

PLANNING AND ZONING COMMISSION
AUGUST 23, 2023
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.

P&Z PRESENT

Raquel Austin
Diana Izaguirre
Jasen Hardison
J.D. Villarreal
Kevin Sanchez

P&Z ABSENT

Connie Garza
Ruben Arcaute
Steven Alaniz

STAFF PRESENT

Susana De Luna
Jessica Munoz
Irasema Dimas
Alex Hernandez
Gabriel Ramirez
Virginia Cantu

GUEST PRESENT

Yadria Hernandez
Fernanda Olivarez
Nancy Collier
George Garcia
Eva Martinez
Nora Maserang
Emigdio Villanueva
Cruz Flores
Hector Gutierrez
Kristy Davis

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:30 p.m.

CITIZENS PARTICIPATION

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

There was none

APPROVAL OF MINUTES FOR AUGUST 9, 2023

Chairwoman Izaguirre asked if there were any corrections to the minutes for August 9, 2023. Mr. Hardisen moved to approve the minutes. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:31 p.m.

Ended: 5:31 p.m.

Item #1.1

Election of Vice-Chairman:

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin nominated Kevin Sanchez as the vice chairman. Mr. Hardisen seconded the motion. Upon a vote, the motions passed unanimously.

Started: 5:32 p.m.

Ended: 5:33 p.m.

Item #1.2

Rezoning:

**A 2.97 tract of land out of
Lot 26-12, West Addition to Sharyland
AO-I to R-1A
Aaron Balli**

Ms. De Luna went over the write-up stating the subject site is located at the southwest corner of Solar Drive and N. Stewart Road.

SURROUNDING ZONES:

N:	R-1A	– Large Single Family Residential
E:	R-1A	– Large Single Family Residential
W:	R-1A	– Large Single Family Residential
S:	R-1A	– Large Single Family Residential

EXISTING LAND USES:

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

FLUM:

Lower Density Residential (LDA)

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

RECOMMENDATION: Staff is recommending Approval.

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. Hardisen 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. Hardisen moved to the approve the rezoning. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 5:46 p.m.

Item #1.3

Rezoning:

**A tract measuring 201.71' North and South by 431.90' East and West of the North 15.94 acres of Lot 211, John H. Shary Subdivision containing 2.00 acres, more or less, AO-I to R-1T
R.G.V. Villa Development, LLC**

Ms. De Luna went over the write-up stating the subject site is located 790' North of E. Business 83 along the East side of N. Stewart Road.

SURROUNDING ZONES:

N:	R-1A	– Large Single Family Residential
E:	R-1A	– Large Single Family Residential
W:	R-1A	– Large Single Family Residential
S:	R-4	– Mobile & Modular Home

EXISTING LAND USES:

N: Single Family Home
E: Single Family Home
W: Single Family Home
S: Mission Bell Resort
Site: Single Family Home

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.

RECOMMENDATION: Staff is recommending Denial.

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

Mrs. Yadira Hernandez who resides at 1206 Dora Jeane stated that she's in opposition. She added that the property taxes would go up if this item was approved.

Mr. Emigdio Villanueva was present owner of R.G.V Development and Villa Homes. He stated that this development would improve the area. He mentioned that building townhomes would be more affordable and would bring revenue to the city.

Mr. Alfonso Guzman representing Trimad consultants stated that trimad was Mr. Villanueva engineering company. He mentioned that the 2-acre property is undergoing a beneficial transformation from Agricultural Zoning to Townhome Zoning. He added that this change will result in the creation of 23 town home lots, introducing a new residential community to the area.

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

Mr. Villarreal asked what does the future land use map show for that area.

Ms. De Luna stated that the future land use map showed residential.

Mr. Sanchez asked that why was staff recommending denial? He mentioned that if it was because the future land use map showed residential.

Ms. De Luna stated that the minimum lot sizes were significantly different.

Mr. Villarreal asked that if improvements needed to be done to approve this item?

Ms. De Luna stated that all improvements needed to be done when developing a subdivision.

Chairwoman Izaguirre mentioned that the only difference is that the corner lots 1 & 23 would be 3000 sq. ft. and the rest 2000.

Mr. Villarreal asked that how long had the property been vacant?

Ms. De Luna stated a long time.

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

Started: 5:46 p.m.

