a game room, utility room, and a porch. Guest Homes are allowed under the R-1 (Single Family Residential) Code as long as they apply for a conditional use permit and comply with the following conditions:

- Lot be a minimal of 12,000 sq. ft.
- Cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above
- Proposal must be clearly secondary to the primary residence
- Shall not have access to a public street (No shared/extended driveway)
- Shall not have separate kitchen area or utilities

REVIEW COMMENTS: The lot measures 125' x 717' for a total of 89,625 sq.ft. Staff notes that this is an un-subdivided tract of land and might trigger a single lot variance requirement prior to any new construction depending on the history of the acreage. All building setbacks are being met. The driveway is more than sufficient to accommodate any guest vehicle. The guest home must be connected to the same water and electrical meters, i.e., no separate utilities. Staff mailed out 38 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. The structure may not have a kitchen nor separate utility and electrical connections,
2. Transferability to other future owners imposing the same conditions imposed to this applicant,
3. Not to be used for rental purposes, and
4. Single lot variance if property does not pre-exist 1974.

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

Mr. Jose Villegas the applicant was present. He stated he wanted to build a home for his mother instead of her going to a retirement home.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Arcuate moved 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 being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to the approve the conditional use permit. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:54 p.m.

Ended: 5:56 p.m.

Item #1.5

Conditional Use Permit:

**Home Occupation – Licensed Child Day Care
4204 San Roman
Lot 26, Paseo Lindo Phase 2 Subdivision
PUD
Nora Arguelles**

Ms. De Luna went over the write-up stating the subject site is located approximately 400' east of Santa Engracia along the south side of San Roman. The applicant wishes to re-apply for a Home Occupation CUP, originally approved February 2015, for a licensed child care home. The home has a two-car driveway off of San Roman capable of accommodating the safe drop off and pick up of children. There is a six-foot opaque buffer fence surrounding the rear of the residence to maximize protection of the children. Mrs. Arguelles has primarily used her living room to care for the children. The last conditional use permit for this location was approved on July 24, 2019 for a period of 3 years.

- **Hours of operation:** Monday – Friday from 8a.m. to 4p.m
- **Staff:** Herself and her daughter run the registered home.
- Active Business license for the child day care (12 children max).
- Up to date DHS certification.
- Must continue to comply with Sec.1.56-1, Zoning Code (home occupations regulation.), inclusive of sign requirements.

REVIEW COMMENTS: The applicant has been in operation for this location since 2015 with no issues or complaints to report. She has no signage on her property indicating that there is a business. Staff has received/reviewed several of these types of CUPs in the past and have not had any problems with previous others. Staff mailed out 25 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Approval for life of use subject to:

1. Compliance with all City Codes (Building, Fire and Health),
2. Continued to be DHS certified; and
3. Must continue to comply with the Home Occupation portion of the Zoning Code

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 moved to close the hearing. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

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

Started: 5:54 p.m.

Ended: 6:03 p.m.

Item #1.6

Conditional Use Permit:

Drive-Thru Service Window

- Taco Bell

408 W. Griffin Parkway

A 2.48 acre tract of land out of

Lot 25-5, West Addition to Sharyland

C-3

ETX Bell Properties

(c/o AEC Engineering, LLC)

Ms. De Luna went over the write-up stating the subject site is located approximately 970' east of Holland Road along the north side of W. Griffin Parkway (F.M. 495). The applicant is proposing to construct a 2,520 sq.ft. building with a drive-thru service window. Access to the site will be via 30' driveway off of W. Griffin Parkway and via a 28' shared access easement that will connect with the adjacent businesses on both sides.

- **Hours of operation:** Monday – Sunday from 9:00 a.m. to 2:00 a.m.
- **Staff:** 20-25 full & part-time employees
- **Parking & Landscaping:** In reviewing the floor plan, there are a total of 54 seating spaces, which require 18 parking spaces (54 seats/3 seats = 18 parking spaces). The applicant is proposing 23 parking spaces and 12 on the drive-thru lane for a total of 35 parking spaces. They will be complying with the landscaping requirements.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 28 notices to property owners within 200' radius and 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.
4. Waiver of section 1.54(4)

Mr. Arcaute asked that how long was staff recommending approval.

