

**PLANNING AND ZONING COMMISSION
MARCH 27, 2013
CITY HALL'S COMMUNITY ROOM @ 5:00 P.M.**

P&Z PRESENT

Ned Sheats
Carlos Lopez
Mario Garza
Marisela Marin
Rene Flores

P&Z ABSENT

Abiel Flores
Diana Izaguirre

STAFF PRESENT

Daniel Tijerina
Bobby Salinas
Susana De Luna

GUEST PRESENT

Antonio Herrera
Ciro Hernandez
Mike Friedrichs
Martha Garza
Javier Fernandez
Alonzo Rojo
Jaime Sanchez

CALL TO ORDER

Vice-Chairman Ned Sheats called the meeting to order at 5:03 p.m.

CITIZENS PARTICIPATION

Vice-Chairman Ned Sheats asked if there was any citizens' participation.

There was no response.

APPROVAL OF MINUTES FOR MARCH 13, 2013

Vice-Chairman Ned Sheats asked if there were any corrections to the minutes for March 13, 2013. Mrs. Marisela Marin moved to approve the minutes as presented. Mr. Mario Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:04 p.m.

Ended: 5:08 p.m.

ITEM # 1.1

Rezoning:

**722 E. 8th Street, Suite D
Out of lots 11 & 12, and a 20' strip
Adjacent thereto, Block 113,
Mission Original Townsite Subdivision
C-3 to P
Elizabeth B. Hernandez**

Mr. Bobby Salinas went over the write up stating that the subject site is located on the SW corner of Mayberry Road and 8th Street. There is an existing commercial plaza on the site, where the only area to be rezoned to "Public" would be Suite D.

The surrounding zones and existing land uses include: (C-3) General Business; Open Acreage to the north; (R-1) Single Family Residential; Mission Housing Community Center to the east, (R-1) Single Family Residential; SF Homes to the

west and south. The site is currently (C-3) General Business; Commercial Plaza. The Future Land Use Map reflects a General Commercial (GC) designation.

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. Mrs. Hernandez is proposing to utilize an existing commercial suite as a Church facility, thus the need to change of zone from C-3 to P. The change, however, should only be for suite "D" so as not to affect the other suites.

Chairman Rene Flores walked in at 5:06 p.m.

Mrs. Hernandez has submitted a proposed floor plan showing the seating. There are 20 seats being proposed which requires 5 parking spaces as per code. There are a total of 18 existing parking spaces. Since churches usually operate on Sundays, staff does not foresee any issues with parking. Notices were sent to property owners within 200' of the site. Staff did not receive comments for or against this proposal. Staff recommends approval.

Vice-Chair Ned Sheats asked staff if this particular mall was a leased facility or do the people own their property.

Mr. Salinas stated that this was a lease facility. He added that the applicant had provided a letter from the property owner authorizing the change of zone.

Vice-Chairman Ned Sheats asked if there would be a problem for just rezoning a suite within the lot.

Mr. Salinas replied, "No".

Mrs. Marisela Marin asked what types of business were in that facility.

Mr. Salinas stated that the typical retail business.

Mrs. Marisela Marin mentioned that staff assumed they were only going to have mass on Sundays, but how could they be sure.

Mr. Salinas stated the applicant was present and he could verify that information.

Vice-Chairman Ned Sheats asked if there were any business in this strip that sell alcohol.

Mr. Salinas stated that there were no restaurants that sell alcohol in this strip that he was aware off.

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

There was no response.

Vice-Chairman Ned Sheats asked if the applicant or representative were present.

Representing his wife, Mr. Ciro Hernandez was present to answer any questions that the Board might have. Mr. Hernandez stated that it would be a Assembly of God Christian Church.

Vice-Chairman Ned Sheats stated that it seem that they would be having a small group of people gathering in that building.

Mr. Hernandez mentioned that this would be a small church with probably no more than 20 to 30 people maximum.

Mrs. Marisela Marin asked Mr. Salinas how easy it would be for them to go back to C-3 in the event that his lease is up and he decides not to continue.

Mr. Salinas stated that they would need to rezone the property again to commercial.

There being no further discussion, Vice-Chairman Ned 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. Rene Flores apologized for running late to this meeting but he was coming from another meeting in the City of Palmview.

