

**PLANNING AND ZONING COMMISSION
SEPTEMBER 23, 2015
CITY HALL'S COUNCIL CHAMBERS @ 5:00 P.M.**

P&Z PRESENT

Ned Sheats
John Guerra
Mario Garza
Marisela Marin
Carlos Lopez
Julio Cerda

P&Z ABSENT

Diana Yzaguirre

STAFF PRESENT

Daniel Tijerina
Susana De Luna
Patricio Martinez

GUESTS PRESENT

Eduardo Vasquez
Noel Salinas
Alfonso Quintanilla, P.E.
Xavier Resendez
Janette Garcia
Gener Gotiangco

Alberto Cepeda
Raul Garcia, P.E.
Mario Rodriguez
Sheila Fernald
Angelica Tristan
Rocky Lopez

Javier & Olivia Flores
Hermidio Barbosa
Ignacio "Nacho" Pecina
Yolanda Gonzalez
Camilo Tristan
Chase Schwalbe

CALL TO ORDER

Chairman Ned Sheats called the meeting to order at 5:00 p.m.

CITIZENS PARTICIPATION

Chairman Sheats asked if there was any citizen's participation.

There was none.

APPROVAL OF MINUTES FOR SEPTEMBER 9, 2015

Chairman Sheats asked if there were any corrections to the minutes for September 9, 2015. Mr. Mario Garza moved to approve the minutes as presented. Mr. John Guerra seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:00 p.m.

Ended: 5:06 p.m.

Item #1.1

Rezoning:

**A 3.95 acre tract of land out of
Lot 282, and a portion of Hidalgo
County Water District No. 14 Canal
Right-of-Way East and adjacent to
Said Lot 282, John H. Shary Subdivision
AO-I to R-1A**

San Mateo Investments, LLC

Mr. Daniel Tijerina went over the write-up stating that the property is located approximately 300' south of Mile 2 on the west side of Glasscock Road.

SURROUNDING ZONES:

N:	AO-I – Agricultural Open Interim
E:	R-1A – Large Lot Single Family Residential
W:	R-1A – Large Lot Single Family Residential
S:	R-1A – Large Lot Single Family Residential

EXISTING LAND USES:

N:	Single Family
E:	Single Family
W:	Single Family/Vacant
S:	Single family

FLUM: The Future Land Use Map reflects a LDA designation.

REVIEW COMMENTS: The request is consistent with the FLUM and the surrounding land uses and zones. Staff mailed notices to property owners within a 200' radius of the site. As of the date of this write-up, no comments in favor or against this rezoning have been forwarded to the Planning Department.

RECOMMENDATION: Approval.

Chairman Sheats asked if the applicant or representative were present.

Representing San Mateo Investments, Mr. Alfonso Quintanilla from Quintanilla, Headley & Associates stated that the property being considered was part of an existing residential property to the west. He added that his client had recently purchased this property to have access from Glasscock for his proposed subdivision, which would be seen by P&Z in the near future.

Chairman Sheats asked how many homes there were proposing to construct.

Mr. Quintanilla replied, "22 homes".

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

There was no response.

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

Mr. Julio Cerda walked in at 5:06 p.m.

Started: 5:06 p.m.

Ended: 5:44 p.m.

Item #1.2

Rezoning:

**A 12.11 acre tract of land out of
Lot 304, John H. Shary Subdivision
AO-I to R-2
Mario Rodriguez**

Mr. Daniel Tijerina went over the write-up stating that the site is located approximately ½ mile north of 2 Mile on the west side of Shary Road. Two parcels comprise the 12.11 acres.

SURROUNDING ZONES:

N: City of Palmhurst
E: R-1 - Single Family Residential
W: AO-I/R-1A – Agricultural Open Interim /Large Lot Single Family
S: AO-1 – Agricultural Open Interim

EXISTING LAND USES:

N: City of Palmhurst
E: Single Family
W: Vacant/Agricultural (Canal)
S: RV/MH Park

FLUM: The Future Land Use Map reflects a LDA designation.

REVIEW COMMENTS: Although the FLUM shows this area as LDA, 1) the north boundary of this property serves as the dividing line between the City of Mission and the City of Palmhurst, 2) the west boundary abuts an above ground canal and some agriculturally zoned and used land, and 3) the south boundary of the acreage abuts an existing RV/MH Park. These land uses and conditions provide a unique buffer to the site.

Based on the facts outlined above, staff does not anticipate any disruptions to the surrounding land uses and zones. Staff mailed notices to property owners within a 200' radius of the site. As of the date of this write-up, no comments in favor or against this rezoning have been forwarded to the Planning Department.

RECOMMENDATION: Approval.

Chairman Sheats asked if the applicant or representative were present.

Mr. Mario Rodriguez stated that they were proposing to do an upscale apartment complex. He mentioned that he has been in the construction business for about 15 years in the Mission and McAllen area. He added that they have built about 30 homes in Pine Ridge and Canyon Gate. Mr. Rodriguez mentioned that all they do is high end

homes different than what everybody else is building and with a more elegant taste. He added that in this case he wanted to go all the way out with a private gated entrance. There would be no parking in the front of the property all the parking would be in the back. Mr. Rodriguez mentioned that they are proposing duplexes with four apartments per lot. He added that they are proposing to fit 37 to 38 lots in this subdivision. He mentioned that the units would consist of 1 and 2 story apartments with 1 to 3 bedrooms. Mr. Rodriguez stated that the 2 story units would be 2 and 3 bedroom and the single story would be 1 and 2 bedroom. He added that wanted to have units of every size to accommodate the peoples needs. Mr. Rodriguez stated that the housing market was a little down right now and he believed this would be something that would work out in this area. He added that this proposal would go well with the surrounding subdivisions. Mr. Rodriguez stated that the price range would be from \$350 to \$400. He added that these apartments would have enough parking, landscaping, trash containers and a home owners association which he would be in charge off.

Chairman Sheats stated that they were not going to have someone come in after the fact and put something that was not approved.

Mr. Rodriguez replied, "That's correct".

Chairman Sheats asked if they would be gated and with a home owners association.

Mr. Rodriguez replied, "Yes".

Chairman Sheats stated that it seemed that he had done all of homework on this project but wanted to know how big were the lots.

Mr. Rodriguez stated that the lots sizes would be 80' x 100' and some were a little deeper than that.

Chairman Sheats stated that he sees green area and asked if he would be in charge of keeping up with the maintenance.

Mr. Rodriguez replied, "Yes". He stated that they were proposing to have a sprinkler system and everybody would have the same landscaping according to the homeowners association.

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

A show of hands indicated that there were 8 people present in opposition to this request.

Mr. Javier Resendez who resides at 2010 Dorado Drive stated that he lives in the Highlands Subdivision, which was directly to the west of the proposed development. He stated that he was opposed to it because there is going to be a lot of people in one area, transit people. He added that it was going to be a fourplex community and

although they can say it is going to be very pretty or at least that's their intention, the bottom line is there will be a lot of people coming in and out. He stated that he has lived in fourplexes and duplexes and you always have people moving in and out all the time. Mr. Resendez stated that there is a canal in the back of this neighborhood so you may have kids going to the canal and walking over the Highland neighborhood. He added that they haven't had any theft or crime in the neighborhood but with the fourplex directly adjoining from the east side, he could just visualize that happening. He mentioned that all Shary Road was single family residential with very nice neighborhoods and a fourplex community just would not fit there and he could not see how P&Z could recommend in favor of it.

Mrs. Sheila Fernald who resides at 2311 Monaco Drive stated that she lives in a subdivision that is two subdivisions down from the proposed site. She added that she has lived there for 14 years and was very disappointed that staff recommended in favor of the rezoning request to apartments. Mrs. Fernald stated that they moved there for the reason of being in a single family residential area. She added that she had, with her, over 70 signatures from residents from the Highlands, Monaco, Nappa Valley, Durango, and El Dorado Subdivision in opposition to this request. Mrs. Fernald stated that she understood they wanted to build apartments but didn't think this was the proper location for them. She added that if you look at the map you have 100's of single family residences around and there have been plenty of citizens which have signed and said that they want to keep this area as single family residential. She asked the Board to think about where they lived and if would they want apartments in their neighborhood? She asked the Board to have some common sense and not accept the request. She mentioned that she can leave all the signatures with staff so that they can be taken into consideration. Mrs. Fernald stated that she would appreciate if the Board did not accept this request and meant no disrespect to the builders but they would like to see single family homes dwellings in that area. She added that people jumped over the fence from the field in the back of Monaco and start a backyard fire and fun in a person's property without them knowing. She mentioned that it was kind of scary when you have things that you don't know or are familiar with. Mrs. Fernald added that security was very important to them. She mentioned that they had single family residences in the area now and they feel that's the way it should stay.