Ms. De Luna stated that they are applying for life of use, however if they do not start construction within a year they would have to reapply.

Chairwoman Izaguirre asked if the waiver would apply to them only or to other owners.

Ms. De Luna stated it would be for Taco Bell only. She added that the reason for the waiver was because at the current location their contract ends in Summer of 2025 and they would start construction right before the lease is over.

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

Mr. Michael Stansberry the Director of the development was present. He stated they had 113 locations for Taco Bell in Texas. He added the current location has been opened since 2005 and they had a 20 year lease which will expire in 2024. He mentioned the plans are to purchase this new property down the street and build a new Taco Bell. He added that he wants to make sure they can operate the Drive-Thru Service window before they purchase the property.

City Attorney, Victor Flores mentioned that even though we are approving a waiver he would like to see an end date on the permit.

Mr. Carlos Garza the Civil Engineer was present. He stated they are replatting the property, so even though they will not submit a building permit yet they would still be working on the subdivision process. He added the owner wanted to reassure the Conditional Use Permit so they could continue with the rest of the process and the closing of the property.

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

Chairwoman Izaguirre asked if the board had any questions.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to approve the conditional use permit subject to an expiration date of December 2025. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:03 p.m.

Ended: 6:13 p.m.

Item #1.7

Conditional Use Permit:

**Sale & On-Site Consumption of
Alcoholic Beverages – Still Tap
600 N. Shary Road, Ste. C
Lot 1, Esdras Vega Subdivision
C-3
Richard Gomez**

Ms. De Luna went over the write-up stating the subject site is located at the NE corner of E. 6th Street and Shary Road. The applicant leased a suite within a commercial plaza for his proposed bar. The applicant is not proposing to offer any food in his menu. Access to the site will be provided off E. 6th Street, through an existing 24' driveway. A bar is allowed under the C-3 (General Business) zone as long as they apply for a conditional use permit and they require the approval of the City Council.

- **Days / Hours of operation:** Wednesday – Friday from 6:00p.m. to 12:00a.m. and Saturday from 4:00p.m. to 12:00a.m.
- **Staff:** 3 employees will man this operation
- **Parking:** In reviewing the floor plan, there are a total of 66 seating spaces, which require 22 parking spaces (66 seats/1 space for every 3 seats = 22 parking spaces). It is noted that the parking area is held in common for the entire plaza and there is a total of 58 parking spaces.
- **Landscaping:** The landscaping, paving, and drainage for the entire plaza meets code.

REVIEW COMMENTS: Staff notes that the floor plan shows a bar component. Section 1.56-3 states that Bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, discos or nightclubs: must be at least 300' from the nearest residence, church, school or publicly owned property. Staff notes that there is a residential subdivision within 300' radius, however P&Z and City Council have waived this separation requirement in previous CUP but only for restaurants.

RECOMMENDATION: Denial, staff feels that due to the complexity of the parking; this bar proposal would be detrimental to the plaza. Staff also considers that if this business succeeds there would not be enough parking spaces considering that all the suites are rented out.

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

Mr. Herman Sledge was present to represent the applicant. He stated this was not a typical bar with food and live music. He added it was more of a whiskey lounge/cocktail lounge setting. He mentioned the only reason they were not going to offer food was because the location was not suited for food and they would have to add expensive equipment. He added they were willing to reduce the number of seating. He added they would have no live music and it would be more of a quiet setting.

Mr. Cecilio Chapa another representative stated most businesses in the plaza are closed early in the evening.

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

Mr. Alaniz asked if the 6th Street could be used for public parking.

Ms. De Luna said it could be used for public parking however, staff wants applicants to secure parking within the plaza.

Chairwoman Izaguirre asked if the other business there close after 5p.m.

Ms. De Luna stated that there was a restaurant that closes at 10p.m.

Mr. Chapa stated most of them close at 6p.m. or 7p.m. some days earlier than others.

Chairwoman Izaguirre stated that if other businesses close early than he should not have problems with the parking.

Ms. De Luna stated that Mr. Sledge mentioned he would remove sitting area which would be an option for the business. She added that if the board would want to approve the conditional use permit that would be a recommendation.