Ended: 5:54 p.m.

Item #1.4

Rezoning:

**A tract of land containing 4.50 acres
of land, being part of Lot 25-5,
West Addition to Sharyland
R-1 to R-1T
JJAB Family Limited Partnership**

Ms. De Luna went over the write-up stating the subject site is located 500' North of W. Griffin Parkway along the East side of N. Holland Road.

SURROUNDING ZONES:

N:	AO-I & R-1	– Agricultural Open Interim & Single Family Residential
E:	R-1 & C-3	–Single Family Residential General Business
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:	Vacant

FLUM:

Low Density Residential (LD)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses.

RECOMMENDATION: Staff is recommending Denial.

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

Mr. Hector Gutierrez that this item had been presented before and was denied. He mentioned that it was denied because the exist to street didn't meet the minimum. He added that the mayor recommended that he applied for an R-1T and didn't have an exist to Holland, and to use the subdivision to the north and south to exist the subdivision.

Mr. Steve Spoor with Spoor Engineering stated that the original plan was to rezone to R-1 but had problems with the connection to Holland Ave. He added that the city officials suggested townhomes.

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

Chairwomen Izaguirre asked when was the original plat presented?

Ms. De Luna stated that the original plat was presented for (R-1) Single Family Residential. She added that the variance was denied during the subdivision review not the zone. She mentioned that two exhibits were presented one meeting the city requirements and the other with the variance.

Chairwomen Izaguirre asked what was the variance requested.

Ms. De Luna stated that the variance was a street existing to Holland. She added that the property owner doesn't own all the property.

Chairwomen Izaguirre stated why do we have the site location?

Ms. De Luna stated that the owner doesn't own where it states Lot A.

Discussion amongst the board.

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

Started: 5:55 p.m.

Ended: 5:56 p.m.

Item #1.5

Rezoning:

**A tract of land containing 0.551
of one acre, more or less, being a
part or portion of Lot 24-10,
West Addition to Sharyland
C-1 to R-1
Ramiro Mata**

Ms. De Luna went over the write-up stating the subject site is located 470' West of N. Bryan Road along the South side of E. Griffin Parkway – see vicinity map.

SURROUNDING ZONES:

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

EXISTING LAND USES:

N:	Single Family Home
E:	Office
W:	Single Family Home
S:	Office
Site:	Vacant

FLUM:

General Commercial (GC)

REVIEW COMMENTS: The proposed zone does not comply with the City's Future Land Use Map, and surrounding land uses. However, staff does not feel that the proposed zone would be detrimental to the surrounding land uses.

RECOMMENDATION: Staff is recommending Approval.

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. Hardisen moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

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

Started: 5:56 p.m.

Ended: 5:59 p.m.

Item #1.6

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic
Beverages – 1942 & Bar & Grill**

4001 S. Shary Road, Ste. 350

**Lot 1, Sharyland Plantation Grove Tech-Center #2
PUD**

The Best Flavored Beer, LLC

Ms. De Luna went over the 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 24, 2023 for a period of 2 years. The applicant has decided to keep the original name they had applied for back in February 13, 2023, therefore the need to reapply for a Conditional Use Permit.

- **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. Hardisen moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardisen 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: 5:59 p.m.

Ended: 6:03 p.m.

Item #1.7

Conditional Use Permit:

Indoor & Outdoor Soccer Fields

117 Del Mar Drive

Being the West 120' of the East 180'

of the South ½ of Block 8, Citriana Heights

& the easternmost 60' of the South ½ of Block 8, Citriana Heights

C-3

Eva Martinez

Ms. De Luna went over the write-up stating the subject site is located on the NE corner of Delmar & Ebano Avenue. The applicant leased a 5,000 sq.ft. warehouse for a proposed soccer facility for training and soccer matches. This facility will include the following: an office, a workout gym, snack area, an indoor field for 5 to 6 players and outdoor field for 7 players. Access to the site will be off of Delmar Avenue. Recreational Developments are allowed under a C-3 (General Commercial) Zone as long as they apply for a conditional use permit.

- **Hours of Operation:** Monday – Sunday from 9 a.m. – 11 p.m.
- **Staff:** 5 employees
- **Parking:** In reviewing the floor plan, there are total 75 seating spaces, which require 25 parking spaces (75 total seating spaces/1 space for every 3 seats=25 parking spaces). The applicant is proposing a total of 30 parking spaces including 4 for handicap.
- Landscaping and Lighting requirements will have to be complied with.