Started: 5:08 p.m.

Ended: 5:23 p.m.

ITEM # 1.2

Conditional Use Permit:

**To Place a 7' x 20' Portable
Building for the Sale of Food
1103 W. Expressway 83
Lots 41, 42, & 43,
Freeway Subdivision #4
C-3
Martha Garza**

Mr. Bobby Salinas went over the write up stating that the subject site is located in the SW corner of Expressway 83 & Alma Avenue. There are two existing businesses on the site, a palette business and a car wash. The applicant is proposing to install a 7' x 20' portable building on the site. The portable would be located between the palette business and the open carport. Access to the site is from an existing driveway along Expressway 83. There are existing restrooms facilities located within the palette business which will be made available upon request by the public.

- **Hours of Operation:** Every day from 7 a.m. to 10 p.m.
- **Staff:** 2 employees will run the stand.
- **Parking & Landscaping:** There are 21 parking spaces on the site for the use of both businesses. There are several existing oak trees located within the property. Staff is recommending a 3' landscape hedge along the Expressway frontage in order to help enhance the aesthetics of the overall site.
- A business license is required prior to occupancy.
- Must meet the City's Sign Ordinance.
- Requires the approval by the Health and Fire Departments.

Staff recently had several portable building proposals for the sale of food, however none of them have been located off of Expressway 83. Though we want to be able to afford people an opportunity to start new businesses, Staff feels that a portable building of this nature located along the Expressway would detract, instead of enhanced its aesthetics. Staff 1st recommendation: Denial since the expressway needs its aesthetics enhanced not detracted. Staff 2nd recommendation approval subject to: 1) 1 year approval; 2) portable structure to be skirted; 3) must install a 3' landscape hedge along the Expressway frontage; 4) must comply with City's sign code; 5) approval by the Health & Fire Departments; and 6) acquisition of a business license.

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

There was no response.

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

Mr. Jaime Sanchez who resides at 4306 Canadiana Lane was representing the applicant. He stated that the applicant was his friend's wife who asked him to help out with the conditional use permit. Mr. Sanchez stated that Mrs. Garza would like the Board to consider her request to place the portable building for the sale of food since the palette business was not doing very well.

Chairman Rene Flores stated that he would like to be consistent with his previous recommendations by not allowing this type of businesses because he believes this would deflect from the other businesses.

Mr. Sanchez stated that they would like to try it for a year and if it works out then actually remodeling the carport and building to possibly convert it into a Taqueria.

Mr. Ned Sheats stated that this would generate more traffic in this area.

Mr. Alonzo Rojo who resides at 4602 Thunder Avenue in McAllen stated that it wouldn't because it would be quick; they would just pick up the order because there would not be any tables to sit down and eat.

Mrs. Marisela Marin stated that her main concern was that it was on the Expressway.

Mr. Rojo stated that they were proposing to open from 7 a.m. to 12 noon for pick up only.

Mrs. Marisela Marin stated that her concern was still safety.

Mr. Rojo asked since the only reason they would not approve this request was because it was too close to the Expressway, would it be allowed anywhere else except along the Expressway.

Chairman Rene Flores stated that it was not that the Board didn't want it because he wanted the people to make a living, but as Board Members they have the responsibility to make the City look good.

Mr. Rojo stated that there was another portable building on Inspiration Road and Expressway which does not look like his and the Board allowed it.

Chairman Rene Flores stated that they consider each application on a case by case basis but he would be happy to have staff look at it.

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

Started: 5:23 p.m.

Ended: 5:43 p.m.

ITEM # 1.3

**Conditional Use Permit: Sale & On-Site Consumption of
Alcoholic Beverages – KAVE Restaurant & Bar
2306 E. Expressway 83, Ste. 8 & 9
Lot 1, Cimarron Crossing Ph. I Subdivision
C-3
Javier Gonzalo Fernandez**

Mr. Bobby Salinas went over the write up stating that the subject site is located near the SE corner of J.R. Drive and Expressway 83 along the Frontage Road. This conditional use permit was most recently approved by P&Z on 10-10-12 for a period of 6 months. The applicant now wishes to install a full kitchen to make The Kave a

true "Restaurant and Bar". The applicant would have to comply with Fire and Health Department requirements.

