

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. September 24, 2018 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, September 24, 2018 and following is the record of attendance.

MEMBERS PRESENT: Charlie Ramirez Romeo Robles
 Luis Madrigal Porfirio Rodriguez

ABSENT: Danny Wylie Rafael Munguia
 Jonathan Larraga Andy Castro

OTHERS PRESENT: See attached list

STAFF PRESENT: Roland Gomez, Assistant Director
 John Rigney, City Attorney
 Eddie Martinez, Planner II
 Della Robles, Planner I
 George Martinez, Building Official
 Felipe Pedraza, Assistant Fire Marshal
 Rita Galvan, Administrative Assistant
 Angie Resio, Secretary

ITEM A. CALL TO ORDER

Vice Chairman, Charlie Ramirez, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Luis Madrigal **moved** to excuse the absent members. Romeo Robles seconded the motion and when put to a vote it carried unanimously.

ITEM B. APPROVAL OF MINUTES

1) MINUTES OF September 10, 2018 and September 17, 2018

Vice Chairman, Charlie Ramirez, introduced the item.

Luis Madrigal **moved** to approve the minutes as submitted. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM C. PUBLIC COMMENTS

Kenneth C. Fletcher, residing at 504 South Diplomat, stated he would like to speak and use his public comment time to talk about Costco to help defend the neighborhood that is going to receive the CUP# 180865 in the agenda packet. Dr. Fletcher believes it is going to be Costco all over again and would like to prevent them from experiencing the semi-truck business and that can be accomplished by directing all lights into the parking lot and away from the houses in the neighborhood. He further stated the nearest house is ten feet away from the sounds of the semi-trucks aligning and backing up noises. Dr. Fletcher continued stating there was a person in the audience that is affected and would like to address some concerns but there is a confusion about the address that did not allow him to speak. Dr. Fletcher commented that he would like to remind the Planning and Zoning Commissioners that they have the ability and power to add the statement at the Building Permit stage to build a fifteen (15) foot wall. He further commented there should be a buffer wall according to section 134.31 that is fifteen (15) feet high. Dr. Fletcher also believes that even though caliche is in the Pharr Standards Manual it is a problem all over the City of Pharr and would like for them to pave the parking lots. He further commented he would like the City to add on the City of Pharr Standards Manual to allow concrete and asphalt only. Dr. Fletcher believes the person he would like to welcome to come speak in public comments is out of the area but lives ten (10) feet away from the current address of the same trucking company and stand for his rights. He further stated the light, noise and vibration nuisance is a hazard living close to the trucks. Dr. Fletcher commented it is not the residents that live near the area's fault that already have established their property but the City of Pharr that does not enforce the city ordinance section 134.31. Dr. Fletcher continued stating the definition of a buffer wall is the visual screen constructed on concrete block or masonry and one hundred (100) percent opaque. Dr. Fletcher closed by stating his neighborhood is still experiencing the noise and lights coming from Costco and he signed up to speak during the Public Hearing portion of the meeting.

Antonio Manuel Maldonado Ortiz, residing at 1301 East Jones Avenue, approached the podium and spoke in Spanish.

Jorge Canales, residing at 1018 East Kathy, approached the podium and spoke in Spanish.

ITEM D. PUBLIC HEARING

- 1) VANGUARD ACADEMY, INC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN INSTITUTIONAL USE (SCHOOL) IN AN OFFICE PROFESSIONAL DISTRICT (O-P). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, TEMPLO BETHEL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 400 SOUTH VETERANS BOULEVARD. CUP#180862**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Office Professional District (O-P). The surrounding property is zoned Single-Family Residential District (R-1) to the north and west, Office Professional District (O-P) and Single-Family Residential District (R-1) to the south and the City of Pharr limits lie to the east. This area is generally designated for single-family residential and public/semi-public use in the Land Use Plan. She further reported twenty-five (25) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received two telephone calls for information only and one person signed up to speak in opposition of the item.

Della Robles, Planner I, further stated staff recommended approval of the request for Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in an Office Professional District (O-P) subject to the conditions.

Vice Chairman, Charlie Ramirez, opened the public hearing and asked if anyone signed up to speak.

Linda Del Carmen Maldonado, residing at 1301 East Jones, stated she received the legal notice for lot 1308 and would like to express her concerns. Ms. Maldonado asked if a traffic analysis has been conducted, how would it impact the surrounding property owners, and what were the results of the traffic analysis. Ms. Maldonado stated she would like to know who the contact person would be when the traffic problem presents itself because right now whether it is in the morning or afternoon on Sam Houston, Ironwood, and Kelly the traffic is lined up and there is no policeman to direct traffic. She continued stating on Kelly she has seen vehicles turning left and believes they are not supposed to turn left on that road, but vehicles continue to do so. Ms. Maldonado further stated that Vanguard Academy grew fast and are using classrooms in the Templo Bethel, so vehicles are going around the corner on Veterans and making a line to get inside so for anyone trying to turn right to go south on Veterans they are backed up because of the line waiting to turn into the Templo Bethel parking lot. Ms. Maldonado stated that she went to inquire with the school district about directing traffic and they advised her that the school would send out a notice to parents, but she does not believe that will solve the traffic problem. She further stated that she had talked to the Assistant Principal and shared her concern but believes she lives in McAllen and does not live with the traffic flowing slowly and school lights shining into her house, which is bothersome in the evening. Ms. Maldonado closed asking how her concerns will be addressed and if modifications would be made to make traffic flow more quickly.

Dr. Narciso Garcia, Superintendent of Vanguard Academy, stated he has been with the Vanguard Academy as the Superintendent for a year and a half and stated it is a very successful school district. Dr. Garcia stated he would like to share the history of Vanguard Academy and go into topics that he would like to discuss this evening. He further stated in the words of the honorable Mayor Dr. Ambrosio Hernandez, the school is progressing and has grown eighteen (18) percent overall in the Edinburg, Alamo and Pharr campuses and this year grew up to twenty (20) percent. He further stated the school's progress is not slowing down for the district or the City and the school would

like to be good stewards and good to their neighbors around the school. Dr. Garcia stated he would like to say thank you to the City of Pharr and the Pharr Police Department for assisting with traffic flow for the first three (3) weeks of the new school year. He further stated the school is looking into hiring an off-duty police officer to help with traffic control and that the school has made contact with Jose Luengo, Police Chief, in regard to that issue. He continued stating the school has committed to providing signs for the nearby residence that are interested in putting a sign on the drive way to ensure no one blocks their driveway. He further stated the school is in the process of pressure washing and repairing the porch of an elderly widow's home by the name of Mrs. Rutledge because she does not have the means to do so and that is the type of service Vanguard provides to its community. Dr. Garcia stated Vanguard Academy has been in existence for seventeen (17) years and was founded in 2001 by Templo Bethel Church pastors, congregation and community members. He continued stating they started with thirty-two (32) students and this year they currently have 4,186 students. Dr. Garcia stated the school wants to make sure that they comply with the City of Pharr ordinances and become good neighbors. He further stated the school would like to share if allowed its master plan for the area they purchased which includes five (5) acres of land right behind Vanguard Academy that is in the process of re-platting. Dr. Garcia stated Aldana Engineering is in the process of conducting a traffic impact analysis and he has not spoken to the family that was present earlier but is willing to meet with them after the meeting to address their concerns and see what can be done to help them. Dr. Garcia commented Vanguard Academy is ranked third (3rd) in the entire state of Texas for their academic performance and is providing great opportunities to their student, parents and community. He further stated the school would like to maintain the safety for the students, teachers and staff, so we have implemented speed bumps to ensure the safety. Dr. Garcia closed by stating they are here to stay and if there is any questions or comments he is willing to answer.

Luis Madrigal asked the applicant if he was aware of the lights and the other concerns expressed about the existing structure. Mr. Madrigal suggested for the applicant to discuss the issues later with the public because they were not there for that reason but would like to confirm the information that has been brought up.

Dr. Garcia stated the lights were installed by City of Pharr, but he would address it. He further stated the school will make sure and work with the City to take care of the lights and wrote down notes on all the concerns expressed by Ms. Maldonado.

