

**PLANNING AND ZONING COMMISSION  
JANUARY 8, 2014  
CITY HALL'S COUNCIL CHAMBERS @ 5:00 P.M.**

<b><u>P&amp;Z PRESENT</u></b>	<b><u>P&amp;Z ABSENT</u></b>	<b><u>STAFF PRESENT</u></b>	<b><u>GUEST PRESENT</u></b>	
Rene A. Flores	Mario Garza	Daniel Tijerina	James Burgoon	Sarry Gillum
Ned Sheats		Bobby Salinas	Trish Motheral	Mark Motheral
Marisela Marin		Susana De Luna	Joshua Brooks	Alejandro Espinosa
Abiel Flores			Miguel Trevino	Lucy Ramirez
Carlos Lopez			Janine Havener	Mark Dougherty
Diana Izaguirre			Mariano Garcia	Ralph E. Lemley
			Juan Ariel Barrera	Javier Hinojosa

**CALL TO ORDER**

Chairman Rene A. Flores called the meeting to order at 5:00 p.m.

**CITIZENS PARTICIPATION**

Chairman Rene A. Flores asked if there was any citizens' participation.

There was no response.

**APPROVAL OF MINUTES FOR DECEMBER 11, 2013**

Chairman Rene A. Flores asked if there were any corrections to the minutes for December 11, 2013. Mr. Ned Sheats moved to approve the minutes as presented. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:01 p.m.**

**Ended: 5:03 p.m.**

**ITEM #1.1**

**Election of Chairman & Vice-Chairman**

Mr. Daniel Tijerina stated that it was common procedure to elect a Chairman and a Vice-Chairman every year.

Chairman Rene Flores asked if there were any nominations.

Mrs. Marisela Marin stated that she felt comfortable with the current Chairman and Vice-Chairman and therefore he would like to nominate them again.

Mr. Rene Flores stated that it was an honor serving the board and that he loved doing it.

Mr. Abiel Flores stated that he shared Mrs. Marin's opinion therefore, nominated Mr. Rene A. Flores as Chairman and Mr. Ned Sheats as a Vice-Chairman.

There being no further discussion, Chairman Flores entertained a motion. Mrs. Marisela Marin moved to approve the motion to leave Mr. Rene Flores as a Chairman and Mr. Ned Sheats as Vice-Chairman. Mr. Abiel Flores seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:03 p.m.**

**Ended: 5:13 p.m.**

**ITEM #1.2**

**Discussion and Action on Proposed Zoning Ordinance Amending “Appendix A – Zoning” Allowing Churches and related uses as a Permitted Use in all Zoning Districts**

Mr. Daniel Tijerina went over the write-up stating that Ordinance 3804 was read, passed, and approved by the Mission City Council on August 13, 2012. This ordinance Amended Appendix A of the Zoning Ordinance by establishing a “Public Zone” within the Mission’s Zoning Classifications, and outlines the intent, permitted, conditional, prohibited, and area requirements within this district. Furthermore, the ordinance repealed Public Uses in existing respective zoning districts while recognizing grandfathered pre-existing Public Uses. This Ordinance restricts churches and temples to this zoning district only.

**Definition:**

**Institution:** A nonprofit organization or building, public or private for the benefit of the public, or educational facilities, churches, temples, hospitals, clubs, fire stations, police stations, libraries, museums, city offices, public parks, public parking lots, drainage ponds larger than 1 acre, water tower sites, etc., but not to include minor public utility properties such as lift station sites, or regional drain ditches or current canal systems.

The City of Mission has 18 Zoning Districts all of which provide for the permitted, prohibited, and conditional uses in each. Of these districts, 2 are Agricultural, 7 are Residential, 5 are Commercial, 2 are Industrial, 1 is Planned Unit Development, and 1 is the Public Zone.

The Religious Use and Institutionalized Persons Act (RLUIPA) protects religious institutions from unduly burdensome or discriminatory land use regulations. The law was unanimously passed by Congress in 2000, after hearings in which Congress found that houses of worship, particularly those of minority religions and start-up churches, were disproportionately affected, and in fact often were actively discriminated against, by local land use decisions. Congress found that zoning authorities frequently were placing excessive burdens on the ability of congregations to exercise their faiths in violation to the Constitution. Via this amendment to the Zoning Ordinance, churches and temples will be permitted uses in all districts. Staff recommended approval.

