

**PLANNING AND ZONING COMMISSION
JUNE 18, 2025
CITY HALL'S COUNCIL CHAMBERS @ 5:30 P.M.**

P&Z PRESENT

Diana Izaguirre
Kevin Sanchez
Raquenel Austin
Omar Guevara
Connie Garza
Steven Alaniz

P&Z ABSENT

Irene Thompson

STAFF PRESENT

Xavier Cervantes
Patricio Martinez
Jessica Munoz
Elisa Zurita
Gabriel Ramirez
Susie De Luna

GUEST PRESENT

Robert Russell
Gustavo Gamboa
Jose C. Hernandez
Marlon Garza
Blesson George
Azucena Bastida
Jerry Walsh
Bruce Tobey
Estbanan

CALL TO ORDER

Chairwoman Izaguirre called the meeting to order at 5:32 p.m.

DISCLOSURE OF CONFLICT OF INTEREST

There was none.

CITIZENS PARTICIPATION

There was none.

APPROVAL OF MINUTES FOR JUNE 4, 2025

Chairwoman Izaguirre asked if there were any corrections to the minutes for June 4, 2025. Ms. Garza moved to approve the minutes as presented. Ms. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:33 p.m.

Ended: 5:43 p.m.

Item #2

Rezoning:

**Tract 1: A tract of Land Containing 5.182 acres, from
AO-I to C-3, and Tract 2: A tract of containing 4.210 acres,
From AO-I to R-1T, both out of Lot 24-5, West Addition
to Sharyland Subdivision, the site is located along the
South side of WEST Griffin Parkway approximately 112
feet East of Holland Avenue
AO-I to C-3 & R-1T
3BU Family Limited Partnership**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Agricultural Open Interim District ("AO-I") to General Business District ("C-3") and Townhouse Residential District ("R-1T") to allow a commercial development (3 lots) along West Griffin Parkway with a 37 lot townhome development immediately to the south. The developer is proposing a public street to connect the proposed townhomes to West Griffin Parkway. Tract 1 measures 691.9 feet along West Griffin Parkway and has a depth of 330 feet along the east side and 311.82 feet along the West side for a total area of 5.182 acres. Tract 2 measures 691.25 feet East to West and has a depth of 250

feet along the east side and 270 feet along the West side for a total area of 4.21 acres. The surrounding zones are Single Family Residential District ("R-1") to the South, Agricultural Open Interim District ("AO-I") to the West, General Business District ("C-3") to the North, and General Business District ("C-3") and Multi-family Residential District ("R-3") to the East. The existing land uses are: a large commercial plaza and Delia's tamales to the North, a vacant tract to the west, The Northside single-family subdivision to the South and Elizondo's Plumbing to the East. The subject property has an abandoned home with an abandoned large shed in the back. The Future Land Use Map shows the subject property (Tract 1) as General Commercial and (Tract 2) as Low-Density Residential. Even though the requested rezoning for Tract 2 of the rezoning is not considered low-density residential, townhouses are an acceptable transition from commercial land uses to low-density residential land uses. Notices were mailed to 30 surrounding property owners. Planning staff received one phone with concerns about lack of maintenance (high weeds) in the property. Staff recommends approval to the rezoning request.

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

Mr. Marlon Garza with Melden and Hunt engineers are representing the property owner. He stated the intention for the property is to have commercial in the front and residential in the rear of the property. He stated the homes would be separate buildings. They are requesting townhomes zone since the lot size of property would be smaller lot smaller homes. He stated they have already submitted the preliminary subdivision plans with the City Staff.

Ms. Austin asked how many townhomes are being proposed in the area.

Mr. Marlon Garza stated they are proposing 37 lots and three commercial lots in the front and two on the right on the eastern side of the property and 1 larger one on the west side of the property and down the middle there will be a detention pond separating the commercial from the residential so they won't be directly abutting each other. The drainage would go onto FM 495 onto the TXDOT system.

Ms. Garza asked How do you propose the flow of traffic would be from the townhouse to FM 495.

Mr. Marlon Garza stated there would be a single entrance to enter and exit onto FM 495 so there would only be one entrance to enter and exit with two cul-de-sacs for the townhouses.

Ms. Garza asked if the entrance will be the same entrance would be used for the commercial.

