

**PLANNING AND ZONING COMMISSION
OCTOBER 14, 2020
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Debra Alvarez
Hector Moreno
Bealinda De Forest
Raquenel Austin
Jasen Hardisen
Javier Barrera

P&Z ABSENT

Ruben Arcaute

STAFF PRESENT

Susana De Luna
Jessica Munoz
Alex Hernandez

GUESTS PRESENT

Ernesto Escamilla
George Rice
Marco Mascorro
Ronnie Cavazos
Mario Salinas

CALL TO ORDER

Chairwoman Diana Izaguirre called the meeting to order at 5:37 p.m.

CITIZENS PARTICIPATION

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

There was none.

APPROVAL OF MINUTES FOR SEPTEMBER 23, 2020

Chairwoman Izaguirre asked if there were any corrections to the minutes for September 23, 2020. Mrs. Debra Alvarez moved to approve the minutes as presented. Mrs. Bealinda De Forest seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:38 p.m.

Ended: 5:39 p.m.

Item #1.1

Rezoning:

**A tract of land containing 0.839 of one
acre out of Lot 292, John H. Shary Subdivision
AO-I to R-1A
Jeri C. & Kirk A. Clark**

Ms. De Luna went over the write-up stating that this site is located approximately ¼ Mile North of E. Mile 2 Road along the west side of Glasscock Road.

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 Residential
E: Vacant Agricultural
W: Vacant Agricultural

S: Single Family Residential
Site: Single Family Residential

FLUM: Lower Density Residential (LDA)

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

RECOMMENDATION: Approval.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:39 p.m.

Ended: 5:46 p.m.

Item #1.2

**Conditional Use Permit: Drive-Thru Service Window
– La Tortilleria/ Restaurant Regia
2515 Colorado Street, Ste. 1
Lot 2, Block 2, Santa Lucia Development
C-3
Karla Berwise**

Ms. De Luna went over the write-up stating that this site is located at the NW corner of Colorado and Taylor Road.

The applicant is proposing to lease a suite within this commercial development to have her Tortilleria/Restaurant with a drive-thru service window. The applicant is proposing to have a total of 8 tables inside and outside. Staff notes that the tables she is proposing outside would not be allowed because they would be blocking the sidewalk. Access to the site will be provided off of Colorado or Taylor through existing 24' driveways. Customers can park within the shared parking area to walk in and purchase items, or they can use the drive-thru service window. The applicant is not proposing to have a menu board just the window.

- **Days/Hours of operation:** Sunday – Thursday from 7:00a.m. to 11:00p.m. & Friday Saturday from 7:00a.m. to 4:00a.m.
- **Staff:** 25 employees will man this operation in different shifts.
- **Parking:** There are a total of 74 parking spaces held in common for the plaza.

- **Landscaping:** The landscaping, paving, and drainage for the entire plaza meets code.
- **Menu:** Applicant's menu consists of Tacos, Guisados by the pound, and other basic snacks will be the only items sold. On Saturdays and Sundays, they will offer barbacoa and menudo.

REVIEW COMMENTS: Applicant will have to continue to comply with Health, Fire, Inspections Departments to acquire the Business License.

RECOMMENDATION: Approval subject to:

1. 1-year re-evaluation to assess this new operation
2. CUP is not transferable to others.
3. Continued Compliance with Building, Fire, Health, and Sign Codes
4. Acquisition of a business license

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

Mrs. Debra Alvarez asked how many tables and chairs for each table are they proposing for the outside of this building? Mrs. Alvarez added If you look at this building it has no room for tables outside.

Ms. De Luna mentioned we are not proposing any tables or chairs outside of this building, only in the inside which would be a total of 4 tables with 4 chairs.

Mrs. Alvarez mentioned in the write up it states a total of 8 tables inside and outside.

Ms. De Luna mentioned the tables she's proposing outside, are not allowed because they would block the sidewalk.

Mrs. Bealinda De Forest stated the hours of operation the applicant is requesting for Saturday are 7:00am – 4:00am.

Ms. De Luna mentioned the applicant is requesting those hours of operation to compete with Taco Palenque. We can change the hours of operation to 12:00am or 1:00am.

Chairwoman Izaguirre asked do we have an ordinance that states she can't have it open until 4:00am

Ms. De Luna stated we don't have an ordinance in place that states she can't be open until 4:00am. We can limit the hours of operation from 7:00 – 1:00am in this area since Tinseltown-Mission is only open until 1:00am.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Debra Alvarez moved to approve the request as per staff's recommendations with hours of operation to be from 7:00am – 1:00am. Mrs. Bealinda De Forest seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:46 p.m.

Ended: 5:48 p.m.

Item #1.3

**Conditional Use Permit Renewal: Sale & On-Site Consumption of Alcoholic Beverages – 5x5 Brewing Company
801 N. Bryan Road
Lot 1, Tamkin Subdivision
I-1 (Light Industrial)
5x5 Brewing Co., LLC**

Ms. De Luna went over the write-up stating that this site is located on the SW corner of Bryan Road and Business Highway 83—see vicinity map. The applicant desires to renew the conditional use permit for the sale & on-site consumption of alcohol for 5x5 Brewing Company. The 5x5 Brewing Company is a Veteran owned and operated craft brewery. The most recent approval for this site was on July 9, 2018 for a period of 2 years.

- **Days/Hours of Operation:** Monday - Thursday 4:00 pm to 10:00 pm, Friday 4:00pm to 12:00am, Saturday 2:00pm to 12:00am, and Sunday from 2:00 pm to 10:00 p.m.
- **Staff:** 12-18 employees will man this operation in different shifts
- **Parking:** There are currently several existing parking areas shared with the various businesses within the CEED building. It is noted that parking is held in common and there is a total of 221 total parking spaces.
- **Sale of Alcohol:** Such uses need to be 300' from residential uses. There are no such uses within this radius.

Review Comments: Notices were sent to property owners within a 200' radius of this business where Staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

1. CUP to be valid from a period of 2 years at which time the applicant will need to renew their CUP and their TABC license.
2. Must continue to comply with all Building, Fire, and Health Codes.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 5:48 p.m.

Ended: 5:50 p.m.

Item #1.4

Conditional Use Permit

Renewal:

**Sale & On-Site Consumption of Alcoholic
Beverages – Lada (52) Bar & Grill**

4001 S. Shary Road, Ste. 100

Sharyland Plantation Grove Tech-Center #2, Lot 1

PUD

Marco Mascorro

Ms. De Luna went over the write-up stating that this site is located on the SE corner of San Mateo and Shary Road- see vicinity map. Access to the site can be from one primary driveway to Shary Road, or from separate driveways from San Mateo or from San Gabriel. – see vicinity map. This CUP was most recently approved by P&Z on October 10, 2018 for a period of two years.

- **Hours of Operation:** Sunday – Wednesday from 11a.m. to 10p.m. and Thursday – Saturday from 11:00a.m. to 2:00a.m.
- **Staff:** 6
- **Parking:** 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: Notices were sent to property owners within a 200' radius of this business where Staff has not received any comments in favor or against this request.

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 Fire, Health, and Building Code requirements; and

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Raqueneel Austin moved to approve the request as per staff's recommendation. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:51 p.m.

Ended: 5:53 p.m.

Item #1.5

Discussion and Action to Rescind Ordinance No. 4849 to Delete Section 1.371-3(1) referring to the following: adding other "Duplex" as a Conditional Use under the Single Family Residential

The Planning & Zoning Board may recall that before in order to construct any apartments if the property was zoned properly they would need to apply for a change of zone (rezoning request). On October 14, 2019 the City adopted an Ordinance that allows a property owner within the Mission Original Townsite area to be eligible to apply for a conditional use permit to construct a duplex without having to rezone the property. In order to be eligible to apply the following criteria needed to be met:

- 1) Must be a corner lot, or
- 2) Must be adjacent to an existing duplex, triplex, or fourplex
- 3) Vacant property cannot be between two single-family residences, and
- 4) On a case by case basis

In almost a year of the adoption of this ordinance only 1 applicant applied for this type of request. When this item was presented to the City Council there was a petition submitted with a substantial amount of neighborhood opposition from residents within 200' radius as well as others that live near that area. They were very clear that they don't want any more apartments in the Mission Original Townsite area. The City Council felt it was unfair to the applicant to deny his request, when he met all the requirements, but also wanted to address the concerns from the residents, so the directive was to revisit this ordinance.

Staff feels that the only way to address the concern is by rescinding this ordinance. Now, if in the future someone would like to construct apartments in this area they would have to go through the rezoning process like it was before.

RECOMMENDATION:

Staff recommends to rescind ordinance No. 4849

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

There was none.

Chairwoman Izaguirre asked has City Council seen this item?

Mrs. De Luna replied “no” it will go on the next City Council meeting. What we are doing is deleting what we have. Ms. De Luna added this no longer will be an option the only way to construct any apartments in this area is going through the rezoning process. There being no further discussion, Chairwoman Izaguirre entertained a motion. Mrs. Debra Alvarez moved to approve the request as per staff’s recommendation. Mr. Javier Barrera seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:54 p.m.

Ended: 5:56 p.m.

Item #1.6

Discussion and Action to Amend Ordinance No. 4883 to include Patios and Porches

On January 27, 2020 the City Council adopted an Ordinance to Amend the Carport Ordinance to have reduced setbacks in order to help out the property owners who had little or no room to add a carport or garage for their vehicles. Our Code Enforcement Department has encountered that a lot of porches and patios were also in violation of the front and side setback in the older subdivisions. Thus, the need to amend this ordinance.

Most of the property owners have mentioned that they have no room to cover themselves from the sun when there outside of their residence enjoying the fresh air. Staff does not object to this amendment as long as they comply with the requirements as stipulated in the ordinance.

Open carports, garages, porches and patios structures for residential properties along designated major thoroughfares may be built within the minimum 40’ foot front setback but shall be subject to the following:

- (a) Shall be for open structures only and not subject to enclosures.
- (b) Shall be constructed over a concrete or asphalt surface.
- (c) Construction materials matching the primary home, aesthetics, and general overall dimensions.
- (d) Minimum depth of front setback: 8 feet
- (e) Minimum depth of side setback: 4 feet
- (f) Minimum depth of rear setback: 10 feet
- (g) Minimum depth of corner side setback: 10 feet
- (h) In general, if a structure, is less than 5 feet from the property line, the nearest wall parallel to the property line will need to be 1-hour fire-rated
- (i) Must be in residential areas developed at least 20 years back.
- (j) In areas where a Home Owners Association (HOA) rules, HOA consideration is required prior to building permit issuance.

RECOMMENDATION:

Staff recommends approval of this amendment.

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

There was none.

Chairwoman Izaguirre asked the new front setback will be 8'?

Ms. De Luna replied "yes" for patios and porches only.

Chairwoman Izaguirre asked what if they have an HOA?

Ms. De Luna replied they need to comply with there HOA. Ms. De Luna added this will only apply for subdivisions 20 years or older.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Jasen Hardisen moved to approve the request as per staff's recommendation. Mrs. Bealinda De Forest seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:57 p.m.

Ended: 6:05 p.m.

Item #1.7

Discussion and Action to Amend Chapter 90 – Solid Waste, Article I, Section 90-1 Definitions; Section 90-3 Littering Prohibited; and Section 90-5 Penalty for Violation of or Noncompliance with Chapter

Currently our Solid Waste Ordinance in regards to litter is very vague. This amendment will help establish the following:

- 1) Add Definitions to determine what is considered "Litter"
- 2) Define the "act" of litter
- 3) Amend current fine to follow the current Local Government Code

Our current code does not include any definitions that specify what is considered "litter". What constitutes the "Act" of litter. The fine set is \$1,000 with no room to deviate from that fee. With this proposed amendments staff feel that our citizens would have a better understanding of our ordinance and depending on the amount of litter the judge could determine the fee imposed for he violation.

RECOMMENDATION:

Staff recommends approval of this amendment.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

Mrs. Debra Alvarez asked if we can be more specific on the proposed amendment?

Ms. De Luna mentioned the new ordinance would read as follows: Litter means all garbage, trash, cans, paper, paper containers, rubbish, tree limbs, grass cuttings, bottles or any other form of litter, waste matter, refuse, tires, unwanted items (i.e. clothing, furniture, appliances). The act, It shall be unlawful and shall constitute a nuisance for any person to commit any of the following acts, but such enumeration shall not be deemed exclusive.