Chairman Rene A. Flores stated that he remembered a particular item regarding a church that wanted to be established in a residential area where the board had required a site plan approval. He asked if this amendment would eliminate that particular requirement.

Mr. Tijerina stated that those that would like to have a church would still have to submit a site plan, drainage, parking, etc. as a building permit. He mentioned that this amendment also stems from the LDS project on 2 Mile and Bryan Rd. This amendment would not prohibit or limit churches in specific

zoning districts. With this amendment the site plan would be reviewed by staff and not the Planning & Zoning Board as currently required under the “P” Zone.

Mr. Ned Sheats asked if this prevented them from requesting a re-zoning.

Mr. Tijerina stated that it does not.

Mr. Ned Sheats stated that in effect we are leveling the playing field. Everything that is required in a normal business is also required for a church including parking, landscaping, noise, etc. We are just making it even.

Mr. Abiel Flores asked if there was a definition of a church and that not just anyone could simply say that they are a church and that they were going to circumvent the requirements of the City.

Mr. Tijerina stated that aside from City requirements, there are also requirements from the Secretary of State’s Office that requires a designation as a non-profit organization and would also have to follow other guidelines from the IRS and various other entities.

Chairman Rene A. Flores asked if there was any opposition to the request.

There was no response.

Chairman Rene A. Flores asked if there was anyone in favor of the request.

There was no response.

There being no further discussion, Chairman Rene A. Flores entertained a motion. Mr. Sheats moved to approve the amendment as per Staff’s recommendations. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:13 p.m.**

**Ended: 5:27 p.m.**

**ITEM #1.3**

**Rezoning:**

**Lots 5-12, 14-15, 100-107, the W. 320’ of  
Lots 13 & 16, the S. 110’ of Lot 159, Sharyland  
Orchards Subdivision and the N. 408.39’ of  
Lot 215, John H. Shary Subdivision, together with  
and adjacent to Canal ROW, and the South 9 acre tract  
of land out of the N. 20 ac. of Lot 226, John H. Shary  
Subdivision (AKA Sharyland High School)  
R-1A to P  
Sharyland I.S.D.**

Mr. Daniel Tijerina went over the write-up stating that the subject site is located at the NE area of Business 83 & Shary Road. This acreage is the site for Sharyland High School, the Administration Building, and other SISD buildings.

**SURROUNDING ZONES:** N: R-1A - Large Lot Single Family Residential  
E: R-1A - Large Lot Single Family Residential &  
C-4 - Heavy Commercial  
W: R-1A - Large Lot Single Family Residential &  
C-3 - General Business  
S: C-4 - Heavy Commercial

**LAND USES:** The surrounding land uses consist of single family homes to the North, single family homes and open acreage to the East, single family homes and open acreage to the west, and A.C.T. Pipe & Supply to the south. The subject site is Sharyland High School and other accessory facilities.

**FLUM:** The Future Land Use Map reflects a Public (P) designation.

**REVIEW COMMENTS:** On August 13, 2012, City Council created a new Zone which requires all public facilities such as City, County, Federal buildings; Churches; and Schools to fall within this zone. SISD wishes to comply with this new zoning requirement.

The P zone proposal and the existing use are directly consistent to the City's Future Land Use designation of Public (P). The existing school use and any future construction/use is exactly what the P zone is intended to regulate. Staff recommended approval.

Mrs. Diana Izaguirre walked in at 5:05 p.m.

Chairman Rene A. Flores asked if there was any public opposition to the request.

Mr. John Motheral who resides at 1405 Mockingbird Avenue mentioned that he just wanted clarification as to whether Brentwood Subdivision was included in the rezoning request.

Mr. Tijerina replied that the only property being rezoned would be Sharyland School District property. He added that the vicinity map reflects the 200' radius that the City is required to use when mailing out the notices and the shaded area indicates the area being rezoned.

Mrs. Janine Havener who resides at 1406 Mockingbird Avenue stated that the notices that were mailed out to the residents were very confusing. She added that the lots mentioned on the notices were not labeled on the map which makes it confusing to determine who needs to receive a notice.

Chairman Rene A. Flores stated that all the lots mentioned were part of the Sharyland Orchards Subdivision and were labeled as Sharyland I.S.D. on the map. He added that hopefully with the presentation all her concerns would be addressed.