Chairwoman Izaguirre asked for the square footage of the building.

Mr. Sledge stated the square footage was about 1,200 square feet.

Chairwoman Izaguirre asked if they were willing to reduce the seating.

Mr. Sledge confirmed "yes".

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to approve the conditional use permit subject to reducing the seating area by 13 chairs. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:14 p.m.

Ended: 6:16 p.m.

Item #1.8

Conditional Use Permit

Renewal:

Drive-Thru Service Window

- Tortilleria Carmelita

600 N. Shary Road, Ste. F

Lot 1, Esdras Vega Subdivision

C-3

Luz Del Carmen Rivera

Ms. De Luna went over the write-up stating the subject site is located at the NE corner of E. 6th Street and Shary Road. The applicant has been in operation at this location since 2016. The last CUP approved by P&Z for this location was on April 22, 2020 for a period of 3 years. The applicant is seeking to renew this conditional use permit for the use of the Drive-thru Service Window and would like the board to consider approving for life of use. Access to the site is off E. 6th Street, through an existing 24' driveway. Customers either park within the shared parking area to walk in and purchase items, or they use the drive-thru service window. Staff notes that this would be there 3rd renewal.

- **Days/Hours of operation:** Monday – Saturday from 7:00a.m. to 9:00p.m. and Sunday from 7:00 a.m. to 7:00 p.m.
- **Staff:** 4 employees man this operation
- **Parking:** There is a total of 58 parking spaces held in common for this commercial plaza. In talking to the applicant, close to 100% of her business is by take-out, thus staff parking has not been an issue at this location.
- **Landscaping:** The landscaping, paving, and drainage for the entire plaza meets code.
- **Menu:** Tortillas, sodas, milk, and other basic snacks will be the only items sold Monday through Friday. On Saturdays & Sundays, they offer barbacoa, carnitas and menudo (all items are to go).

REVIEW COMMENTS: Staff notes that the applicant has complied with Health, Fire, Building and Sign Codes. Staff mailed out 20 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Since there has been no issues or concerns with this establishment staff does not object to approving for conditional use permit for life of use.

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

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

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

Started: 6:16 p.m.

Ended: 6:19 p.m.

Item #1.9

Conditional Use Permit

Renewal:

**Sale & On-Site Consumption of Alcoholic
Beverages – 100% Antojitos Mexicanos
2306 E. Expressway 83, Ste. 1 & 2
Lot 1, Cimarron Crossing Ph. I Subdivision
C-3
100% Antojitos Mexicanos**

Ms. De Luna went over the write-up stating the subject site is located near the SE corner of J.R. Drive and Expressway 83 on along the Frontage Road. The restaurant with the drive-thru service window is

located at the east end of the plaza. This restaurant has been in operation since 2012. On May 8, 2017 they were granted a CUP for life of use of the drive-thru service window. The last CUP for the Sale & On-Site Consumption of Alcoholic Beverages at this location was approved by P&Z on October 28, 2022 for a period of 2 years. The applicant is seeking to renew their conditional use permit to keep offering alcohol with their meals. Staff notes that this would be there fourth renewal.

- **Hours of Operation:** Sunday – Thursday from 10:30a.m. to 10:00p.m., and Friday & Saturday from 10:30a.m. to 11:00p.m. Alcoholic beverages are only served during allowable State selling hours.
- **Staff:** 8 - 10 employees (in shifts)
- **Parking & Landscaping:** There are 122 total seating spaces, which require 41 parking spaces (122 seats/1 space for every 3 seats = 40.6 parking spaces). It is noted that the parking area is held in common (105 existing parking spaces) and is shared with other businesses. Landscaping is currently exceeding City requirements and is maintained.
- Must continue to comply with all Building, Fire, and Health codes.

REVIEW COMMENTS: Staff notes that the applicant has complied with Health, Fire, Building and Sign Codes. Staff mailed out 7 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Since there has been no issues or concerns with this establishment staff does not object to approving for conditional use permit for life of use.

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

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

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. Arcuate moved 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 being no discussion, Chairwoman 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.

ITEM #2.0

ADJOURMENT

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to adjourn the meeting. Mr. Hardison seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:19 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission