

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. March 13, 2023 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, March 13, 2023 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Rafael Munguia
 Charlie Ramirez Andy Castro
 Jonathan Larraga

ABSENT: Luis Madrigal Guadalupe Cano
 Romeo Robles

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 Anaisa Licerio, Planner II
 Laura Fonseca, Planner I
 Eddie Martinez, Planner II
 Joanna Villarreal, Secretary
 Alyn Cervantes, Plans Examiner

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Charlie Ramirez moved to excuse the absent members. Jonathan Larraga seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

Chairman, Danny Wylie, opened the public testimony and asked if anyone signed up to speak.

Joanna Villarreal, Secretary, stated Maria Garcia, signed up to speak on Item D.3.

Maria L. Garcia, property owner, at 206 East Hawk asked if the rezoning would affect her property taxes. She also asked about the type of apartments, number of apartments, and status on apartments income.

Charlie Ramirez, Board Member asked staff if they knew what they were proposing.

Kimberly Mendoza, Director of Development Services, stated applicant was requesting Residential Multi Family High Density zoning since he was proposing to construct six apartments in the property and was aware of the subdivision process.

Chairman, Danny Wylie, closed the public testimony.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR FEBRUARY 13, 2023

Chairman, Danny Wylie, introduced the item.

Charlie Ramirez **moved** to approve the minutes as submitted. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

1) PINPOINT CONSTRUCTION & INVESTMENTS, LLC., REPRESENTING ASCARY RUIZ OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL ESTATE DISTRICT (R1-E) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS 18.34 ACRES MORE OR LESS, OUT OF LOT 73, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1500 WEST OWASSA ROAD. COZ#230173 (THIS ITEM WILL GO TO CITY COMMISSION)

Anaisa Licerio, Planner II, introduced the item and stated Pinpoint Construction & Investments, LLC., representing Ascary Ruiz owner, had filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential Estate District (R1-E) to Residential Multi-Family District (R-MF) in order to develop and construct fifty (50) four-plex lots. She stated the subject site was located on the south side of West Owassa Road, approximately 580 ft west of North Sugar Road and the property was legally described as being 18.34 acres more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. She further stated the subject property had frontage on West Owassa Road, a 100' minor arterial street that runs west and east with a posted speed limit of 30-45 miles per hour as identified in the City of Pharr's Thoroughfare Plan the physical address was 1500 West Owassa Road.

Anaisa Licerio, Planner II, further stated the property was currently zoned Single Family Residential Estate District (R1-E) and the properties to the west were zoned Single-Family Residential District (R-1) on September 8, 2020. She stated on November

21, 2022, the subject property was rezoned to Single Family Residential Estate District (R1-E) and a portion of the property to the east was rezoned to High Density Multi-Family Residential District (R-4) on March 21, 2016. She added the remaining section to the east and area to the south were currently zoned Agricultural and/or Open Space District (A-O) and city limits lie to the north side of the property. She reported there were no other zoning requests within the vicinity of the subject property since that time and the surrounding land uses included vacant land and residential uses. She further reported the property was generally designated for single family residential use in the Land Use Plan.

Anaisa Licerio, Planner II, briefly explained the Residential Multi-Family District was established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities were available for present and future needs. She stated the district was established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space shall be met before zoning to such use. She mentioned this was established to protect residential areas as far as possible against heavy traffic and zoned to promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan. She reported sixteen (16) letters were mailed out to the surrounding property owners on February 10, 2023, and a legal notice was published in the Advance News Journal on February 8, 2023. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner II, stated staff recommended disapproval of the request to rezone to Residential Multi-Family District (R-MF), as the surrounding land uses included residential uses and vacant land and was not in conformance with the Future Land Use Plan. At this time, Ms. Licerio stated the applicant was present for any questions.

Chairman, Danny Wylie, asked the applicant if they had any comments. There were no comments.

Chairman, Danny Wylie, 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. Wylie opened the item for board discussion.

Board Member, Rafael Munguia asked on the land use plan, traffic impact, and access egress.

Anaisa Licerio, Planner II, stated traffic analysis would be requested and all other met area requirements. She stated more information was in the packet after maps.

Board Member, Rafael Munguia asked on the proposed commercial along the frontage on Owassa Road.

Anaisa Licerio, Planner II, stated bigger lots would be commercial and the rear was proposed as multi-family.

Board member Charlie Ramirez asked on access to property.

Anaisa Licerio, Planner II, informed the Board that access would be from Owassa Road.

At this time, Board Member Rafael Munguia requested the item to 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 6:11 p.m., Chairman Wylie 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 6:42 p.m. Chairman, Danny Wylie stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING:

- 1) PINPOINT CONSTRUCTION & INVESTMENTS, LLC., REPRESENTING ASCARY RUIZ OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL ESTATE DISTRICT (R1-E) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF). THE PROPERTY IS LEGALLY DESCRIBED AS 18.34 ACRES MORE OR LESS, OUT OF LOT 73, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1500 WEST OWASSA ROAD. COZ#230173 (THIS ITEM WILL GO TO CITY COMMISSION)**

Chairman, Danny Wylie, re-introduced the item and requested a motion.

Rafael Munguia **moved** to approve the request to rezone from Single Family Residential Estate District (R1-E) to Residential Multi-Family District (R-MF). Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

- 2) PINPOINT CONSTRUCTION & INVESTMENTS, LLC., REPRESENTING ASCARY RUIZ, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE FAMILY RESIDENTIAL ESTATE DISTRICT (R1-E) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS 5.5 ACRES MORE OR LESS, OUT OF LOT 73, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED ON THE SOUTH SIDE OF WEST OWASSA ROAD, APPROXIMATELY 580 FT. WEST OF NORTH SUGAR ROAD AND HAS A PHYSICAL ADDRESS OF 1500 WEST OWASSA ROAD. COZ#230174 (THIS ITEM WILL GO TO CITY COMMISSION)**

Anaisa Licerio, Planner II, introduced the item and stated Pinpoint Construction & Investments, LLC., representing Ascary Ruiz owner, had filed with the Planning and Zoning Commission a request for a Change of Zone from Single Family Residential Estate District (R1-E) to General Business District (C) in order to develop and construct two (2) commercial lots. She stated the subject site was located on the south side of West Owassa Road, approximately 580 feet west of North Sugar Road and the property was legally described as 5.5 acres more or less, out of Lot 73, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. She further stated the subject property had approximately 352.50 feet of frontage along West Owassa Road and 314.24 ft. in depth for a tract size of 5.5 acres. She explained the subject property had frontage on West Owassa Road, a 100' minor arterial street that runs west and east with a posted speed limit of 30-45 miles per hour as identified in the City of Pharr's Thoroughfare Plan and the physical address was 1500 West Owassa Road.

Anaisa Licerio, Planner II, further stated the property was zoned Single Family Residential Estate District (R1-E) and the properties to the west were zoned Single-Family Residential District (R-1) on September 8, 2020. On November 21, 2022, the subject property was rezoned to Single Family Residential Estate District (R1-E) and a portion of the property to the east was rezoned to High Density Multi-Family Residential District (R-4) on March 21, 2016. She explained the remaining section to the east and area to the south were zoned Agricultural and/or Open Space District (A-O) and city limits lie to the north side of the property and there have been no other zoning requests within the vicinity of the subject property since that time. She further stated the surrounding land uses included vacant land and residential uses and the property was generally designated for single family residential use in the Land Use Plan.

Anaisa Licerio, Planner II, further stated the General Business District was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. She stated larger shopping centers and

most existing commercial strips along major arterials would be included in the district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors. She reported four (4) letters were mailed out to the surrounding property owners on February 10, 2023, and a legal notice was published in the Advance News Journal on February 8, 2023. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner II, stated staff recommended approval of the Single Family Residential Estate District (R1-E) to General Business District (C), as the property met requirements, and had adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, 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. Wylie opened the item for board discussion.

There being no discussion, Jonathan Larraga **moved** to approve the request to rezone from Single Family Residential Estate District (R1-E) to General Business District (C). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) JOSE FEDERICO DE HOYOS, D/B/A GARDEN JEWELS INVESTMENTS, LLC, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT (R-MFHD). THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 23 THROUGH 26, BLOCK 12, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 131 EAST HAWK AVENUE. COZ#230276 (THIS ITEM WILL GO TO CITY COMMISSION)**

Anaisa Licerio, Planner II, introduced the item and stated Jose Federico De Hoyos, d/b/a Garden Jewels Investments, LLC, had filed with the Planning and Zoning Commission a request for a change of zone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD) in order to develop and construct apartments. She stated the subject site was located at the northwest corner of North Athol Street and East Hawk Avenue and had a physical address of 131 East Hawk Avenue. She reported the property was legally described as Lots 23 through 26, Block 12, Pharr Original Townsite Subdivision, Pharr, Hidalgo County, Texas and the individual lots had 25 ft. of frontage and a depth of 140 ft. The subject property had frontage on East Hawk, a 50' – 60' local street which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Anaisa Licerio, Planner II, further stated the property was zoned Single-Family Residential District (R-1) upon annexation in March 1982 and the property to the north

was rezoned to Neighborhood Commercial District (N-C) on November 10, 2009. She stated the property to the south was zoned Single-Family Residential District (R1-A), the property to the east and west were zoned Single Family Residential District (R-1), and the property was generally designated for single family residential use in the Land Use Plan.

Anaisa Licerio, Planner II, briefly explained the Residential Multi-Family District was established to provide adequate space and site diversification for low to medium density residential development where adequate streets and other community facilities were available for present and future needs. She stated the district was established for duplex-fourplex development as low to medium-density use, and additional requirements for streets, water and fire protection, wastewater, drainage, and adequate open space shall be met before zoning to such use. She further stated this was established to protect residential areas as far as possible against heavy traffic and zoned to promote the most desirable use of land and direction of building development not in conflict with the city's comprehensive plan. She reported twenty-seven (27) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on February 24, 2023, and a legal notice was published in the Advance News Journal on February 22, 2023. Staff received one opposition in response to the letter or the legal notice.

Anaisa Licerio, Planner II, stated staff recommended denial of the rezoning request from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD), as the property was not compatible with adjacent and nearby uses and may have detrimental impact to the neighborhood character. In addition, the properties do not meet the lot area requirements. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, 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. Wylie opened the item for board discussion.

There being no discussion, Rafael Munguia **moved** to deny the request to rezone from Single-Family Residential District (R-1) to Residential Multi-Family High Density District (R-MFHD). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 4) EXCLUSIVE EVENT CENTER, IS REQUESTING A CONDITIONAL USE PERMIT AND LATE HOURS 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 0.351 ACRES, MORE OR LESS, OUT OF LOTS 27 THROUGH 30, BLOCK 2, LOS MARINEROS SUBDIVISION PHASE 1, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 2200 SOUTH CAGE BOULEVARD. CUP#230275 (THIS ITEM WILL GO TO CITY COMMISSION)**

Anaisa Licerio, Planner II, introduced the item and stated Marisela Linan Peralez and Loremi Cantu d/b/a Exclusive Event Center, were requesting a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). She stated the property was legally described as being 0.351 acres, more or less, out of Lots 27 through 30, Block 2, Los Marineros Subdivision Phase 1, Pharr, Hidalgo County, Texas and the physical address was 2200 South Cage Boulevard. She reported the adjacent zoning was General Business District (C) to the east, south and west and General Business District (C) and Agriculture and/or Open Space District (A-O) to the north and the area was generally designated for commercial use in the Land Use Plan.

Anaisa Licerio, Planner II, further stated hours of operation would be from Monday through Sunday from 6:00 p.m. to 1:00 a.m. and twenty-nine (29) surrounding property owners were notified of the request by letter on February 24, 2023 and a legal notice was published in the Advance News Journal on February 22, 2023. Staff received a phone call for information only and another phone call in support of the item.

Anaisa Licerio, Planner II, stated staff recommended approval of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the item for board discussion.

There being no discussion, Andy Castro moved to approve the request for a Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

ITEM F. PLATS:

- 1) NAIN ENGINEERING, L.L.C., REPRESENTING RAUL BOCANEGRA, PRESIDENT FOR BOCANEGRA INVESTMENTS, L.L.C., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED BOCANEGRA SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.54 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 2, THE WEST 22.80 FEET OF LOT 3, ALL OF LOT 23 AND THE WEST 16.80 FEET OF LOT 22, BLOCK 1, EULA YOUNG SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF WEST BUSINESS HWY 83. SUB#210514**

Eddie Martinez, Planner II, introduced the item and stated the property was legally described as being a 0.54-acre tract of land being all of Lots 1 and 2 the West 22.80 feet of Lot 3, all of Lot 23 and the West 16.80 feet of Lot 22, Block 1, Eula Young

Subdivision, Pharr, Hidalgo County, Texas. He further stated the property was located within the 700 Block of West Business Hwy 83 and the property was currently zoned General Business District (C). He explained the adjacent zones were General Business District (C) to the north, south, east, and west and the property was designated for single family residential and commercial use in the Land Use Plan.

Eddie Martinez, Planner II, stated Development Services recommended final plat approval of the proposed Bocanegra Subdivision subject to the listed conditions as noted in the packet.