Mrs. Havener asked if this meant that the City was taking over that property and no bar would be allowed. She asked if this meant more protection for the residents when the property is zoned Public.

Chairman Rene A. Flores stated that it would be more protection for them because nobody would be able to come and put a bar across the street from a School.

Mrs. Havener asked if she could get a list of what was permitted on a Public Zone because she is having a Board meeting next Tuesday and would like to be able to provide that information to the Board.

Mr. Daniel Tijerina stated that she could go to the Planning Department and staff would provide her with that information.

Mr. Bobby Salinas stated that staff was only talking about what would be permitted on the Sharyland ISD property and not all the surrounding properties.

Mr. Ralph Edward Lemley who resides at 2418 East Sunset Lane stated that he was not confused but was suspicious anytime the Sharyland ISD wanted to do something. He added that in the past they've had problems on Sunset Lane where they have threatened to take or steal parts of our property. Mr. Lemley mentioned that he had some concerns where Sharyland ISD would have more authority to implement an eminent domain.

Chairman Rene A. Flores replied, "No it would not".

Mr. Lemley asked if this would increase or property value or property taxes.

Chairman Rene A. Flores replied, "No". He added that this was strictly for Sharyland ISD to comply with the new zone amendment for these types of institutions.

Mr. Lemley asked if this zone would protect them from the School District.

Chairman Rene A. Flores stated that this had nothing to do with eminent domain. He added that this rezoning would not affect the surrounding land.

Mr. Lemley stated that they had noise ordinances that the school has completely ignored at times.

Chairman Rene A. Flores that if there was an ordinance being violated then it is up to the resident to report the complaint to the City so when a permit gets renewed that information could be taken into consideration.

Mr. Bobby Salinas stated that the only reason they had to apply for a rezoning was because they wanted to add a portable building for a classroom but because this code was adopted in August that all schools need to have a Public Zone and they had a large lot single family zone. He mentioned that they were just complying with the City's requirements.

Chairman Rene A. Flores asked if the applicant or representative were present.

There was no response.

There being no further discussion, Chairman Rene A. Flores entertained a motion. Ms. Diana Izaguirre moved to approve the rezoning as per staff's recommendation. Mr. Ned Sheats seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:27 p.m.**

**Ended: 5:33 p.m.**

**ITEM #1.4**

**Rezoning:**

**Lot 20, Villa Capri Subdivision  
AO-I to C-1  
Carlos A. Puente**

Mr. Daniel Tjierina went over the write-up stating that the subject site is located 500' west of Moorefield Road along the north side of Mile 3 Road.

**SURROUNDING ZONES:** C-3 to the south and AO-I in all other directions

**EXISTING LAND USES:** There is a Taqueria restaurant to the south and single family homes in all other directions.

**FLUM:** The Future Land Use Map reflects a Low Density (LD) designation.

**REVIEW COMMENTS:**

- The property's only access is to a widened 3 Mile Rd. (120' ROW);
- There are other approved commercial re-zonings and uses just south of this lot;
- The subject property had been used as a daycare for many years while it was in the County without any reported incidents;
- The highest and best long term use for those lots out of Villa Capri Subdivision facing Mile 3 Rd. should be of a commercial nature, not single family residential;
- Re-zoning the property to a C-1 zone would still retain a sense of control as to the type of commercial uses that can be placed in the midst of residential homes, so as not to be too excessive. The C-1 re-zoning would allow for these lots to gradually start the change to commercial zones along Mile 3.

Staff recommends approval.

Chairman Rene A. Flores asked if there was any public opposition to the request.

There was no response.

Chairman Rene A. Flores asked if the applicant or representative were present.

There was no response.

Mrs. Marisela Marin asked that if when the subdivision was reviewed and approved by the County wasn't it already zoned commercial.

Mr. Tijerina mentioned that in the County, there is no zoning.

Mr. Abiel Flores asked staff if they foresee this property having access through the residential lots.

Mr. Tijerina replied, “No that that he is aware of”. He added that they could have access but staff was requiring for them to have a buffer as a requirement for commercial properties. Mr. Tijerina stated that staff would monitor this property closely.

Mr. Ned Sheats mentioned if in the future staff could provide an aerial of the surroundings homes or businesses that have been recently annexed and new to the City of Mission.

There being no further discussion, Chairman Rene A. Flores entertained a motion. Ms. Diana Izaguirre moved to approve the rezoning as per staff’s recommendation. Mr. Abiel Flores seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:33 p.m.**

**Ended: 5:37 p.m.**

**ITEM #1.5**

**Conditional Use Permit Renewal: To keep a 14’ x 30’ Portable Building for Office Use  
1501 Industrial Way  
Lot 3, Mission Business Park Subdivision  
I-1  
Lois & Joshua Brooks**

Mr. Daniel Tijerina went over the write up stating that the subject site is located at the SW corner of Los Ebanos and Industrial Way. There is an existing shed business on the site which has been in operation since 2005. The business uses a 14’ x 30’ portable building as an office in connection with the shed business. ‘George’s Sheds & Siding’ has been in the business of constructing and selling wooden sheds for over 30 years. In viewing the site-plan, there are two 24’ driveway cuts that lead traffic into and out of the facility—one onto Industrial Way and the other onto Los Ebanos. This CUP’s most recent approval was on 7-27-09 for a period of 4 years and now needs renewal consideration.

- **Hours of Operation:** Monday - Friday from 11a.m. to 4p.m. and Saturdays from 8a.m. to 4p.m.
- **Staff:** Only the applicants will run the business.
- **Parking and Landscaping:** The 14’ x 30’ office requires 4 parking spaces. There are 4 existing spaces and landscaping, thus compliant to both codes.

**REVIEW COMMENTS:** The portable has been at this location for the past 8 years with no complaints filed with the Planning office. Staff does not object to the proposed renewal for another extended term. Staff recommended approval for 4 years.

Chairman Rene A. Flores asked if there was any public opposition to the request.

There was no response.

Chairman Rene A. Flores asked if the applicant or representative were present.

Mr. Joshua Brooks who resides at 2018 School Lane was present to address any questions from the Board.

Mr. Ned Sheats asked why staff was not considering approving the conditional use permit for life of use especially when the building has been well maintained, and landscaping is still green.

Mr. Tijerina stated that they could recommend approving the conditional use permit for life of use if they desired to do so.

There being no discussion, Chairman Rene A. Flores entertained a motion. Mr. Ned Sheats moved to approve the conditional use permit for life of use. Mrs. Marisela Marin seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:37 p.m.**

**Ended: 5:42 p.m.**

**ITEM #1.6**

**Conditional Use Permit Renewal: To keep a Portable Building for a Clinic  
611 N. Bryan Road  
Lot 1, Nuestra Clinica Del Valle Subdivision  
C-3  
Nuestra Clinica Del Valle**

Mr. Daniel Tijerina went over the write up stating the site is located 400' north of Matamoros Street along the west side of Bryan Road. The applicant currently has an existing portable clinic installed behind the current Nuestra Clinica facility on Bryan Road. This CUP was approved on 3-23-11 for a period of 1 year, however Nuestra Clinica did not set up operations in the portable until approximately August 2012. Nuestra Clinica had understood that the year approval would not begin until they had commenced operations within the facility. They are currently requesting a renewal of the CUP to keep the portable building for the clinic.

- **Hours of operation:** Monday - Friday from 8a.m. to 5p.m., Thursdays (Night Clinic) from 6p.m. to 9p.m. and Saturdays from 9a.m. to 1p.m.
- **Staff:** 37 employees
- **Parking:** The 2,400 sq.ft. portable and the 8,172 sq.ft. existing building require a total of 59 spaces. NCDV added an additional 29 parking spaces to the existing 74 spaces for a total of 103 spaces, exceeding the spaces required by 44.
- **Landscaping:** During the first approval, staff recommended landscaping, the portable be painted to a natural earth tone color, and that the building be skirted. Upon an on-site inspection all items have been completed.

**REVIEW COMMENTS:** The portable building has been in place for some time without any complaints to Planning staff. The building is behind the existing permanent building, it has been painted in earth tones, and has some landscaping which helps screen it from Bryan Rd. Staff does not object to the renewal of the CUP. Staff recommends a 3 year approval subject to non-transferability to others.

Chairman Rene A. Flores asked if there was any public opposition to the request.

There was no response.

Chairman Rene A. Flores asked if the applicant or representative were present.

Mrs. Lucy Ramirez, Executive Director for Nuestra Clinica Del Valle was present to address any questions from the Board.

Chairman Rene A. Flores stated that staff was recommending approving the conditional use permit for another 3 years.

Mrs. Ramirez mentioned that they are considering in replacing the existing portable building with a permanent building. She added that they are currently soliciting proposals for that particular project and that would be done within the next year.

There being no further discussion, Chairman Rene A. Flores entertained a motion. Ms. Diana Izaguirre moved to approve the conditional use permit as per staff's recommendations. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:42 p.m.**

**Ended: 5:46 p.m.**

**ITEM #1.7**

**Conditional Use Permit Renewal:**

**Keep a Residence for a Security Guard  
Employed on the Property  
107 International Blvd.  
Lot 2, Mission Business Park Subdivision  
I-1  
MT Self Storage**

Mr. Daniel Tijerina went over the write up stating that the subject site is located at the NE corner of Industrial Way and International Blvd. The applicant built a new self-storage facility along with a 2 story office building which currently serves as an office for the storage business and a residence for the night watchman. Access to the site is off of Industrial Way. The office building measures 20' X 44.4' for a total of 1,776 sq.ft. (888 sq.ft./floor). This CUP was approved on 8-22-12 for 1 year after occupancy. The business license was acquired on 11-26-12. The owner now wishes to renew his CUP in order to continue to have full time security on the premises.

- **Hours of operation:** Everyday - 8a.m. to 10p.m. (Office - 8a.m. to 5p.m.)
- **Staff:** 2 employees during the day and 1 night watchman.
- **Parking & Landscaping:** 7 spaces are required based on the size of the office building. 7 spaces are being provided with plenty of landscaping, thus meeting both parking and landscaping codes.

**REVIEW COMMENTS:** The residence is used only by the night watchman. Since it is a use that is permitted via CUP under an I-1 zone and a storage room facility is a very low-key operation, Staff does not object to the proposal. Staff recommends a 3 year approval.

Chairman Rene A. Flores asked if there was any public opposition to the request.

There was no response.

Chairman Rene A. Flores asked if the applicant or representative were present.

Mr. Miguel Trevino whose business is at 1500 Industrial Way was present to address any questions from the Board.

Mrs. Marisela Marin asked if the apartment was for the security guard.

Mr. Trevino replied, "Yes".

There being no discussion, Chairman Rene A. Flores entertained a motion. Mr. Ned Sheats moved to approve the conditional use permit as per staff's recommendation. Mrs. Marisela Marin seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Daniel Tijerina introduced Mr. Humberto Garcia who is the Media Relations Director for the City of Mission and would be taking pictures of the Planning and Zoning Board Members.

**Started: 5:46 p.m.**

**Ended: 5:54 p.m.**

**ITEM #1.8**

**Conditional Use Permit Renewal:**

**Sale & On-Site Consumption of Alcoholic Beverages – Buffalo Wings and Rings  
907 S. Shary Road  
Lot 2A, Colorado Subdivision  
C-3  
Alejandro Espinosa**

Mr. Daniel Tijerina went over the write up stating that the 5,171 sq. ft. restaurant site is located on the NE corner of Shary Road and Colorado Street. Access to the restaurant is from both Shary and Colorado Street. This CUP was approved by P&Z for a period of three years on 9-22-10.

- **Hours of Operation:** Sunday – Thursday from 11 a.m. to 12a.m. and Friday & Saturday from 11a.m. to 2a.m. Alcoholic beverages are only served during allowable State selling hours.
- **Parking & Landscaping:** The 5,171 sq.ft. restaurant requires 69 parking spaces. There are 94 existing spaces, exceeding code by 25. They are also in compliance with the landscaping code.
- **Sale of Alcohol:** This restaurant does have a bar component which requires that there be no churches, schools, or residences within 300' of the restaurant. There are no such uses within 300'. Staff has also requested a report from Mission P.D. in regards to any incidents which may have occurred in relation to the sale and on-site consumption of alcohol. We should have that report by the meeting date.

**REVIEW COMMENTS:** If there are no incidents reported by Mission P.D., Planning would feel comfortable supporting a CUP with an extended approval tenure. The restaurant has been functioning well for the past 3 years, where staff has not received any complaints in regards to the sale and on-site consumption of alcohol. If P&Z is so inclined, staff would not object to an approval for the 'Life of

Use' as done with other similar franchise restaurants (Genghis Grill, Free Birds, Pollito Grilled Chicken), if not, a 3 year approval would be in order. Staff recommends approval for 'Life of Use'. (NOTE: Even in 'Life of Use' CUPs, the City holds the authority to revoke the CUP if there are ever any negative incidents/issues.)