Mrs. Yolanda Gonzalez who resides at 2302 Monaco Drive but also owns 2312 Monaco Drive stated that one of the reasons they bought in that subdivision was because it was single family homes and had no idea that apartments were going to go up there. She added that they moved in the area in 2002 and she felt that Mr. Resendez and Mrs. Fernald had spoken very well. Mrs. Gonzalez added that her subdivision supports not having any apartments in the area.

Mrs. Janette D. Garcia who resides at 2214 Nappa Valley, which was just above Monaco Subdivision, she added that it was a little inconvenient to say that the City limits stop at that location. Although the city limits may stop there, the streets in the subdivision don't stop there and it is surrounded by single family homes. She

mentioned that she meant no disrespect to the builders but she just didn't believe apartments would fit in this area.

Chairman Sheats stated that he really does not want any apartments in his backyard but unfortunately apartments are needed in the Rio Grande Valley.

Chairman Sheats asked if there was anyone present in favor of the request.

Mr. Ignacio "Nacho" Pecina who resides at 2401 Durango Drive stated that first of all he lived in the area and secondly he was the real estate broker for this property. He added that as a neighbor he didn't see the negative for the neighborhood. He stated that the existing mobile home park looks worse. He mentioned that a nursery used to be at that location, which was commercially used and now Mr. Rodriguez was proposing a high end apartment complex would be better looking than most of the surrounding neighborhoods in his opinion. Mr. Pecina stated that he didn't see it as a detriment to the neighborhood. Mr. Pecina provided the Board with the appraisal district valuation information of the surrounding neighborhoods. He stated that what he was trying to point out was that Mr. Rodriguez subdivision is going to be between 37 to 38 lots at a valuation of \$100 per square feet would be at about \$400,000 per lot, which would be close to \$15 million. Mr. Pecina stated that the subdivisions all build out would be as follows: Durango has 16 lots valued at \$7,442,000; Dorado Subdivision has 15 lots valued at \$6,586,000; Monaco Subdivision has 24 lots valued at \$5,856,000; and Nappa Valley has 24 lots valued at \$4,438,000.

Chairman Sheats asked what is the average rent price of a 2 bedroom apartment?

Mr. Rodriguez stated that it would range from \$1200 to \$1400 for 2 to 3 bedroom apartments. He added that there was a subdivision off of Taylor and Old 83 called Shary Estates and it is all 2 story apartments and they are charging \$1200 and this subdivision is about 3 years old and not as nice as this.

Mr. Javier Resendez stated that 15 homes versus 130 families is a big difference being residential homes.

Mr. Mario Garza stated that they had a lot of people in opposition to this request because they mentioned it was over 70 signatures so he suggested that the applicant met with the surrounding property owners and get their input to see if they could work something out.

Mr. Daniel Tijerina stated that a directive was given by upper management to send notices to all the residents in the surrounding subdivisions, which were approximately 133 notices. He added that in rezonings, staff is only required to send notices to property owners within a 200' radius, which might not be as many and staff could only count those residents that are within the 200' radius to calculate the percentage of opposition. He added that they might have over 70 signatures but staff needed to

calculate how many are within the 200' radius and that is what staff takes into consideration legally.

Chairman Sheats asked if staff receive any opposition prior to the meeting.

Mr. Tijerina replied, "No".

Chairman Sheats asked if there was anybody present in opposition from the trailer park since it was the closes and would be the most impacted with the change.

There was no response.

Mr. Julio Cerda stated that the reason we have public hearings was so that everybody from the City of Mission could come in even the people from Palmhurst is that correct.

Mr. Tijerina replied, "That's correct".