Mr. Marlon Garza stated they could use the main entrance for the commercial or they could have a separate entrance for the two lots on the east side. He added that they could establish a cross-side access agreement of some sort so that they can remain that way and they don't have to get the FM495 or at the time of building permit if they need to then they can request a permit with TXDOT for a driveway, but the understanding at the moment is that they would be entering and exiting off of FM495 they had proposed.

Chairwoman Izaguirre arrived at the meeting at 5:37pm.

Mr. Sanchez yielded the chair to Chairwoman Izaguirre.

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

Mr. Gustavo Gamboa resides at 704 W. 22nd street. He stated the property that he is talking about is behind his property and his neighbor's property. He mentioned he had lived there since 1967 and there had always been an easement behind the property. He stated he was told there wasn't an easement and someone had bought the easement of the properties owned by someone. He wanted to know if they purchased it from the Hidalgo County Irrigation District. He stated there is a pipe for irrigation. He stated when he was young there used to be a canal there.

Mr. Marlon Garza stated the developer did not purchase the irrigation easement or the R.O.W. He stated the easement is still there, but it won't be affecting the site. The reason that there's a little indentation along the south eastern part of the site that's the portion of the land that's in the easement. Everything else is outside of the property so it's actually on the south end of the property boundary in their backyard not within our property. It just goes north towards in that section and then it goes north towards Griffin Parkway.

Mr. Sanchez asked if it was 163.25.

Mr. Marlon Garza stated that is the portion of the irrigation easement the only portion that goes into their property, but the owner did not decide to relocate them or buy them out as of now.

Chairwoman Izaguirre asked if there was an easement on the 528.

Mr. Marlon Garza stated yes, on the southern side of their outside property boundary. He mentioned they made sure to clarify it with the irrigation district they had thought it was a little odd that the easement would go straight and then go to their little portion.

Mr. Gustavo Gamboa stated he doesn't oppose for the owner to build townhouse but as long as they put a brick fence on back from his property. He asked what kind of fence are they going to build.

Mr. Cervantes stated the fence would be a masonry or wooden cedar fence.

Mr. Marlon stated the requirement is typically a cedar fence. He stated he's not sure if there were any plans to do a fence.

Chairwoman Izaguirre asked what they would be building.

Mr. Cervantes stated they plan to do commercial in the front and townhomes in the rear of the property.

Ms. Austin asked if it was a cul-de-sac.

Mr. Marlon stated going east and west it's a cul-de-sac and going north and south within the subdivision.

Mr. Cervantes stated if the zoning is approved the proposed subdivision would be seen by the board in a few weeks.

Mr. Gustavo Gamboa Jr. who resides at 2017 Joanna Ave. He stated he lived just across the street from the property and the property owner currently has a fence on the other side of the easement. He asked if they were going to keep it on the east side of the canal, which is on or if they were going to move the fence back to the original placed.

Chairwoman Izaguirre stated that the fence would be on the property where tract 2 ends.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the rezoning requests. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:43 p.m.

Ended: 5:45 p.m.

Item #3

Rezoning:

**A 2.50 acre tract of land out of Lot 28-6,
West Addition to Sharyland Subdivision
This site is located along the West side
of Conway Avenue approximately 1,170
feet South of West Mile 2 Road
C-1 to C-3
MAS Engineering, LLC**

Mr. Cervantes stated the applicant is requesting to rezone the subject property from Office Building District ("C-1") to General Business District ("C-3") to allow a commercial development at the site. The subject property has 110.08 feet of frontage along Conway Avenue, but the property widens to 248.08 feet at the rear. The subject property has a depth of 575.32 feet and a total area of 2.5 acres. The developer is processing a 2-lot subdivision with an access easement for the rear lot to have access to Conway Avenue. The surrounding zones are Single Family Residential District ("R-1") to the West, Mobile & Modular Home District to the South, Agricultural Open Interim (AO-I) to the East and Office Building District (C-1) and General Business District (C-3) to the North. The existing land uses are: a commercial plaza to the North with Donato Panaderia and Valley Pediatric Clinic, The Wagon City Mobile Home Subdivision to the South, the Mission North single family subdivision to the west and a residential home in a large tract of land to the East. The Future Land Use Map shows the subject property designated for High Density Residential. Even though the requested rezoning is not in line with the Future Land Use Map designation, the property has frontage to Conway Avenue which is a major commercial thoroughfare. Due to the heavy traffic along Conway Avenue and based on the commercial zonings to the North of the property, staff believes that the property is in transition and recommends approval of the rezoning request. 62 legal notices were mailed to the surrounding property owners. Ms. Davis, the manager of the Wagon City Mobile Home Subdivision, called the Planning Department expressing concerns about the lack of maintenance of the subject property. Staff recommends approval to the rezoning request.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the rezoning request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:45 p.m.