Chairman Rene A. Flores asked if there was any public opposition to the request.

There was no response.

Chairman Rene A. Flores asked if the applicant or representative were present.

Mr. Alejandro Espinoza was present to address any questions from the Board.

Mr. Bobby Salinas stated that he had the opportunity to speak to the Chief of Police Robert Dominguez last week and he stated that he would feel more comfortable if it would remain for 1 year approval.

Mr. Tijerina asked if he provided a number of calls.

Mr. Salinas stated that he did provide a number but it was an inflated amount and not all of those calls were alcohol related. Mr. Salinas added that Chief Dominguez was going to go through all the calls to determine which were alcohol related.

Mr. Ned Sheats stated that he would agree with the Chief of Police recommendation to approve the conditional use permit for 1 year.

Mrs. Marisela Marin stated that staff could not compare Buffalo Wings and Rings to Freebirds or Genghis Grill because they didn't offer alcohol.

Mr. Tijerina replied, "Yes they do offer alcohol". He added that Freebirds & Genghis Grill would offer more with their meals and in Buffalo Wings and Rings they could consume their alcohol while watching a football, basketball game or UFC fight. Mr. Tijerina mentioned that based on the recommendation by the Chief of Police, staff would amend their approval for only 1 year.

Chairman Rene A. Flores asked how was it possible that they exceed the parking requirements if when they have events, whether it's a fight or a game, people are parked on open space and across the street.

Mr. Tijerina stated that it was based on our ordinance for restaurant use. He added that it was based on the number of seats which was 1 parking space for every 3 seats. He mentioned that most of the people went in their own car and that why they have the issues that the Chairman just mentioned.

Mr. Salinas stated that sometimes customers don't want to utilize the parking on the rear of the building.

Chairman Rene A. Flores suggested that they 'Table' the item so that they could get the exact number of calls that were alcohol related from the Chief of Police and information from the Fire Department on the capacity.

There being no further discussion, Chairman Rene A. Flores entertained a motion. Mr. Ned Sheats moved to 'Table' the conditional use permit pending the information on the calls that were alcohol related, an observation on the overflow parking, and having the Fire Marshal check the occupancy for this restaurant. Mrs. Diana Izaguirre seconded the motion. Upon a vote, the motion passed unanimously.

**Started: 5:54 p.m.**

**Ended: 5:56 p.m.**

**ITEM #2.0**

**Preliminary & Final Plat Approval: Stewart Oaks Subdivision  
A 4.60 acre tract of land out of  
Lot 261, & an abandoned canal ROW  
Adjacent to Lot 261, John H. Shary Subdivision  
AO-I (R-1A proposed)  
Developer: Meza Homes, Inc.  
Engineer: Javier Hinojosa Engineering**

Mr. Daniel Tjierina went over the write up stating that the subject site is located ½ mile north of Griffin Parkway along the east side of Stewart Road. The proposed subdivision consists of 15 large lot single family residential lots.

P&Z had already reviewed and approved this subdivision on 11-13-13, however the orientation of the last lot was modified and the pavement of the cul-de-sac was increased to a full 80'. Due to these changes, we are requesting your re-approval with all of the same recommendations.

Staff recommends approval subject to: 1) No objection to Variances 1-3, subject to meeting private street policy; 2) Must provide escrows for Stewart Rd. widening and 5' sidewalks along Stewart Rd.; 3) Must pay capital sewer recovery and park fees; 4) Must pay reimbursement fees; 5) Provide water district exclusion; and 6) Comply with all other format findings.

Chairman Rene A. Flores asked if there was any input from the Board.

There was no response.

Chairman Rene A. Flores asked if the applicant or representative were present.

Mr. Javier Hinojosa from Javier Hinojosa Engineering was present to address any questions from the Board.

There being no discussion, Chairman Rene A. Flores entertained a motion. Mr. Abiel Flores moved to approve the subdivision plat as per staff's recommendations. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM #3.0**

**ADJOURNMENT**

There being no further items for discussion, Mr. Ned Sheats moved to adjourn the meeting. Mr. Abiel Flores seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 5:58 p.m.

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Rene A. Flores, Chairman  
Planning and Zoning Commission