Mr. Cerda mentioned that according to state law we are required to send notices only the residents within 200' radius but we went further because there is going to be a big change in the community. Mr. Cerda thanked Mr. Pecina for advising the Board of the amount of money invested in the area but unfortunately to him the people speak and have a petition with many signatures that are not in favor of the request.

Mr. Pecina asked Chairman Sheats if he could speak again because it was in regards to the petition.

Chairman Sheats allowed Mr. Pecina to speak.

Mr. Pecina stated that he was not familiar with the lady that submitted the petition but he was not home this weekend but that and his wife had opened the door for her. The way it was explained to him by his wife was that the lady mentioned that they were bringing in apartments and the she should sign because they didn't want them. Mr. Pecina added that there was a lot of misinformation on this because she didn't have any information regarding the apartments such as size, measurement, renderings, etc.

Mr. Garza stated that in an R-2 a lot of things can happen because they can change their minds and do something else once the property is rezoned they can sell it and do something else.

Mrs. Fernald stated that she understands that staff is only required to notify the people within 200' radius but asked if the people from Palmhurst got notified of the meeting. Do Palmhurst residence even have a say so in this rezoning, if they haven't maybe they should. She added that once again she doesn't mean any disrespect because it might be a really lovely duplex apartment condominium but at the end of the day it's renters. She mentioned that usually home owners take pride of their property and renters don't

take pride in keeping up with the property and just because it has a gate that does not mean it's safe.

Chairman Sheats asked Mr. Fernald if she was engaged in going around to get the signatures for the petition.

Mrs. Fernald replied, "Yes".

Chairman Sheats asked if she knew how the apartments were going to look like.

Mrs. Fernald stated that she didn't, but she had the notice she received in the mail. She mentioned that she had asked people if they wanted duplex and fourplexes in the area. Mrs. Fernald stated that she doesn't speak Spanish fluently and if the homeowner didn't speak English she probably had a difficult time communicating because she would not be able to get her point across in Spanish. She added that if they lived in the Durango Subdivision she put a check mark on whether she was able to get a signature or not.

Chairman Sheats asked Mrs. Fernald and the rest of the people in opposition if they felt that it would help if the applicant met with the neighbors to discuss their proposal that they might change their mind.

Mrs. Fernald stated that she cannot speak for everyone, but personally if she knew what was going to be built and there was some sort of guarantee, and she knows it's hard to guarantee anything, she would be willing to listen. Also, would the developer consider doing homes? Why do they have to build duplexes – fourplexes? She understands homes are expensive but the rent is also high.

Chairman Sheats stated that it seems like a meeting would help.

Mrs. Fernald stated that she would be willing to meet and come up with some type of agreement. She added that she was a nice person.

Chairman Sheats asked Mr. Rodriguez if he was willing to meet with the neighbors to see if they come up to some type of agreement.

Mr. Rodriguez stated that he would be willing to meet.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Mario Garza moved to 'Table' the rezoning as per Chairman Sheats suggestion. Mrs. Marisela Marin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:44 p.m.

Ended: 5:55 p.m.

Item #1.3

Rezoning:

**A 0.37 acre tract of land out of Lot 21-1,
West Addition to Sharyland Subdivision**

**AO-I to R-2
Hermidio Barbosa**

Mr. Daniel Tijerina went over the write-up stating that the site is located approximately 600' south of Barnes Street on the east side of Inspiration Road.

SURROUNDING ZONES:

N:	AO-I – Agricultural Open Interim
E:	R-4 – Mobile & Modular Home District
W:	AO-I – Agricultural Open Interim
S:	R-4 – Mobile & Modular Home District

EXISTING LAND USES:

N:	Single Family
E:	Mobile Homes
W:	Vacant/Agricultural
S:	Single Family

FLUM: The Future Land Use Map reflects a MD, Moderate Density Residential.

REVIEW COMMENTS: The request is consistent with the FLUM and surrounding land uses and zones Staff mailed notices to property owners within a 200' radius of the site. As of the date of this write-up, no comments in favor or against this rezoning have been forwarded to the Planning Department.

RECOMMENDATION: Approval.

Chairman Sheats asked if the applicant or representative were present.

Mrs. Angelica Tristan and Mr. Hermidio Barbosa were present to address any questions from the Board.

Chairman Sheats asked Mr. Barbosa what he was proposing to do if the rezoning was approved.