Ended: 5:48 p.m.

Item #4

Conditional Use Permit:

**To allow a Mobile Food Unit –
Tony's Hot Dog & More
Being the South 3.86 acres out of Lot 22,
New Caledonia Subdivision
2300 W. Mile 3 Road
C-3
Andres Antonio Cruz Torres**

Mr. Cervantes stated the applicant is requesting a new conditional use permit to operate a mobile food unit at the subject located at the Northeast corner of Moorefield and West 3 Mile Roads. The applicant is leasing a space from the Pejuente Tire Center for the proposed operation. Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council. The applicant had a mobile food unit in operation since December of 2011. The city annexed the property on January 14, 2013. The applicant stopped the operation of the food sales on May 11, 2025 due to a traffic accident that damaged the unit. The applicant desires to resume the operations and use the restrooms of the Tire Center for the customers. The location follows the city's new distance regulations ordinance for mobile food units. The nearest mobile food unit is at 1900 W. Griffin Parkway (10,704 feet away) and at 3314 N. Conway (11,101 feet away). The proposed hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m. Staff: 3 employees. Parking: The applicant is proposing to have four (4) tables with four (4) chairs each for a total of 16 seating spaces. He will be required to have 5 parking spaces (1 parking space for every 3 seats = 5.3). The Planning staff has not received any objections to the request from the surrounding property owners. Notices were mailed to 18 surrounding property owners. Staff recommends approval of the conditional use permit request subject to compliance with the following conditions: 1) Permit for one year to re-evaluate this new operation; 2) Must comply with all City codes (Building, Fire, Health, and Sign, etc.); 3) Must install landscaping prior to obtaining the business license; 4) Restrooms must be accessible to the employees and patrons at all times; 5) Acquisition of a business license is required prior to any food sales; 6) Must provide a minimum of 5 parking spaces at all times; 7) Hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m.; and 8) The conditional use permit is not transferable to others.

Chairwoman Izaguirre asked if the Building inspector can make sure the canopy is safe.

Mr. Cervantes stated the structure has been there many years but he can make sure the structure is safe before the business license is issued.

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

There was none.

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

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Sanchez moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:48 p.m.

Ended: 5:50 p.m.

Item #5

Conditional Use Permit:

**A Drive- Thru Service Window -
La Mexico
Being Lot 9, Block 5,Taurus Estates
Subdivision No. 9, Ph. I,
4009 N. Inspiration Road
C-2
Blesson George**

Mr. Cervantes stated that the convenience store is located at the Northwest corner of Inspiration Road and Azalea Street. Per Code of Ordinance, a Drive-Thru Service Window requires the approval of a Conditional Use Permit by the City Council. The applicant has been operating the convenience store at this location since January 12, 2023. He would like to continue utilizing the drive-thru service window, therefore the need to reapply for the conditional use permit. The site has a 30' access point off of Inspiration Road and a 24' access to an alley off Azalea Street. Drive-thru customers would primarily use the Azalea alley access in order to utilize the drive-thru service window. The location of the window allows for enough stacking for at least 3 vehicles. The hours of operation are as follows: Monday – Sunday from 6:00 am to 11pm. Staff: 8 employees. Parking: Based on the square footage of the building (3,728 sq. ft.) there are 12 parking spaces required. The applicant has 24 parking spaces, exceeding code by 12 spaces. The last CUP for the Drive-thru Service Window was approved on February 26, 2024 for a period of 1 year. Staff notes that this would be their second renewal. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) 3 year approval to continue to assess this business; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) CUP is not transferable to others; and 4) Hours of operation: Monday – Sunday from 6:00 am to 11pm.

Chairwoman Izaguirre asked what are the black wooden panel on the R.O.W.

Mr. Cervantes stated they are sign holders to announce specials. He stated he could ask the applicant to remove them.

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

The applicant was present.