- **Hours of Operation:** the applicant is proposing to have a restaurant open 24 hours every day. Alcoholic beverages will only be served during allowable State selling hours.
- **Staff:** 15 employees.
- **Parking and Landscaping:** There are 80 seating spaces, which require 27 parking spaces (80 seats/1space for every 3 seats = 26.6 parking spaces). It is noted that the parking area is held in common (100 existing parking spaces) and is shared with other businesses. Kave has been in operation since '07 and there have been no issues in regard to off-street parking. Landscaping is meeting City code.
- Must obtain a new Business License to reflect that the business is now also a restaurant. The 6 month approval term should be from Business License issuance date.
- Staff has asked Mission PD for a report of incidents from the past 6 months.
- PD advised staff that there have been no incidents reported.

Staff is wary of the proposed 24 hour operation of a restaurant and bar combination. To our knowledge there are no 24 hour restaurant/bars within the City, however TABC did mention that it was possible to operate such a business. They mentioned that they would only be able to sell from 11 a.m. to 2 a.m. If approved with the 24 hour operation, Staff recommends that the applicant obtain a Food and Beverage Certificate from TABC in order to ensure that over 50% of the sales are food related and not simply a bar. Staff recommended approval subject to: **1)** 6 month approval; **2)** Must sell alcohol only during allowable State selling hours; **3)** Must obtain a TABC Food and Beverage Certificate; **4)** Must comply with all Fire and Health Department requirements; and **5)** Must obtain a new business license to reflect the restaurant use.

Mrs. Marisela Marin asked if they really wanted to be open 24 hours.

Mr. Salinas replied, "Yes."

Chairman Rene Flores asked if it would be the first application that this Board considers for this type of business.

Mr. Salinas replied, "Yes". He mentioned that as far as he knows, this would be the first 24 hour restaurant with a bar combination.

Mr. Mario Garza stated that he had been in the City a lot of years and it was the first one he sees.

Mr. Tijerina stated that there were other businesses open 24 hours like IHOP and Denny's.

Mrs. Marisela Marin mentioned that IHOP or Denny do not sell liquor.

Mr. Salinas mentioned that he believed Taco Palenque was open 24 hours and had alcohol.

Mr. Marisela Marin asked if Taco Palenque had alcohol or liquor.

Mr. Tijerina stated that Taco Palenque sells beer only.

Mr. Salinas stated that over 50% of the sales would need to be from the restaurant.

Mr. Ned Sheats asked if they had a bar presence at Taco Palenque.

Mr. Tijerina stated that they only had a big ice chest with beer.

Mr. Salinas stated that it would be the first of its kind because it cannot be compared to other restaurants.

Mr. Tijerina stated that this was the reason why staff was requiring the TABC certificate because TABC requires that the restaurant submits all the receipt of the sales to monitor that in fact over 51% of the sales are from the food and not alcohol.

Chairman Rene Flores asked staff if they didn't get the 51% of the sales from the restaurant then TABC would not allow it.

Mr. Tijerina replied, "That's correct". Otherwise, they would not be able to operate under a restaurant and bar they would need to change their TABC license for bar only.

Mrs. Marisela Marin stated that then they would be complying under good faith.

Chairman Rene Flores stated that it would not be under good faith because they have to meet the 51% otherwise it would not be allowed.

Mr. Tijerina stated that they had to pay a certain amount of money for this TABC certificate and get P&Z and City Council approval first.

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

There was no response.

Chairman Rene Flores asked if the applicant or representative was present.

Mr. Javier Gonzalo Fernandez who resides at 5803 43rd North in McAllen was present to address any questions that the Board might.

Chairman Rene Flores asked Mr. Fernandez if he was aware of staff's requirements and if he was willing to comply.

Mr. Fernandez stated that he was aware of the requirements and was willing to comply.

Chairman Rene Flores asked what type of food was he proposing to sell.

Mr. Fernandez stated that he was proposing to have menudo, pozole, gorditas, barbacoa, enchiladas, etc.

Chairman Rene Flores asked if he was proposing to have breakfast too.

Mr. Fernandez replied, "Yes".

Chairman Rene Flores mentioned that then anybody that left his bar would leave with a full stomach.

Mr. Fernandez stated that this idea came about because he has been in business for a little over a year and he has invested a lot of money and had not made any profit. He added that he wanted to combine the food with the alcohol.

Chairman Rene Flores stated that since this was going to be the first restaurant to be open 24 hours with a bar, he would need to set example for other future businesses. He wished them the best of luck in his business and hopes everything works well.

Mr. Tijerina mentioned that when Mr. Fernandez met with staff he advised staff that he had already invested over \$500,000 in this business and has not made any profit and wanted to do something different to make his business work.

Mr. Fernandez stated that in reality he has invested \$600,000 because he remodeled everything inside the building.

Mrs. Marisela Marin asked Mr. Fernandez why 24 hours.

Mr. Fernandez stated that it was because most of the nightclubs, concerts close at 2:00 a.m. and the people go to IHOP, Ponchos, etc. He mentioned that his concept was to target the people that come out of the nightclubs/concerts, which close mostly at 2:00 a.m. that were hungry and wanted something different other than a hamburger.

Mrs. Marisela Marin stated that her concern was not being open 24 hours it was to have the alcohol very easily accessible to the patrons how would he be controlling that alcohol would not be served past 2:00 a.m. What if someone would offer money under the table to get a beer, etc. after the allowable serving time.

Mr. Fernandez stated that he had already encountered something like that in the past and he usually has the employees picking up the bottles 15 to 20 minutes before 2:00 a.m. to avoid this type of problems besides in the past he had people in charge because he was not able to take care of his business at all times. He mentioned that now his wife and him would be at all times in the business to avoid any problems.

Mrs. Marisela Marin asked if he was proposing to have music.

Mr. Fernandez replied, "Yes".

Mr. Ned Sheats asked if he was proposing to have any security.

Mr. Fernandez stated that he already had a contract for security. He added that he was willing to abide with all the rules and regulations.

There being no further discussion, Chairman Rene Flores entertained a motion. Mrs. Marisela Marin moved to approve the conditional use permit as recommended by staff. Mr. Mario Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:43 p.m.

Ended: 5:52 p.m.

ITEM # 1.4

**Conditional Use Permit Renewal: Portable Building for Office Use
1117 S. Shary Road
Lot 1, McManus Subdivision
C-3
Antonio Herrera**

Mr. Daniel Tijerina went over the write-up stating that the site is located 400' south of Colorado Street along the east side of Shary Road. This pre-existing portable building has been used as an office for the past 16 years (currently as an office for Unique Auto Detailing and Rocass Homes). Mr. Herrera is the current operator of the portable office and now is requesting a renewal of his CUP. The existing portable building sits along the easternmost property line over 100' Shary Road. There is a 47' x 20' section of asphalt where vehicles are washed; and 4 spaces used for drying the vehicles.

- Days/Hours of Operation: Everyday from 8 a.m. to 6 p.m.
- **Staff:** 6 employees

- **Parking & Landscaping:** The two businesses require a minimum of 8 parking spaces. There are a total of 17 parking spaces, however 4 spaces are used to dry vehicles, leaving 13 parking spaces shared between both businesses, thus exceeding code. There are several existing palm trees and shrubs on-site.

Having a portable building along Shary Road is not a long term desire of the City when considering aesthetics along a major corridor. However, since the last renewal, a lot of work has been done to the site, including the portable building. Rocass Homes made a portion of the building look like a permanent structure greatly improving the aesthetics of the site. Staff does not object to a 3 year re-evaluation in order to continue to assess these businesses where, one day the portable may need to be replaced with a site built structure. Staff recommended a 3 year approval.

Mrs. Marisela Marin asked if property belong to the McManus Subdivision.

Mr. Tijerina replied, "Yes".

Mrs. Marisela Marin asked staff if they knew if they had any plans of future development.

Mr. Tijerina stated that they do have plans to do something nice in this area but they have not submitted anything yet.

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

There was no response.

Chairman Rene Flores asked if the applicant or representative was present.

Mr. Antonio Herrera Alvarado who resides at 2002 E. 19th Street in Mission was present to address any questions that the Board might.

