

**SPECIAL PLANNING AND ZONING COMMISSION
OCTOBER 11, 2010
CITY HALL'S COUNCIL CHAMBERS @ 12:00 P.M.**

P&Z PRESENT

Ned Sheats
Luann Caudle
Jose G. Vela
Marisela Marin
Rene Flores

P&Z ABSENT

Carlos Lopez
Mario Garza

STAFF PRESENT

Sergio Zavala
Bobby Salinas
Sonia Carnes
Irasema Dimas

GUESTS PRESENT

Roy Salinas

CALL TO ORDER

Chairman Sheats called the meeting to order at 12:02 p.m.

CITIZENS PARTICIPATION

There was no response upon inquiry.

Started: 12:03 p.m.

Ended: 12:10 p.m.

Item# 1.1

Conditional Use Permit:

**Re-Activate a Recreational Development
"Mr. Fun's" in an AO-I Zone
2575 E. Griffin Parkway
Lot 'A', Park Subdivision
AO-I
Life of Use
Roy Salinas**

Mr. Salinas briefed over the write-up stating that the site is 700' west of Taylor Road along the north side of Griffin Parkway. Mr. Fun's has been in operation on and off since 6/28/89. Mr. Fun's has been closed since 3/24/10. Since the CUP was not transferable to others and a new operator is evident, this CUP needs to be considered once again. There is a 7,500 sq.ft. building on the property which is used as a party/banquet hall and a small arcade. There is also a miniature golf course and a go-kart track. In talking to the applicant, the go-kart track will close 1 hour prior to closing time.

- Days / Hours of Operation: Monday – Thursday 3 p.m to 10 p.m., Friday 3 p.m. to 12 a.m., Saturday 1 p.m. to 12 a.m., & Sunday 1 p.m. to 10 p.m.
- Staff: 8 employees
- Parking: The total number of parking spaces required for this site are 22 spaces. There are a total of 85 spaces, thus complaint to code.

- Such amusements, by code, must be at least 300' from residential areas; there is the adjoining Las Canteras that is within this radius however; there were no voiced complaints received in the past. It is reasonable to expect the same neighborly co-existence between the CUP and Las Canteras though intermittent re-assessments will be helpful to identify the possibility of any conflicts.
- Must comply with the City's sign code.
- Mr. Salinas does not desire to sell alcoholic beverages.

Staff recommended approval subject to: **1)** 1 year re-evaluation to assess this new operation, **2)** must comply with the City's sign code, and **3)** acquire a business license.

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

There was no response.

Chairman Sheats asked if the applicant or representative were present.

Mr. Roy Salinas stated that he's been in the law enforcement field most of his life and that he was a border patrol retiree. He stated that he had experience in managing an amusement park business and that he leased the property for a year with the hope to purchase within that year.

Chairman Sheats mentioned that even though the board met in a special meeting it looked like Mr. Fun's was not ready to operate.

Mr. Salinas replied that he was just waiting for the approval and for the owner to give him the keys. As soon as he gets the keys he has a crew scheduled to go in and clean the property and fix what needs to be fixed in order to start operations. He also stated that the business still needed to get the approval from Fire Department and Health Department in order to obtain the business license.

There being no discussion, Chairman Sheats entertained a motion. Mrs. Caudle moved to approve the conditional use permit as recommended by staff. Mr. Vela seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Flores informed the board that the reason why he's been out most of the meetings was because of health issues and not because he didn't care about the board of the city. He stated that he was born and raised in Mission and therefore cares for the city, but his health came first.

Chairman Sheats replied that he appreciated that Mr. Flores informed the board about his health condition and that hopefully everything is okay.

2.0 ADJOURNMENT

There being no further items for discussion, Chairman Sheats entertained a motion to adjourn. Mrs. Caudle moved to adjourn. Mr. Vela seconded the motion. Upon a unanimous vote, the meeting adjourned at 12:12 p.m.

Ned Sheats, Chairman
Planning and Zoning Commission