Mr. Blesson George resides at 1004 Travis Street. He stated he had bought the plants for the landscaping and he just has to plant the plants. He stated the pallets have been in the R.O.W since he bought the store. He stated he would remove them out of the R.O.W

Chairwoman Izaguirre entertained a motion to close the public hearing. Ms. Garza moved to close the public hearing. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked the board if they had any other questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:50 p.m.

Ended: 5:55 p.m.

Item #6

Conditional Use Permit:

**A Home Occupation for the sale
of firearms – Guns & More
being Lot 19, Monaco Subdivision
2208 Monaco Drive
R-1A
Robert D. Russell**

Mr. Cervantes stated the subject site is located 820' west of Shary Road along the south side of Monaco Drive, in a gated private street. Per Code of Ordinance, a home occupation requires the approval of a Conditional Use Permit by the City Council. The applicant would like to keep his Federal Firearms License active and one of the requirements is for him to have permission from the City to utilize his home address for the business. The applicant has a Federal Firearms license, which allows him to process paperwork for the issuance of the firearms, if first approved by the Federal Bureau of Alcohol, Tobacco and Firearms. The home has a 100-foot-long driveway that leads to a detached 3-car garage, thus having plenty of space for 2 off-street parking spaces for residential areas. The applicant has his office next to the front foyer where he would conduct business. The applicant will be the only person operating the business and there will be no advertising on the premises. The proposed gun sales will be strictly via online sales and by appointment only; walk-ins are not welcome but will happen on occasion. The applicant makes the majority of his sales at Gun Shows. Staff notes that a conditional use permit was approved for a home occupation - sale of firearms for this same location on September of 2011 for a period of 1 year. Shortly after his approval, the applicant moved his business to a commercial location. In 2018, the applicant closed his business due to health reasons. The applicant obtained a letter from the Monaco Homeowners Association stating that he was approved to move his ATF license to his residence. The applicant's home has

an alarm system, and the firearms are safely stored in a safe. In an effort to comply with the ATF requirements and to keep his license current for at least 2 more years he would like the board's consideration of his request. Staff notes that during his CUP tenure there were no complaints filed. The P&Z Commission has seen and approved a similar request for 2706 E. 28th Street. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval of the request subject to compliance with the following conditions: 1) 1 year approval to assess this new operation; 2) Compliance with Section 1.56-1 (Home Occupations) of the Zoning Ordinance; 3) Acquire a business license; and 4) CUP is not transferable to others.

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

The applicant was present.

Mr. Robert Russell resides at 2208 Monaco Drive. He stated he had a ATF license for many years he used to have a store at 2704 E. Griffin Parkway but he closed the store because he had cancer and he couldn't run the store by himself. The ATF stated he had to receive a permit from the city. He added he isn't selling guns at the location and he only does appointments and he has to know the person and he had an alarm system and safe for the guns to be stored. He stated the only reason he is renewing the license since he had the license for many years and don't want to lose the license. He just wants to keep his license with the ATF and the City of Mission.

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

Chairwoman Izaguirre asked the board if they had any other questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to approve the conditional use permit request. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:55 p.m.

Ended: 6:02 p.m.

Item #7

Conditional Use Permit:

**The Sale & On-Site Consumption of Alcoholic
Beverages – Taboo Bar & Grill
Being Lot 1, Alba Plaza Subdivision
608 N. Shary Road, Suites 9 & 10
C-3
Blesson George**

Mr. Cervantes stated the site located ¼ mile south of East Business Highway 83 within a commercial plaza along the east side of Shary Road. Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City

Council. This business has been in operation since June 2021. Access to the site is via a 34-foot driveway off Shary Road. The applicant is currently operating a nightclub. This nightclub offers food, a VIP area, live music and concerts, etc. The hours of operation are as follows: Thursday – Sunday from 6:00 pm to 2 am. Staff: 15 employees in different shifts. Parking: There are a total of 165 seating spaces available, which require 55 parking spaces. It is noted that the parking is held in common and there is a total of 138 parking spaces that are shared with the other businesses within the commercial plaza. Section 1.56-3 of the Zoning Code states that bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, or nightclubs must be 300 feet from the nearest residence, church, school or publicly owned property. There is a residential subdivision within 300 feet, however P&Z and City Council have waived this separation requirement in previous conditional use permits. The last conditional use permit use approved for this location was on September 9, 2024 for a period of 6 months. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners. Staff requested a report from Mission PD in regards to any incidents which may have occurred in relation to the sale and on-site consumption of alcohol. There was a total of 8 incidents from September 9, 2024 to present that range from: 1-Suspicious Circumstances, 2-fights, 1-assault, 1-accident minor, 1-assist ambulance, 1-alarm, and 1-public assistance. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties. Staff recommends approval with the conditions below: 1) Permit for six (6) months to continue to assess this business; 2) Continued compliance with all City Codes (Building, Fire, Health, etc.); 3) Waiver of the 300' separation requirement from the residential homes; 4) Continued compliance with TABC requirements; 5) CUP is not transferable to others; 6) Must have security cameras inside and outside with a minimum 30 day retention. The cameras must be approved by the Police Chief; 7) Maximum occupancy to be 165 people at all times; and 8) Hours of operation: Thursday – Sunday from 6:00 pm to 2 am.