At this time Chairman, Danny Wylie, opened the item for board discussion.

There being no discussion, Charlie Ramirez **moved** to approve the request for final plat approval of the proposed Bocanegra Subdivision. Jonathan Larraga seconded the motion and when put to a vote, it carried unanimously.

2) R. E. GARCIA & ASSOCIATES, REPRESENTING ROSANA RIOJAS, PRESIDENT FOR RICH HERITAGE CONSTRUCTION, INC., IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED HERITAGE ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 7.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 152, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2200 BLOCK OF N. SUGAR RD. SUB#220514

Eddie Martinez, Planner II, introduced the item and stated the property was legally described as being a 7.00 acre tract of land being a portion of Lot 152, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. He stated the property was located within the 2200 Block of N. Sugar Road and the property was currently zoned residential Multi-Family High Density District (R-MFHD). He further stated the adjacent zones were Single Family Residential District (R-1) and Residential Mobile Home District (R-MH) to the north, Residential Multi-Family High Density District (R-MFHD) and General Business District (C) to the south and east and Agricultural Open Space District (A-O) to the west. He reported the property was designated for industrial use in the Land Use Plan and stated the area was zoned and proposed for apartments use.

Eddie Martinez, Planner II, stated Development Services recommended final plat approval of the proposed Heritage Estates Subdivision subject to the listed conditions as noted in the packet.

At this time Chairman, Danny Wylie, opened the item for board discussion.

There being no discussion, Rafael Munguia **moved** to approve the request for final plat approval of the proposed Heritage Estates Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

- 3) ROBLES ENGINEERING, LLC., REPRESENTING IRMA VASQUEZ AND RAMON VASQUEZ JR., OWNERS, ARE REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED I-N-R SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.00 ACRE OUT OF LOT 4, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1200 BLOCK OF EAST FERGUSON AVENUE (FM 495). SUB#200103**

Eddie Martinez, Planner II, stated the property was legally described as being a 1.00 acre out of Lot 4, L.R. Bell Development "E" Subdivision, Pharr, Hidalgo County, Texas. He further stated the property was currently zoned General Business District (C) and the adjacent zones were Residential Multi-Family District (R-MF) to the north, General Business District (C) and Residential Multi-Family High Density District (R-MFHD) to the east and General Business District (C) to the south and west. He stated the property was designated for commercial and single family residential uses in the Land Use Plan and there was an existing daycare on the property.

Eddie Martinez, Planner II, stated Development Services recommended final plat approval of the proposed I-N-R Subdivision subject to the listed conditions as noted in the packet.

At this time Chairman, Danny Wylie, opened the item for board discussion.

There being no discussion, Jonathan Larraga moved to approve the request for final plat approval of the proposed I-N-R Subdivision. Andy Castro seconded the motion and when put to a vote, it carried unanimously.

- 4) QUINTANILLA, HEADLEY AND ASSOCIATES, INC., REPRESENTING MAURICIO PAREDES, MANAGING MEMBER FOR CUBIC WALLS, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED VETERANS WALLS SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.89 ACRE TRACT OF LAND OUT OF LOT 97, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 4600 BLOCK OF N. VETERANS BLVD. ("I" RD.) SUB#210830**

Eddie Martinez, Planner II, stated the property was legally described as being a 3.89-acre tract of land out of Lot 97, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. He stated the property was located within the 4600 Block of N. Veterans Blvd. ("I" Rd.) and was currently zoned General Business District (C). He added the adjacent zones were Single Family Residential District (R-1) to the north, city limits to the east and General Business District (C) to the south and west and the property was designated for commercial and multi-family residential uses in the Land Use Plan. The property was designated for commercial and single family residential use in the Land Use Plan.

Eddie Martinez, Planner II, stated Development Services recommended preliminary plat approval of the proposed Veterans Walls Subdivision subject to the listed conditions as noted in the packet.

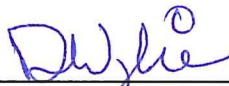
At this time Chairman, Danny Wylie, opened the item for board discussion.

There being no discussion, Rafael Munguia **moved** to approve the request for preliminary plat approval of the proposed Veterans Walls Subdivision. Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM I. ADJOURNMENT

There being no further business, Andy Castro moved to **adjourn**. Jonathan Larraga seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 7:01 p.m.

PLANNING & ZONING COMMISSION



Chairman, Danny Wylie

ATTEST:



Andy Castro, Secretary

APPROVED: March 27, 2023