Porfirio Rodriguez commented that he has seen the same problem on Kelly with Escobar Elementary.

Dr. Garcia stated their Assistant Principal was the principal at Escobar Elementary and he knows that campus.

Porfirio Rodriguez commented the City of Pharr and Vanguard Academy might get public schools to address the problem in case an emergency arises they would be able to get in and out of the schools.

Dr. Garcia stated the master plan that should take effect by 2020 would relieve a lot of the traffic from Ironwood and Sam Houston. Dr. Garcia stated the school is willing to invest on a street that would be used for emergencies. He further commented he cannot wait to look at the traffic impact analysis from Aldana Engineering.

Porfirio Rodriguez stated he would like to suggest the school districts implement a different time frame when student arrive to school and when they are released to relieve the traffic.

Dr. Garcia stated yes sir we can look into the time frames.

Vice Chairman, Charlie Ramirez asked applicant changing Lot 1, what are your plans and what is going to be placed inside the location.

Dr. Garcia stated the school is planning to have two classrooms for pre-kinder, six for kinder and one for the cafeteria.

Vice Chairman, Charlie Ramirez asked the applicant if the building of the church and land that is vacant and facing Veterans road, what is that location going to be utilized for and if he was asking for the rezoning of Lot 1.

Dr. Garcia stated no sir the school is confined to the parking of the church and that is enough parking. He continued stating the only building the school will be using is up for approval which consist in eight (8) classrooms and cafeteria within the church. Dr. Garcia stated seventeen (17) years ago the school utilized the ten (10) classrooms and time has changed and now the school is only using eight classrooms including a cafeteria.

Vice Chairman, Charlie Ramirez, commented the way I am looking at the master plan is that you are asking to do a change of zone for the entire area.

Dr. Garcia stated in closing just the building was added to the master plan to give an idea of what the school is going for the future.

Vice Chairman, Charlie Ramirez, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Ramirez opened the item for discussion and action.

At this time, Luis Madrigal recommended the item be discussed in closed session. There was no objection.

ITEM G. CLOSED SESSION: IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOV'T. CODE, THE PLANNING AND ZONING COMMISSION HEREBY GIVES NOTICE THAT IT MAY MEET IN A CLOSED (NON-PUBLIC) EXECUTIVE SESSION TO DISCUSS THE ITEMS LISTED ON

**THE PUBLIC PORTION OF THE MEETING AGENDA IN ACCORDANCE
WITH THE FOLLOWING BELOW**

The time being 6:29 p.m., Vice Chairman, Charlie Ramirez stated the commission would be entering into closed session in accordance with Chapter 551 of the Texas Govt. Code to discuss agenda items listed in the public portion of the agenda and Pursuant to Sections 551.071, 551.072, 551.074, 551.076, 551.084 and 551.087

ITEM H. RECONVENE:

The time being 6:54 p.m., Vice Chairman, Charlie Ramirez, stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING

- 1) **VANGUARD ACADEMY, INC. HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN INSTITUTIONAL USE (SCHOOL) IN AN OFFICE PROFESSIONAL DISTRICT (O-P). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOT 1, TEMPLO BETHEL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 400 SOUTH VETERANS BOULEVARD. CUP#180862**

There being no further discussion Luis Madrigal moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in an Office Professional District (O-P) with the condition that a fire alarm system be installed in every classroom within the next sixty (60) days. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

- 2) **COMMUNITY DEVELOPMENT INSTITUTE-HEAD START HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR LIFE-OF-THE-USE CONDITIONAL USE PERMIT TO ALLOW AN INSTITUTIONAL USE (SCHOOL) IN A SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 20, LAS FUENTES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 210 WEST NAVARRO STREET. CUP#180863**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Single-Family Residential District (R-1). The surrounding area is zoned Single-Family Residential District (R-1) to the north, south, east and west. The area is generally designated for public/semi-public use in the Land Use Plan. She further reported fifty-seven (57) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in a Single-Family Residential District (R-1) subject to the conditions and advised the item will be presented to the City Commission meeting of October 1, 2018 for final approval.

Vice Chairman, Charlie Ramirez, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Ramirez opened the item for discussion and action.

Vice Chairman, Charlie Ramirez, asked the applicant if she would like to comment on the request for a Conditional Use Permit.

Criselda Cuevas, representing Community Development Institute-Head Start located at 210 West Navarro Street thanked the Commission for having them present tonight. Ms. Cuevas continued stating the company is applying to continue to provide migrant and seasonal Head Start Services to migrant farm workers with children in the surrounding area. She further stated the Head Start Program is a community-based family-oriented service, so the majority of the Head Start Centers are located within a residential area. Ms. Cuevas, stated they have gone before the City of Pharr Fire Department Inspection, fire panel inspection and Health Division. She further stated the Community Development Institute (CDI) is a National Interim Management Company, and the prior organization lost its funding so the Community Development Institute (CDI) will operate and manage it until the Migrant Head Start Center is given a new grant.

Porfirio Rodriguez, asked applicant if this is a pre-existing Head Start Center and approximately how many migrant workers is Community Development Institute going to service.

Criselda Cuevas, stated the company will be servicing at that the center between eighty (80) to one hundred and twenty (120) children. She continued stating CDI is licensed to service children six (6) weeks to school age children and currently the company has identified about fifty-six (56) children that will be receiving services through our program. Ms. Cuevas closed by stating the migrant family fluctuates as the migrants come in and out of the area and we will reached full enrollment in December or January, once all the families return to South Texas.

There being no further discussion Romeo Robles moved to approve the request for a Life-of-the-Use Conditional Use Permit to allow an Institutional Use (school) in a Single-Family Residential District (R-1). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 3) AZJOR TRUCKS AND EQUIPMENT HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A PAVED PARKING FACILITY IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOTS 1, 2 AND 3, AZTEC**

**COMMERCIAL PARK SUBDIVISION, PHARR, HIDALGO COUNTY,
TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1102 EAST
INTERSTATE HIGHWAY 2. CUP#180865**

Della Robles, Planner I, introduced the item and stated the property is currently zoned Heavy Commercial District (H-C). The surrounding area is zoned Heavy Commercial District (H-C) to the east and west, General Business District (C) to the north and Single-Family Residential District (R-1) to the south. The area is generally designated for commercial use in the Future Land Use Plan. She further reported thirty-four (34) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received one letter of opposition via email.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow a paved parking facility in a Heavy Commercial District (H-C) subject to the applicant and site being in compliance with all City Ordinances and City Department requirements.

Vice Chairman, Charlie Ramirez, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Ramirez opened the item for discussion and action.

Luis Madrigal, asked staff referring to the page of opposition in our agenda packet he would like to address item No. 3 in regard to it stating that the changes would increase the accumulation of water. He further stated is there going to be a one hundred (100) percent paving of the area or leaving some space for adequate detention or retention.

Della Robles, Planner I, stated there going to be using the facility as is and the only requirement is going add landscaping to the location. She further stated the areas that are paved is what they're going to utilizing.

Luis Madrigal, asked staff if they know if there is retention or detention at the location and if they're going to be adding any retention to that property.

Della Robles, Planner I, stated no sir currently no retention will be added on in the property.

Luis Madrigal closed stating it seemed to be against the expressway.

There being no further discussion Luis Madrigal moved to approve the request for a Conditional Use Permit to allow a paved parking facility in a Heavy Commercial District (H-C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

**4) TROPICAL ISLAND #2 HAS FILED WITH THE PLANNING AND
ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE**

PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT 2-B, JACKSON RIDGE COURT SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1801 WEST RIDGE ROAD. CUP#180857

Della Robles, Planner I, advised the item was tabled in the previous meeting and required action to untable the item.

Luis Madrigal moved to untable the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

Della Robles, Planner I, introduced the item and stated the property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north and west and Agricultural and/or Open Space District (A-O) to the east and west. The area is generally designated for commercial use in the Land Use Plan. She further reported thirteen (13) surrounding property owners were notified of the request by letter and a legal notice was published in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to the conditions and advised the item will be presented to the City Commission meeting of October 1, 2018 for final approval.