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

The applicant was present.

Mr. Blesson George resides at 1004 Travis Street. He stated they only open the business for two business days which is Fridays and Saturdays which is hard to sell more than 30% of food items in the establishment. He stated all the police calls were called by him most of the time.

Mr. Cervantes stated there has been a few police incidents.

Mr. Blesson George stated if instead of the renewal for 6 months can he get a 1 year permit since it takes time and money to get the renewal for the Conditional Use Permit.

Mr. Cervantes stated since there has been 8 incidents for : 1-Suspicious Circumstances, 2-fights, 1-assault, 1-accident minor, 1-assist ambulance, 1-alarm, and 1-public assistance he recommended a six month permit.

Chairwoman Izaguirre asked which police incident reports had he called in to the police.

Mr. Blesson George stated there was only one incident he had called in due to a woman fainting in the establishment for low blood sugar.

Mr. Cervantes stated since he let the conditional use permit expires and lapse that is the reason why staff is recommending 6 months. He stated for the next renewal of the conditional use permit staff can recommend a 1 year renewal if police incidents are low and he applies on time.

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

Chairwoman Izaguirre asked the board if they had any other questions.

Mr. Sanchez asked if there was any complaints or opposition to the business.

Mr. Cervantes stated there was no opposition to the establishment.

Ms. De Luna stated they installed insulation or a sound buffer so staff hasn't received any complaints.

Mr. Cervantes state the applicant has 5 security officers and security cameras.

Ms. Garza asked if staff could add security officers to the recommendation.

Mr. Cervantes stated yes, the board can add any additional condition during the operation to the recommendation. He added they already have 5 security officers.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the conditional use permit request with an additional condition the applicant must have 5 security officers at all times while open. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.

Started: 6:02 p.m.

Ended: 6:04 p.m.

Item #8

**Conditional Use Permit
Renewal:**

**The Ohana Construction and Landscaping Nursery
Being a 1.68 tract of land, out of Lot 28-5,
West Addition to Sharyland Subdivision
305 West Mile 2 Road
AO-I
Azucena Bastida**

Mr. Cervantes stated the site is located at the Southwest corner of West Mile 2 and Compton Roads. The applicant would like to renew her conditional use permit to continue to use the property for the purpose of selling plants and trees. The proposed hours of operation are as follows: Tuesday – Saturday from 9:00 am to 6:00 pm. and Sundays & Mondays are by appointment only. The working staff is 4 employees. Parking: The parking must be striped for at least 4 vehicles. The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (40) legal notices to surrounding property owners. In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties. Staff recommends approval for life of use with the understanding the permit can be revoked: 1) Must continue to comply with all City Codes (Building, Fire, Health, etc.); 2) No dumping of dead plants or trees outside of the property.; 3) Parking for at least (4) four vehicles must be

provided.; 4) Hours of operation are: Tuesday – Saturday from 9:00am to 6:00pm. and Sundays & Mondays are by appointment only.; and 5) CUP is not transferable to others.

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

The applicant was present.

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

Chairwoman Izaguirre asked the board if they had any other questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Garza moved to approve the conditional use permit request. Mr. Guevara seconded the motion. Upon a vote, the motion passed unanimously.

ITEM#9

ADJOURNMENT

There being no discussion, Chairwoman Izaguirre entertained a motion. Ms. Austin moved to adjourn the meeting. Mr. Guevara seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:04 p.m.

Diana Izaguirre, Chairwoman
Planning and Zoning Commission