

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 8, 2024 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, January 8, 2024 and following is the record of attendance.

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

ABSENT: Romeo Robles Mercedes Guillen

STAFF PRESENT: Ricardo Rodriguez, City Attorney
Joe Garza, Asst. Director of Development Services
Laura Fonseca, Planner II
Joanna Villarreal, Planner I
Julia Rios, Administrative Assistant
Jose Navarro, Assistant Fire Marshal
Jose Gonzalez, Fire Engineer
Ricardo Dominguez, Fire Prevention Inspector

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 absent members. Rafael Munguia 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.

Julia Rios, Administrative Assistant, stated Adolfo Campero up to speak on agenda item D.6.

Adolfo Campero, property owner at 1000 W Anaya Road, voiced his concern with the change of zone request. He stated he was opposed due to main roadway being a

two-lane road with heavy traffic due to school and industrial traffic. He further requested for the roadway to be improved.

ITEM C. APPROVAL OF MINUTES

1) MINUTES FOR DECEMBER 11, 2023

Chairman, Danny Wylie, introduced the item. Rafael Munguia moved to approve the minutes as submitted. Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

1) 7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES, 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 LOT 1, 7-11 CAGE ADDITION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 6024 NORTH CAGE BOULEVARD. CUP#231106

Joanna Villarreal, Planner I, introduced the item and stated 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, requested a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Ms. Villarreal went over the property's legal description and physical address and stated the property was currently zoned General Business District (C) with adjacent zoning being Limited Industrial District (L-I) to the west, south, and half of east and remaining half of the property to the east being zoned Single-Family Residential District (R-1). She further stated the area was generally designated for commercial in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated Police, Fire, Health, Code Compliance and Development Services Departments recommended approval of the Conditional Use Permit. She reported nine (9) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on December 28, 2023, and a legal notice was published in the Advance News Journal on December 27, 2023. She stated staff received no response to the letter or legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit and applicant shall comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there were any comments from the applicant. Joanna Villarreal, Planner I, reported 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.

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

- 2) 7-ELEVEN INC. DBA 7-ELEVEN CONVENIENCE STORE'S AND STRIPES STORES, 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 LOT 1, CIRCLE K #9142 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 7401 SOUTH JACKSON ROAD. CUP#231107**

Joanna Villarreal, Planner I, introduced the item and stated 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, requested a Conditional Use Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). Ms. Villarreal went over the property's legal description and physical address and stated the property was currently zoned General Business District (C) with adjacent zoning being General Business District (C) to the north, south, and east. She also stated city limits lie to the west. She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated Police, Fire, Health, Code Compliance and Development Services Departments recommended approval of the Conditional Use Permit. She reported eight (8) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on December 28, 2023, and a legal notice was published in the Advance News Journal on December 27, 2023. She stated staff received no response to the letter or legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit and applicant shall comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there were any comments from the applicant. Joanna Villarreal, Planner I, reported 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.

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

- 3) GEORGINA GARZA DE LUJAN, DBA MARISCOS Y MICHELADAS EL PRIMO, 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 0.059 ACRES, MORE OR LESS, OUT OF LOT 2, CVS PHARMACY NO. 10142 SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 1305 SOUTH CAGE BOULEVARD, SUITES 1 & 2. CUP#231105**

Joanna Villarreal, Planner I, introduced the item and stated Georgina Garza De Lujan, DBA Mariscos y Micheladas El Primo, requested a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). Ms. Villarreal went over the property's legal description and physical address and stated the property was currently zoned General Business District (C) with adjacent zoning being General Business District (C) to the west and north and to the south is Heavy Commercial District (H-C) and Single-Family Residential District (R-1) to the east. She further stated the area was generally designated for commercial use in the Land Use Plan.

Joanna Villarreal, Planner I, briefly stated the Fire, Health, and Code Compliance Departments were pending inspection due to the facility not being ready and stated Police and Development Services Departments recommended approval of the Conditional Use Permit. She reported ten (10) surrounding property owners within a three hundred (300) foot radius were notified of the request by letter on December 28, 2023, and a legal notice was published in the Advance News Journal on December 27, 2023. She stated staff received no response to the letter or legal notice.

Joanna Villarreal, Planner I, further stated staff recommended approval of the request for a Conditional Use Permit and applicant shall comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, asked if there were any comments from the applicant. Joanna Villarreal, Planner I, reported 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.

There being no discussion, Jonathan Larraga moved to approve the Conditional Use 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 vote, it carried unanimously.

- 4) ROGELIO IBABNEZ, JR., REPRESENTING TEYSHA GROUP, LLC., OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF) IN ORDER TO DEVELOP AND CONSTRUCT APARTMENTS. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 5.33 ACRES, MORE OR LESS, OUT OF LOT 223, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS LOCATED AT 1100 EAST MOORE ROAD. COZ#221103**

Laura Fonseca, Planner II, reported the applicant had requested to table item D.2 for the next Planning and Zoning Meeting due to being out town.

Chairman, Danny Wylie, reported the board would un-table the item and then table the item.

Andy Castro moved to un-table the item. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

Andy Castro moved to table the item. Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 5) RUDS ENGINEERING & CONSTRUCTION SERVICES, LLC., REPRESENTING MARIA R. MEDRANO, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.67 ACRES, MORE OR LESS, OUT OF LOT 233, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1106 EAST MOORE ROAD. COZ#231205**

Laura Fonseca, Planner II, introduced the item and stated RUDS Engineering & Construction Services, LLC., representing Maria R. Medrano, owner, was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) to develop and construct a steel building repair shop. Ms. Fonseca went over the property's legal description and physical address and stated the property was

located on the south side of East Moore Road, approximately 0.30 miles west of South Veterans Boulevard Road, an 80 ft. major collector street that runs west and east with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner II, stated the property and the property to the west, east and south were zoned Agricultural and/or Open Space District (A-O) upon annexation to the city on June 29, 1984. She further stated the property to the north was zoned Residential Mobile Home District (R-MH) upon annexation to the city on June 29, 1984. She reported there have been no other zoning requests within the vicinity of the subject property since that time and the property was generally designated for single family residential use in the Land Use Plan.

Laura Fonseca, Planner II, explained Heavy Commercial District (H-C) was established to provide adequate space and site diversification for commercial establishments which would involve influences that would be objectionable in the other commercial districts or adjacent to residential districts. She stated included in this district were commercial uses that involve large volumes of truck traffic, outside operations and storage of materials and equipment, either for sale or as part of the business, excessive noise from heavy service operations, or any other possibly blighting influences. She further stated this district was commercial in nature but had some aspects that would be similar to industrial uses. The noise, traffic, litter, late-night hours, outside storage of materials and equipment, and other possibly blighting influences would require adequate buffering.

Laura Fonseca, Planner II, further reported twelve (12) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on December 21, 2023, and a legal notice was published in the Advance News Journal on December 20, 2023. She briefly stated staff received no response to the letters or the legal notice.

Lastly, Laura Fonseca, Planner II, stated staff recommended denial of the request to re-zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) as the property was not in conformance with the future land use plan and was not compatible with the adjacent zones or land uses in the surrounding areas.

Chairman, Danny Wylie, asked if applicant had any comments. Ricardo Pedraza, with RUDS Engineering & Construction Services, LLC., representing owner, Maria R. Medrano, approached the podium and stated the owners were currently in use of the property as a maintenance shop for trucks. Ricardo Pedraza stated the owners would like to update and become in compliance with the City of Pharr.

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.

Chairman, Danny Wylie, opened the item for board discussion. Charlie Ramirez asked staff about the property being grandfathered into the city. Laura Fonseca, Planner II, stated the property existed at the time of annexation into the city.

At this time, Board member Charlie Ramirez 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 SESSION (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 6:15 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 6:36 p.m. Chairman, Danny Wylie stated the commission would be resuming the open meeting.

ITEM D. PUBLIC HEARING:

- 5) **RUDS ENGINEERING & CONSTRUCTION SERVICES, LLC., REPRESENTING MARIA R. MEDRANO, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO HEAVY COMMERCIAL DISTRICT (H-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 2.67 ACRES, MORE OR LESS, OUT OF LOT 233, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1106 EAST MOORE ROAD. COZ#231205**

Chairman, Danny Wylie, re-introduced the item.

Charlie Ramirez moved to deny the change of zone from Agricultural and/or Open Space District (A-O) to Heavy Commercial District (H-C) to develop and construct a steel building repair shop. Jonathan Larraga seconded the motion and when put to vote, it carried unanimously.

- 6) MMTP FAMILY IRREVOCABLE TRUST, REPRESENTING COTTON KIDS PROPERTIES LIMITED PARTNERSHIP, LLP., HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS 9.00 ACRES, MORE OR LESS, OUT OF LOT 360, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1200 WEST ANAYA ROAD. COZ#231204**

Laura Fonseca, Planner II, introduced the item and stated, MMTP Family Irrevocable Trust, representing Cotton Kids Properties Limited Partnership, LLP., owner, was requesting a change of zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) to develop and construct townhomes on each of the lots. She went over the property's legal description and physical address and stated the property was located on the north side of west Anaya Road, approximately 0.46 miles east of South Jackson Road. She stated West Anaya Road was an 80 ft. major collector street that runs west and east with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Laura Fonseca, Planner II, stated the property and the property to the west were zoned Agricultural and/or Open Space District (A-O) upon annexation to the city on June 3, 2003. She stated the property to the south was rezoned Limited Industrial District (L-I) on November 4, 2003. She stated the property to the east was rezoned Limited Industrial District (L-I) on October 16, 2017 and the property to the north was zoned to Single-Family Residential District (R-1) upon annexation to the city on June 3, 2003. She further stated there have been no other zoning requests within the vicinity of the subject property since that time with surrounding land use including vacant land, warehouses, Valley View North Elementary School, and residential uses. She stated the property was generally designated for industrial use in the Land Use Plan.

Laura Fonseca, Planner II, explained the Residential Townhouse District (R-TH) was established to provide adequate space and site diversification for medium-density residential development that was single-family, on separate lots, and typically owner occupied. She stated townhouse development was a low to medium-density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. Lastly, she stated townhouse developments must be properly buffered from nonresidential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Laura Fonseca, Planner II, further reported eighteen (18) letters were mailed to the surrounding property owners within a two hundred (200) foot radius on December 21, 2023, and a legal notice was published in the Advance News Journal on December 20, 2023. She briefly stated staff received no response to the letters or the legal notice.

Lastly, Laura Fonseca, Planner II, stated staff recommended denial of the request to re-zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) as the property was not in conformance with the future land use plan and is not compatible with the adjacent zones or land uses in the surrounding areas.

Chairman, Danny Wylie, asked if applicant had any comments. Lizbeth Riquelme, applicant, briefly stated they wanted to build a street of townhouses, approximately 45-50 and she did not see an issue with traffic since there were two main avenues, Jackson Road and Cage Boulevard. She further stated if it stayed as Industrial it would be the same traffic but with semi-trucks instead of regular vehicles. Lastly, she asked the board to take this into consideration since they were wanting to construct a beautiful community that would be built with a similar design as the surrounding properties.

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.

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

There being no discussion, Charlie Ramirez **moved** to deny the request to rezone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). Ruben Luna seconded the motion and when put to vote, it carried unanimously.

ITEM E. PLATS:

- 1) SPOOR ENGINEERING CONSULTANTS, INC., REPRESENTING RICARDO ARTURO DIAZ, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED LARK INDUSTRIAL PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEIG A 3.00 ACRE TRACT OF LAND OUT OF LOT 363, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AT THE 600 AND 700 BLOCK OF WEST ANAYA ROAD. SUB#220412**

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located at the 600 and 700 Block of West Anaya Road and was currently zoned Limited Industrial District (L-I) and the adjacent properties were zoned Limited Industrial District (L-I) and Agricultural and/or Open Space District (A-O) to the north and Planned Unit Development District (PUD) to the east and Limited Industrial District (L-I) to the south and west. He further stated the property was designated for industrial use in the Land Use Plan and the proposed use was cold storage.

Joe Garza, Assistant Director, stated staff recommended final plat approval of the proposed Lark Industrial Park Subdivision subject to the conditions noted in the packet.

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

- 2) SALINAS ENGINEERING AND ASSOCIATES, REPRESENTING ASTRID GARZA, OWNER, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED MEA SHEARIM SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.20 GROSS ACRE TRACT OF LAND OUT OF AND FORMING A PART OF LOT 8, BLOCK 9, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 2600 BLOCK OF SOUTH JACKSON ROAD. SUB#230617**

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 2600 Block of South Jackson Road and was currently zoned General Business District (C). He also stated the adjacent properties were zoned General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and city limits to the west. He further stated the property was designated for commercial use in the Land Use Plan and the proposed use was for retail.

Joe Garza, Assistant Director, stated staff recommended preliminary plat approval of the proposed Mea Shearim Subdivision, subject to the conditions noted in the packet.

There being no discussion, Rafael Munguia moved to approve the request for preliminary plat approval of the proposed Mea Shearim Subdivision. Ruben Luna seconded the motion and when put to a vote, it carried unanimously.

- 3) RODRIGUEZ ENGINEERING, REPRESENTING JOSEPH M. SHEA, PRESIDENT FOR ROCHESTER ARMORED CAR CO. INC., AN IOWA CORPORATION, IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ROCHESTER II SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 2.752 ACRE TRACT OF LAND COMPRISING OF A 1.843 ACRE TRACT OF LAND OUT OF LOT 1, DAILEY OIL TOOLS, INC. SUBDIVISION AND A 0.909 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 6, A.J. MCCOLL SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 1400 BLOCK OF WEST POLK AVENUE. SUB#231129**

Joe Garza, Assistant Director, introduced the item and went over the property's legal description. He stated the property was located within the 1400 Block of West Polk Avenue and was currently zoned Limited Industrial District (L-I) and General Business District (C). He also stated the adjacent properties were zoned Heavy Commercial District (H-C) and General Business District (C) to the north, Limited

Industrial District (L-I) and General Business District (C) to the south and west and Limited Industrial District (L-I) to the east. He further stated the property was designated industrial use in the Land Use Plan and the proposed use was for existing warehouse/office and expansion of parking and building.

Joe Garza, Assistant Director, stated staff recommended preliminary plat approval of the proposed Rochester II Subdivision, subject to the conditions noted in the packet.

There being no discussion, Jonathan Larraga moved to approve the request for preliminary plat approval of the proposed Rochester II Subdivision. Rafael Munguia seconded the motion and when put to a vote, it carried unanimously.

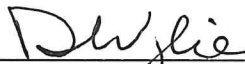
ITEM F. ANNOUNCEMENTS:

None

ITEM I. ADJOURNMENT

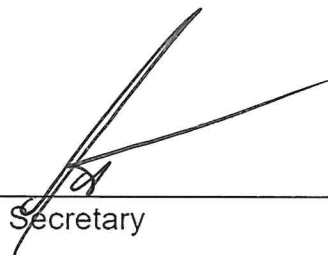
There being no further business, Charlie Ramirez moved to adjourn. Ruben Luna seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:48 p.m.

PLANNING & ZONING COMMISSION



Chairman, Danny Wylie

ATTEST:



Andy Castro, Secretary

APPROVED: January 22, 2024