Chairman Rene Flores stated this Board considers and thanks him for improving the aesthetics of this area.

Mrs. Marisela Marin stated that his business is always full.

Mr. Herrera stated that thank GOD his business has been very good and everybody says its because of the way they treat the customers and the service they get on their vehicles. He added that in his business he includes the waxing with the carwash and in other places they charge for it. He mentioned that he had opened another located on Business 83 but he had to close because the people there didn't want to pay that much to get their vehicles washed. He added that he has clients

from Penitas, San Juan, Edinburg, etc. Mr. Herrera stated that he is proposing to do more improvements to the carwash area this coming year to make it look better.

Mr. Mike Friedrich stated that he lives in the area and he passes about 10 times a week and his business is always very clean and nice.

There being no further discussion, Chairman Rene Flores entertained a motion. Mr. Carlos Lopez moved to approve the conditional use permit as recommended by staff. Mr. Mario Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:52 p.m.

Ended: 5:59 p.m.

ITEM # 2.0

Site Plan Approval:

**Construction of 8 Apartments
Lot 5, Siesta Palms Subdivision
R-3
Sandra Vecchio**

Mr. Daniel Tijerina went over the write-up stating that the subject site is located approximately 1,300' south of U.S. Hwy 83 along the east side of San Antonio Avenue. The site is an irregular shaped lot.

The applicant is proposing to build 2-two story complexes containing a total of 8 two bedroom apartments in all with a total living area of 8,634.64 sq. ft. (1,079.33 sq. ft. per apartment). All apartments will be divided by 1 hr. fire rated walls. The owner is also thinking of gating the front entrance. Any proposed gating would need to be approved by the Fire Marshal's Office.

Setbacks: The minimum required setbacks based on the subdivision are: Front: 30', Rear: 15', Sides: 6'. All setbacks are being met.

Parking: The 8 units are calculated to require 16 parking spaces based on the 2:1 parking ratio. The applicant is providing 16, thus meeting code.

Landscaping: Based on the new landscaping code 1 shade/ornamental tree is required for every two apartment units. The developer is providing 4 oak trees and a combination of plants, shrubs, thus complying with code.

Other comments: Payment of Capital Sewer Recovery Fee in the amount of \$960.00 (8 two bedroom apartments x \$120/unit); Payment of Park Fees in the amount of \$2,400 (\$300/apartments).

Staff recommended approval subject to: 1) Pay capital sewer recovery fees; 2) provide a minimum of 4 (7' tall – 3" caliper) shade trees; 3) gated entrances to be approved by the Fire Marshal; 4) pre-pour survey required at building permit stage

(due to irregular lot).

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

There was no response.

Chairman Rene Flores asked if the applicant or representative was present.

There was no response.

Mrs. Marisela Marin asked if it was 2 parking spaces per apartment.

Mr. Tijerina replied, "Yes".

Mrs. Marisela Marin stated that it seems tight but hopefully not everybody has 2 cars.

There being no further discussion, Chairman Rene Flores entertained a motion. Mr. Ned Sheats moved to approve the site plan approval as recommended by staff. Mr. Mario Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:59 p.m.

Ended: 6:06 p.m.

ITEM # 3.0

Single Lot Variance:

**E. 717' – S. 125' – N. 460' out of
Lot 23-1, Tolle Subdivision #2
AO-I
Marco & Thelma Hinojosa**

Mr. Daniel Tijerina went over the write-up stating that this property is located approximately 350' north of W. 18th Street along the west side of Adams Avenue. The site measures 125' x 717' (89,625' total sq. ft.). The applicant currently has his home on the property, however since this property was deeded after the inception of our subdivision code, a Single Lot Variance is required. The applicant is proposing to build a new 30' x 25' hobby room for his vehicles. The property is currently zoned AO-I and complies with the minimum AO-I lot area requirements.

Water & Sewer: Water service is available through an existing 6" waterline located along Adams Avenue. There is an existing fire hydrant located south of the site along the NW corner of 18th Street and Adams. The site is currently being served sewer through an existing 8" line located along the west side of Adams Avenue. The Capital Sewer Recovery Fee will be imposed at \$200/Housing Unit Equivalent.

Streets: The property has frontage to Adams Avenue; which is a future 60' ROW, 43' B/B St. The applicant will be required to dedicate an additional 9' of ROW in order to provide the 30' ROW requirement from the centerline of Adams.

Other Comments: Park Fees – since the home is already in existence, no park fees will be charged, must escrow/install 5' sidewalks along Adams Avenue; must provide proof of exclusion from the Water District; and there are existing streetlights located along Adams Avenue.

Staff recommended approval subject to: 1) dedication of a minimum of 9' of ROW along Adams; 2) must install/escrow 5' sidewalks along Adams; 3) payment of capital sewer recovery fee; and 4) provide proof of exclusion from the water district.

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

Mr. Mario Garza asked staff to make sure the applicant understands all the requirements being imposed.

Chairman Rene Flores asked if the applicant or representative was present.

There was no response.

There being no further discussion, Chairman Rene Flores entertained a motion. Mr. Ned Sheats moved to approve the single lot variance as recommended by staff. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:06 p.m.

Ended: 6:15 p.m.

ITEM # 4.0

Pre-Final Plat Approval:

**Eduardo's No. 12 Subdivision
15 acres being all of Lot 179,
And the South 5 acres out of
Lot 181, Bentsen Groves Subdivision
Suburban ETJ
Developer: Diana Laura Izaguirre
Engineer: Izaguirre Engineering Group, Inc.**

Mr. Daniel Tijerina went over the write-up stating that the subdivision is located 1 mile north of Mile 3 along the east side of Bentsen Palm Dr. The subdivision consists of 38 lots, where Lots 1 and 38 shall have the option of being used for commercial or multi-family purposes. The remaining lots shall be used for residential purposes.

Water: The water CCN belongs to SWSC. The developer is providing water by connection to an existing 6" water line along the east side of Bentsen Palm Drive and extending a new 8" line east into the proposed subdivision. The developer is proposing to install 3 new fire hydrants as per the direction of the Fire Marshal's Office.

Sewer: The developer is proposing sanitary sewer service for this subdivision by connecting to an existing 8" line and extending a new 8" line east into the subdivision in order to serve all lots. Ordinance No. 3022 requires a capital sewer recovery fee for new connections into the City's sewer system. A total of \$750 per lot is required for lots outside the city limits which equates to \$28,500.

Streets & Storm Drainage: The subdivision has frontage to Bentsen Palm Drive, which is a future 100' ROW 65' B/B street. The developer is dedicating an additional 17.5' of ROW in order to comply with the MPO Thoroughfare Plan requirement of 50' from centerline. The subdivision is also near the alignment of Mile 4, in which the developer has submitted a letter from the County ROW Department stating that there will be no alignment of Mile 4 in this area. In speaking to the County, it is their view that Mile 4 will not be going through this subdivision. The lots will be fronting a 50' ROW 32' B/B paved street built to the County's construction specifications. No residential access will be allowed from Lots 1 and Lot 38 onto Bentsen Palm Drive. Drainage for the subdivision is proposed through the use of 24" H.D.P.E. lines located within the proposed street that will flow into a detention pond located to the easternmost area of the subdivision. Staff recommended approval subject to: 1) Must meet the Model Subdivision Rules; 2) Comply with the street alignment; 3) Must pay the capital sewer recovery fee; and 4) Comply with comments from the County Planning Department.

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

There was no response.

Chairman Rene Flores asked if the applicant or representative was present.

There was no response.

Chairman Rene Flores asked if there were any plans to extend 4 Mile Line in the future.

Mr. Tijerina stated that according to the County there would be no future extension but if that was the case it could be done without this subdivision being in the way.

There being no further discussion, Chairman Rene Flores entertained a motion. Mr. Mario Garza moved to approve the conditional use permit as recommended by staff. Mr. Ned Sheats seconded the motion. Upon a vote, the motion passed unanimously.

**ITEM # 5.0
ADJOURNMENT**

There being no further items for discussion, Mr. Ned Sheats moved to adjourn the meeting. Mr. Mario Garza seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:15 p.m.

Rene A. Flores, Chairman
Planning and Zoning Commission