Act (What is considered litter):

- (A) The throwing of, placing, dumping or depositing of any lawn trimmings, hedge trimmings or other cuttings or trimmings of weeds, flowers or other vegetation, any garbage, trash, dead animal, animal or vegetable waste matter of any kind, loose waste or refuse of any kind, or tires on or in any gutter, street, sidewalk, parkway, driveway, curb, alley or within two feet of the curb or on any lot, vacant or occupied, or private property, outside of any building within the city.
- (B) The sweeping from any commercial/residential property onto the sidewalk or into the gutter or street.

Penalty for violation of or noncompliance with chapter: Any person violating or found not complying with the provisions of this chapter shall be fined up to \$4,000.00, and each day of violation shall constitute a separate offense.

Mrs. Alvarez asked if we cut our trees, are we still allowed to put our branches in the road for the city to pick up?

Ms. De Luna stated “yes” this is only for empty properties that they’re illegally dumping at.

Mrs. Alvarez asked can you point out where it states vacant lots only?

Ms. De Luna stated in Section (A) vacant or occupied, or private property, or outside of any buildings within the city.

Discussion amongst the board members.

Ms. De Luna stated this is to target people that are illegally dumping on empty or occupied properties.

Mr. Jasen Hardison mentioned can we add it shall be unlawful/illegal dumping and shall constitute a nuisance for any person to the verbiage.

Ms. De Luna replied “yes” we can add that verbiage to the amendment.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Jasen Hardisen moved to approve the request as per staff’s recommendation. Mrs. Bealinda De Forest seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:05 p.m.

Ended: 6:07 p.m.

Item #1.8

Preliminary & Final

Plat Approval:

Amended Plat of Lone Star Steel Subdivision

A Resubdivision of 5.897 being all of

Lots 1 & 2, Lone Star Steel Subdivision

C-3

Developer: Manok Investments, LTD

Engineer: Melden & Hunt

Ms. De Luna went over the write-up stating that this site is located 255' west of Business Park Dr. along the south side of E. Expressway 83. The subdivision consists of 2 commercial lots.

UTILITIES

All utilities such as water, sewer, and electrical connections are existing for each lot.

STREETS & STORM DRAINAGE

This is a simple Amended-Plat, Storm drainage exists of surface runoff from the Lots into a system of existing inlets and pipes that will discharge along Business Park Drive. Thence flowing south and discharging into an existing detention pond. The pond drains into the Mission Inlet pilot channel located on the south side of said detention pond.

OTHER COMMENTS

- Amended Lone Star Steel Subdivision is already excluded from the water district.
- Must comply with all other format findings.
- Street lighting already exists.

RECOMMENDATION

Staff recommends approval subject to complying with all typical format findings and recording of Restrictions.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Raquene Austin moved to approve the request as per staff's recommendation. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:07 p.m.
Ended: 6:12 p.m.
Item #2.0
Site Plan Approval:

Construction of 148 Apartments
Lot 1, Lucksinger Apartments Subdivision
R-3
Ronald C. Briley & Nataly Padilla

Ms. De Luna went over the write-up stating that this site is located on the NW corner of E. Business Highway 83. and Lucksinger Road.

PROPOSAL: To build 5 three story buildings, 1 two story building for a total of 148 apartments. There will also be a lease office, mail box office, laundry facility and enclosed garages. All apartment units will be divided by 1 hr. rated firewalls.

SETBACKS: The minimum required setbacks based on the subdivision are: Front: 30', Rear Setback: 15', Corner Side: 15', Side: 6'. All setbacks are being met or exceeded.

PARKING: The 148 units are calculated to require 296 parking spaces based on the 2:1 parking ratio, plus additional parking for the clubhouse and office areas. The applicant is proposing 305 spaces throughout the site, thus in compliance with our parking code.

LANDSCAPING: The developer is proposing landscaping throughout the entire site, providing 30% of green area throughout the lot, where a minimum of 10% is required – see site plan. The minimum size of trees shall be 7' tall - 3" caliper trees after planting.

OTHER COMMENTS:

- Prior subdivision plat gets recorded the Capital Sewer Recovery and Park Fee's shall be paid for all 148 units.
- 3 enclosed dumpsters locations will be located within the complex and must be screened with a 6' block fence with opaque (solid) gates.
- This development will require 5' sidewalks along Lucksinger Road.

RECOMMENDATION

Staff recommends approval.