Mr. Barbosa stated that he wanted to build apartments.

Chairman Sheats asked how many apartments they were proposing to construct.

Mr. Barbosa replied, "4 apartments".

Mr. Tijerina stated that the maximum they could construct in an R-2 zone would be 4 units total.

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

Mr. Javier & Olivia Flores stated that they live on the single family home immediately south of the proposed rezoning and they were in opposition to the request. Mr. Flores

mentioned that this was less than ½ an acre and they wanted to do apartments? He added that they have lived there for 15 years and never had any problems. He mentioned that renters usually don't take any pride in keeping up with their properties. He stated that he objected to the rezoning and would like for them to construct a home but no apartments.

Mrs. Marisela Marin asked if they could do apartments in a ½ acre.

Mr. Tijerina stated that it was .37 of an acre but they would need to see a site plan but the maximum would be 4 units.

Chairman Sheats asked what was to the east of the site.

Mr. Tijerina replied, "mobile homes".

Chairman Sheats asked what would be allowed in a moderate density and a high density.

Mr. Tijerina stated that in a moderate density you would have your duplex-fourplexes and in a high density you have your apartments.

Mrs. Marin asked why it was designated as moderate density and not low density.

Mr. Tijerina stated that it was based on the surrounding land uses.

Mr. Cerda stated that he would think it should be low density.

Mr. Tijerina stated that staff could look into it if they wanted to.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Mario Garza moved to deny the rezoning. Mr. Julio Cerda seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:55 p.m.

Ended: 5:58 p.m.

ITEM #1.4

Rezoning:

**A .84 acre tract of land out of Lot 25-5,
West Addition to Sharyland Subdivision
AO-I to C-3
Delgar Foods, LLC**

Mr. Daniel Tijerina went over the write-up stating that the site is located approximately 635' east of Holland Road on the north side of Griffin Parkway (FM 495). The dimensions of the property are 130' wide x 280' deep.

SURROUNDING ZONES: N: R-1 – Single Family Residential

E: C-3 – General Business District
W: C-3 – General Business District
S: AO-1 – Agricultural Open Interim

EXISTING LAND USES:
N: Single Family
E: Commercial
W: Vacant/Single Family
S: Vacant/Agricultural

FLUM: The Future Land Use Map reflects a GC, General Commercial designation.

REVIEW COMMENTS: The request is consistent with the FLUM and surrounding land uses and zones Staff mailed notices to property owners within a 200' radius of the site. As of the date of this write-up, no comments in favor or against this rezoning have been forwarded to the Planning Department.

RECOMMENDATION: Approval.

Chairman Sheats asked if the applicant or representative were present.

Mr. Alberto Cepeda stated that he was representing Delgar Foods, LLC which are the owners of Delia's Tamales. He added that they wanted to use this lot and the one next to it which was already zoned commercial for the future Delia's. He added that currently in the existing location on Holland and FM 495 they need more parking for their customers and that the future site would be bigger and have more parking.

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

There was no response.

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

Started: 5:58 p.m.

Ended: 6:00 p.m.

ITEM #1.5

Rezoning:

**All of Lot 2, Mission Farm Estates
AO-I to I-1
Halff Associates**

Mr. Daniel Tijerina went over the write-up stating that the site is located at the SW corner of One Mile South and Bates Road. The purpose of the rezoning is to bring the existing power-plant located on the property into compliance with the City's Zoning Ordinance. This property was annexed by the City on January 14, 2013.

SURROUNDING ZONES: N: Outside City Limits
E: AO-I, Agricultural Open Interim
W: Outside City Limits
S: AO-1 – Agricultural Open Interim

EXISTING LAND USES: N: Outside City Limits
E: Vacant/Agricultural
W: Outside City Limits
S: Vacant/Agricultural

FLUM: The Future Land Use Map designation – none at this time.

REVIEW COMMENTS: The request is consistent with the existing land use. Staff mailed notices to property owners within a 200' radius of the site. As of the date of this write-up, no comments in favor or against this rezoning have been forwarded to the Planning Department.

RECOMMENDATION: Approval.

Chairman Sheats asked if the applicant or representative were present.