Sec.1.56(5) states that Amusement parks, circus or carnival grounds, commercial, recreational or amusement developments, or tents or other structures may not be located within 300 feet of any residentially used property. The measurement of such distance to be from lot line to lot line. It is noted that there are residential homes within 300'.

The planning and zoning commission may, under extenuating or special circumstances unique to the site or event, recommend waiver of the 300-foot requirement on a temporary or permanent basis to the city council who shall have the ultimate decision on the matter.

REVIEW COMMENTS: Staff mailed out 27 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION:

Staff recommends approval subject to:

1. Approval for 1 year in order to assess this new operation,

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. Hardisen moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Chairwomen Izaguirre stated that the ariel didn't show that the parking spaces had 24ft between one parking space and the other. She added that the site plan showed it but not the ariel.

Ms. De Luna stated that the applicant mentioned that she was going to modify to comply with city requirements.

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

Started: 6:03 p.m.

Ended: 6:05 p.m.

Item #1.8

Conditional Use Permit:

**To keep a Portable Building for Sales
Office Use – Universal Landscaping Supply
1609 E. Expressway 83
Lots 3-6, Mission Palms Plaza
C-4
Eliei Gonzalez**

Ms. De Luna went over the write-up stating the subject site is located 600' east of Stewart Road along the northside of East Expressway 83 Frontage Road. The applicant has been at this location for 1 year but has only used the portable structure as storage, now he wishes to reapply to actually open his landscaping business to the public. The last CUP approved by P&Z for this location was on November 8, 2021 for a period of 1 year.

- **Days / Hours of Operation:** Monday— Saturday from 8 a.m. to 6 p.m.
- **Staff:** 2 employees
- **Parking:** The business requires a minimum of 4 parking spaces. The site has a total of 20 spaces, thus in compliant with parking code requirements.

REVIEW COMMENTS: Staff notes that the parking area needs to be re-striped. Staff mailed out 22 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

1. 1 year in order to assess the new business operation,
2. Re-striping & maintenance of the parking area, and
3. Compliance with Building, Fire, and Sign 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. Mr. Hardisen 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. Hardisen moved to the approve the conditional use permit as per staff's recommendation. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:05 p.m.

Ended: 6:07 p.m.

Item #1.9

Conditional Use Permit

Renewal:

**Sale & On-Site Consumption of Alcoholic
Beverages – Brick Fire Pizza**

704 E. Griffin Parkway, Suites 110 & 130

Being a 1.25 acre tract of land out of

**Lot 24-8, West Addition to Sharyland Subdivision
C-3**

Brick Fire Pizza & More

c/o Steven Alaniz

Ms. De Luna went over the write-up stating the subject site is located within a commercial plaza between Mayberry Avenue and Augusta along the south side of E. Griffin Parkway. The applicant currently shares a 10,200 sq. ft. building with an adult daycare that is composed of 3 suites. The applicant's suites are totaling 8,500 sq. ft. The last CUP for this location was approved on July 12, 2021 for a period of 2 years. The restaurant has a bar area, dance floor, stage, kitchen and an office.

- **Employees:** 25 employees in different shifts
- **Hours of Operation:** Monday – Sunday from 11am to 2am
- **Parking:** The applicant currently has a total of 68 seating spaces and is adding 133 seating spaces for a total of 201 seating spaces, which require 67 parking spaces (201 seats/1 space for every 3 seats = 67 parking spaces). It is noted that the parking area is held in common (70 existing parking spaces) with existing adult day care.
- **Sale of Alcohol:** Sec. 1.56(3a) of the Zoning Code states: Bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, discos or nightclub: "the property line of the lot of any of the above-mentioned businesses which have late hours (after 10:00 p.m.) must be at least 300 feet from the nearest residence, church, school or publicly owned property." The nearest residential area is 400' away and the nearest home is 1,300' away from the site, therefore no waiver would be needed for this location.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff noticed that the applicant has incorporated a game room within the restaurant, which includes internet-based machines and pool tables. The applicant did share that the Brick Fire Game Room had the intention of donating 5% of their gains from the games to the OLG Food Pantry. Staff notes that the City currently does not allow this type of internet-based operations but is something that is being under review. Staff mailed out 25 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 2 year re-evaluation at which time the applicant will have to renew his CUP and TABC License,
- 2) Must comply with all Building, Fire, and Health Codes requirements, and
- 3) Acquire a business license for Brick Fire Game Room if independently-operated.