Vice Chairman, Charlie Ramirez, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Ramirez opened the item for discussion and action.

Vice Chairman, Charlie Ramirez, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Ivan Cavazos, residing at 1801 West Ridge Road, asked if there were any questions or comments that they would like for him to answer. He continued stating the business currently holds a BQ license that allow the sale of alcoholic beverages for off premise consumption and they would like to change it to a BG license in order to sell for off and on-premise consumption that would include mix drinks on the go. He further stated the business has a picnic table that is in compliance with TABC and all alcoholic beverages will be sealed in compliance with TABC. Mr. Cavazos stated there will be no mixing of liquor and all drinks will be wine and alcohol based lower than a fourteen or seventeen percent alcohol.

Luis Madrigal, asked applicant where the picnic table is located.

Ivan Cavazos stated he has one picnic table on location and during the day they have the picnic table placed inside the business, so it can be in the shade and during the evening when there are more customers it is placed outside the drive-thru.

City Attorney, John Rigney, stated he would like to inform the Planning and Zoning Commission that he and Ms. Robles did meet with TABC to discuss the requirements of this particular permit and TABC expressed that it is legal and the only thing they required for the business is to have a table with chairs, so the customers will be able to sit down. He further stated we did express the questions in keeping a customer from sitting at the table with their open container and getting in their vehicle and driving off. Mr. Rigney stated TABC said the business has no duty to stop the customer and naturally once the customer gets into the vehicle and drives off with an open container that is a violation of the law, but the business has no duty to stop the customer. Mr. Rigney closed by stating the business is not violating the law by doing what there are asking for and is in compliance with TABC.

There being no further discussion Romeo Robles moved to approve the request for Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

- 5) TROPICAL ISLAND HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING ALL OF LOT B-1, NORTHPOINT SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1911 NORTH VETERANS BOULEVARD. CUP#180858**

Della Robles, Planner I, advised the item was tabled in the previous meeting and required action to untable the item.

Luis Madrigal moved to untable the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

Della Robles, Planner I, introduced the item and stated the property is currently zoned Heavy Commercial District (H-C). The surrounding area is zoned General Business District (C) to the north, south, Two-Family residential District (R-2) to the west and City limits of Pharr lie to the east. The area is generally designated for single-family residential use in the Land Use Plan. She further reported nineteen (19) surrounding property owners were notified of the request by letter and a legal notice was published

in the Advance News Journal. She stated staff received no response to the letters or the legal notice.

Della Robles, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) subject to the conditions and advised the item will be presented to the City Commission meeting of October 1, 2018 for final approval.

Vice Chairman, Charlie Ramirez, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Ramirez opened the item for discussion and action.

Vice Chairman, Charlie Ramirez, asked the applicant if he would like to comment on the request for a Conditional Use Permit.

Della Robles, Planner I, advised the board that City Attorney, John Rigney and I did meet with TABC and they meet all the requirements.

Porfirio Rodriguez, asked staff if there is a buffer wall and if the traffic creates a problem for the community.

Della Robles, Planner I, stated yes sir there is a wooden fence and no they have not had any calls or complaints at this time.

There being no discussion Romeo Robles moved to approve the request for a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). Luis Madrigal seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLAT APPROVAL

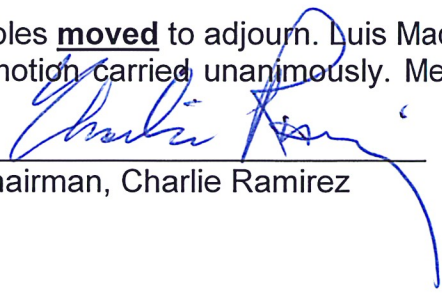
None.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS

None.

ITEM I. ADJOURNMENT

There being no further business Romeo Robles **moved** to adjourn. Luis Madrigal second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:12 p.m.



Vice Chairman, Charlie Ramirez

ATTEST:



Luis Madrigal, Secretary

APPROVED: _____

11-13-18