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

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Raquanel Austin moved to approve the request as per staff's recommendation. Mrs. Bealinda De Forest seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:13 p.m.

Ended: 6:15 p.m.

Item #3.0

Homestead Exemption

Variance:

**A tract of land containing 0.62 acres out of the North 1 acre of the 7.5 acres lying South and West of canal out of Lot 29-9, West Addition to Sharyland Subdivision AO-I
Ernesto Escamilla**

Ms. De Luna went over the write-up stating that this site is located along the east side of Mayberry Road. The triangular lot measures 291.5' along Mayberry, 185.7' along the south side, and 345.6 along the back or canal side. The lot exceeds the square footage size requirements for an R-1 lot. On 11-10-14, the City Council passed the HEV ordinance which allows for homesteads to be granted various waivers to the City's subdivision requirements if and only if, the lot is being proposed for the applicant's personal single-family home. However, this process needs to be done within 1 year of approval. Mr. Escamilla received his approval back in September 26, 2016 and was not aware he needed to complete his home within a year, therefore the need to re-apply.

WATER – The applicant is proposing to connect to an existing 8" water line located along the west side of Mayberry Road to provide water service to the lot.

SEWER – The applicant is proposing to connect to existing 12" sanitary sewer line along the east side of Mayberry Road to provide sewer service to the lot. The capital sewer recovery fee is waived via the HEV.

STREETS & STORM DRAINAGE – The subject site has frontage to Mayberry Road, which has an 80' ROW with a future 57' B/B paved street. An addition 20' of ROW will need to be dedicated. Drainage will be onsite.

OTHER COMMENTS

- Must comply with Model Subdivision Rules.
- Must dedicate water rights.
- The street light requirement is also waived via the HEV.
- The park fees are also waived.

RECOMMENDATION

Staff recommends approval subject to dedication of 20' of additional ROW along Mayberry Road and compliance with all homestead exemption variance requirements (i.e., affidavit, etc.).

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

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

Started: 6:15 p.m.

Ended: 6:18 p.m.

Item #4.0

Single Lot Variance:

**A 4.25 acre tract of land out of Lot 296,
John H. Shary Subdivision
AO-I
Paul G. Dominici & Kathia D. Lopez**

Ms. De Luna went over the write-up stating that this site is located approx. 560' north of E. 2 Mile Road. along the west side of Melody Lane. The property is an irregular lot has a total of 4.25 Acres. The site is currently vacant and the applicant wishes to construct a new home. Upon researching the deed records, staff found that the property was split after August, 1974.

Since the property was divided after August, 1974 (the date of adoption of the subdivision code), Mr. Dominici must comply with the Subdivision code by going through the Single Lot Variance process in order to obtain the necessary permits for construction of the new home.

WATER: There is an existing 8" line located along the west side of Melody Lane. The Fire Marshal is not requiring an additional fire hydrant for this site since there is an existing Fire Hydrant located within 500' of the site.

SEWER: The site has access to an existing 8" sewer line located along east side of Melody Lane. As required with all new subdivisions, a Capital Sewer Recovery will be assessed in the amount of \$200.00 (\$200/HUE) as per Ordinance No. 3022.

STREETS & DRAINAGE: The subject property has access to Melody Lane., which is a 25' Road Access Easement, 18' paved road. In viewing the property, it appears that the owner needs to dedicate an additional 10' of Road Access Easement in order to equate to the necessary 32' of paved road, thus no additional ROW is required. There is a requirement of their portion of street widening escrow along Melody Lane in the amount of \$7,591.22 (\$55.90 X 135.80'). Storm drainage will be accomplished through on-site detention.

OTHER COMMENTS:

- Park Fees will be required in the amount of \$500.
- The property must be excluded from the United Irrigation District.

- A 5' sidewalks is required along Melody Lane

RECOMMENDATION:

Approval subject to:

1. Payment of the Capital Sewer Recovery and Park fees,
2. Must escrow the street widening and sidewalk installation along Melody Lane
3. Must provide proof of water district exclusion.

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

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Javier Barrera moved to approve the request as per staff's recommendation. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #5.0
OTHER BUSINESS**

**ITEM #6.0
ADJOURMENT**

There being no further items for discussion, Mr. Javier Barrera moved to adjourn the meeting. Mrs. Debra Alvarez seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:20 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission