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. Hardisen 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. Hardisen moved to the approve the conditional use permit as per staff's recommendation. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:07 p.m.

Ended: 6:09 p.m.

Item #2.0

Preliminary & Final

Replat Approval

Replat of Retama Village Phase V

**A replat of .700 of one acre, being all of
Lots 304, 305, and 306, Retama Village
Phase V and 15.0' out of Lot 14, Del Monte
Irrigation Co. Subdivision
PUD**

Developer: ML Rhodes, LTD

Engineer: Melden & Hunt, Inc.

Ms. De Luna went over the write-up stating the subject site is located within Retama Village Phase V Subdivision at the SE corner of Bentsen Palm Dr. and Military Pkwy. The developer is proposing to relocate the common boundary between Lots 304, 305, and 306 to extend an additional 15' east into Lot 14, Del Monte Irrigation Co. Subd. (residential use will remain the same). – see plat for actual dimension, square footages, and land uses.

UTILITIES

When Retama Village Phase V Subdivision was developed, water and sewer services were made accessible to each lot. This replat will not affect any utility lines or the availability to connect to them upon issuance of permits.

STREETS & STORM DRAINAGE

This is a simple re-plat; Surface runoff from the lots and the proposed streets will be caught by the existing curb inlets and conveyed via said storm lines into an existing drain ditch adjacent to the south side of this property. Engineer has reviewed and approved the drainage report.

OTHER COMMENTS

- Must comply with all other format findings
- Street lighting already exists

RECOMMENDATION

Staff recommends approval.

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. Hardisen moved to close the public hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

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

Started: 6:09 p.m.

Ended: 6:15 p.m.

Item #3.0

Discussion and action, if any, related to an ordinance providing for a definition of "BYOB or BYO" and providing for the conditional use of those facilities in General Business (C-3), Heavy Commercial (C-4), Adaptive Commercial (C-5), Light Industrial (I-1) and Heavy Industrial (I-2)

A directive from the City Council was given to staff to look into BYOB establishments. Currently, the City does not have any guidelines or regulations of this type of establishments other than a business license. During a workshop held on August 14, 2023 the City Council directive was to present an ordinance to the Planning and Zoning Board and to City Council for approval.

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

Mrs. Cristy Davis who resides at 3305 N. Bryan stated that if this ordinance included event centers?

City Attorney Mr. Victor Flores stated that if she would like for the city to include event centers in this ordinance. He added if event centers offer BYOB this ordinance would apply.

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

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to the approve this item to keep the 100 miles. Mr. Hardisen seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:15 p.m.

Ended: 6:17 p.m.

Item #4.0

Discussion and Possible Action to Recommend a 6-month Moratorium on approval of Social Clubs, Poker Clubs, BYOB Establishments, and other similar operations

Recently, staff has seen an increase of Business License applications for Social Clubs, Poker Clubs, BYOB Establishments, and other similar operations. The City of Mission currently does not have specific guidelines or regulations for this type of establishments. Staff is seeking direction from the Planning and Zoning Commission and the City Council's to approve a Moratorium of at least 6 months to allow staff time to do research and check what other

municipalities are doing for these types of businesses. During this time, staff will not be considering or approving any applications for this type of use.

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

Mr. Sanchez asked if we have any notice issues since the write states 3 months?

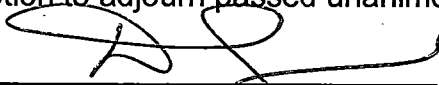
City Attorney Mr. Victor Flores stated that this was just a recommendation. He added that this recommendation would go to City Council with any revisions the board had. He mentioned that its written in any way to add any verbiage or any business that can relate.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardisen moved to the approve the Moratorium for 6-months. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#5.0

ADJOURMENT

There being no further items for discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to adjourn the meeting. Mr. Hardisen seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:17 p.m.



Diana Izaguirre, Chairwoman
Planning and Zoning Commission