Mr. Raul Garcia from Halff Associates stated that they just wanted to bring the existing power plant into compliance with zoning.

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

There was no response.

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

Started: 6:00 p.m.

Ended: 6:07 p.m.

ITEM #2.0

**Preliminary & Final Plat Approval: J & K Motors Subdivision
Being a 1.46 acre tract of land out of
Lot 35-7, West Addition to Sharyland Subd.
Suburban ETJ
Developer: Jesus A. Molina
Engineer: Urban Infrastructure Group, Inc.**

Mr. Daniel Tijerina went over the write-up stating that the site this plat was originally presented to the City by Pena Engineering as J & K Express Subdivision on August 27, 2014. The developer has since secured a new engineer and has resubmitted plans for a car lot in the City's Suburban ETJ. This 1 lot plat is located approximately ¼ mile

south of Mile 4 along the east side of Conway Blvd. The irregular lot size is 1.46 acres. The applicant is requesting one variance as follows:

VARIANCE: To not connect to the City's Sewer system. There is an existing sewer line along Conway over 800' from the property. Section 98-138 of the Subdivision code states that all subdivisions must be connected to an approved sewer collection system. Since the sewer is 800+' away from the site, and the property is located in the ETJ, staff does not object to the variance to not extend the sewer subject to the developer paying his pro-rata share of the sanitary sewer trunk lines and pay for the sewer capital recovery fee. The pro-rata share is - 90 linear feet at \$15 a l.f. (\$1,350) plus the cost to install one standard manhole at \$2,300, and \$90 for trench protection equals to **\$3,740**.

WATER - The water CCN belongs to Sharyland Water Supply Corporation. There is an existing water meter on the site which is connected to an existing 8" water line located along the east side of Conway.

SEWER - The developer is proposing the use of an existing On-Site Sewage Facility (Septic Tank) to provide service to the lot. If the variance request to use a septic tank is approved, staff is requesting the pro-rata share to install the sewer lines and the sewer capital recovery fee to serve the lot. The capital sewer recovery fee equates to \$4,161.00 (\$2,850 for commercial lots outside the City Limits X 1.46 acres.)

STREETS & STORM DRAINAGE - The subdivision abuts Conway Rd. (SH 107), an existing 150' ROW High Speed Principal Arterial which requires 75' from the centerline of the road. According to the plat there is 89.75' of ROW from the NW corner of Lot 35-7. No additional ROW is required by this plat. The Project Engineer is proposing drainage for the subdivision with on-site detention, then will outfall into Conway's drainage system- see drainage report.

OTHER COMMENTS:

- Must comply with Model Subdivision Rules;
- Must dedicate water rights;
- Install/Escrow 5' sidewalks along Conway Rd., If escrowed - \$955.20 (79.60' X \$12.00);
- If no street lights currently exist, must provide a street lighting plan for review.

RECOMMENDATION: Staff recommends approval subject to: 1) Approval of the variance to not extend sewer to the site; 2) Comply with the comments list above; 3) Pay pro-rata share of the sanitary sewer line – \$3,740; 4) Provide capital sewer recovery fee - \$4,161; and 5) Provide escrows for Conway Blvd. sidewalks.

Chairman Sheats asked Mr. Tijerina how we can guarantee that something else would not be built there and that it has a small septic tank. He asked if they could add a plat note.

Mr. Tijerina stated that they could add a plat note that states that any changes to the proposal would need to be brought back to P&Z for their review and approval. He added that this was a dual review because it is reviewed by the City and the County, which also has their model subdivision rules. Mr. Tijerina stated that the good thing is the name of the subdivision is J & K Motors which gives us an assurance that it is going to be a car lot.

Chairman Sheats asked if the applicant or representative were present.

There was no response.

Chairman Sheats asked if there was any input from the Board.

There was no response.

There being no further discussion, Chairman Sheats entertained a motion. Mr. Julio Cerda moved to approve the subdivision plat as per staff's recommendations. Mr. Mario Garza seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #3.0
OTHER BUSINESS**

**ITEM #4.0
ADJOURNMENT**

There being no further items for discussion, Mr. Mario Garza moved to adjourn the meeting. Mrs. Marisela Marin seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:25 p.m.

Ned Sheats, Chairman
Planning and Zoning Commission