

**PLANNING AND ZONING COMMISSION
NOVEMBER 17, 2010
CITY HALL'S COUNCIL CHAMBERS @ 5:00 P.M.**

P&Z PRESENT

Ned Sheats
Carlos Lopez
Marisela Marin
Jose G. Vela

P&Z ABSENT

Luann Caudle
Mario Garza
Rene Flores

STAFF PRESENT

Sergio Zavala
Bobby Salinas
Irasema Dimas

GUESTS PRESENT

Nora Arguelles
Joe De La Garza
Robert Garza
Dora Banda
Agustin Hernandez
Maxilou Link
Daniel Garcia
Leticia Muñoz
Indiscernible Signature
Reyna Lopez
Bharat Gordhan
Badal Gordhan
Hermelinda G. Salazar

CALL TO ORDER

Chairman Ned Sheats called the meeting to order at 5:01 p.m.

CITIZENS PARTICIPATION

There was no response upon inquiry.

APPROVAL OF MINUTES FOR OCTOBER 27, 2010

Chairman Sheats asked if there were any corrections to the minutes. There being no corrections, Mr. Lopez moved to approve the minutes of October 27, 2010 as presented. Mrs. Marin seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:02 p.m.

Ended 5:04 p.m.

Item# 1.1

Rezoning:

**Lot 12, Block 3, Erdhal Subdivision
R-1 to C-3
Gustavo Perez**

Mr. Salinas briefed over the write-up stating that the site is located on the SE corner of Expressway 83 and S. Olmo Street and is approximately 8,914 sq.ft.

The surrounding zones include (C-3) General Commercial to the north (across Expwy. 83) and to the east, (R-1) Single Family Residential to the west (church) and south.

The surrounding land uses consist of a church to the west; single family home to the south; commercial uses to the east; and Expressway 83 to the north. The subject site was once used as a (grandfathered) car sales lot. The Future Land Use Map reflects a General Commercial (GC) designation for this area.

The C-3 zone is well within the land use parameters of the GC designation. The lot fronts Expressway 83, a major commercial corridor; C-3 is consistent to numerous commercial zonings along this corridor; also, the site is at a corner, which is characterized, at this site, by non-residential traffic. Finally, to keep the property R-1 on a corner site fronting the Expressway, is not conducive to the 'future' potential family that could reside there. Staff recommended approval.

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.

There was no response.

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

Started: 5:04 p.m.

Ended: 5:08 p.m.

Item# 1.2

Conditional Use Permit:

Drive-thru Service Convenience Store

1786 W. Business 83

1 acre tract out of Lot 2-1, W.A.S.

C-3

Life of Use

Hema Gordhan

Mr. Salinas briefed over the write-up stating that at the last meeting, P&Z conditionally approved a Single Lot Variance for this site. The applicant desires to construct a 1,200 sq.ft. drive-thru convenience store. The site is located approximately 130' west of Adams along the north side of Business 83, and is

between an existing Laundromat and a carwash. The proposed drive-thru will be accessed via a new 30' driveway leading to the 12' driving lane.

The 4 parking spaces shown on the site plan are compliant for the 1200 sq.ft. building. It is also noted that a minimum 24' wide E-W ingress/egress lane will be required to allow connectivity to the adjoining non-residential uses thus maximizing safer maneuverability of commercial traffic. Regarding the E-W maneuvering lane, there should be a slight **speed bump** between the lots' maneuvering lanes to further secure traffic safety amongst them.

- **Days/Hours of operation:** Everyday from 12:00 p.m. to 12:00 a.m.
- **Staff:** 5 employees
- At this time, the trash bin will be at the north end of the driveway. Since it will be visible from Bus. HWY. 83, a 6' opaque buffer around the trash bin's perimeter should be imposed.
- The City's Engineer will ensure that proper drainage calculations/requirements are met.
- The site must be wet zone by the City Secretary's office to allow the sale of alcohol for off-premise consumption.
- All SLV plus building permit requirements must be met prior to issuing the business license required prior to occupancy.

Staff recommended approval subject to: **1)** match maneuvering lane alignments, **2)** 1 year re-evaluation to assess this new operation, **3)** wet zone the site, **4)** provide a 6' buffer around trash bin area, **5)** drainage plan to be approved by the City Engineer, and **6)** comply with landscaping, sign, and SLV codes prior to business license issuance.

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

Mr. Joe De La Garza from 1705 Clay Tolle Street asked if there was going to be access on the north of the property.

Mr. Salinas responded that the only access would be through Business 83.

Chairman Sheats asked if the applicant or representative was present.

Mr. Bharat Gordhan, the applicant stated that he was willing to comply with all the requirements from staff.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marin moved to approve the conditional use permit as recommended by

staff. Mr. Vela seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:08 p.m.

Ended: 5:10 p.m.

Item# 1.3

Conditional Use Permit:

**To add equipment shelter & co-locate
Antennas onto an existing self-support
tower**

4925 S. Bryan Road

Lot 1, O.E. Investments # 2

AO-I

Life of Use

Joe Dowdle

Mr. Salinas briefed over the write-up stating that the site is located in the NE area of Mile 4 South and Bryan Road. AT&T is in the process of upgrading their wireless communications and wishes to add a new equipment shelter within the site and upgrade/add a new antenna on the existing self-support tower. The proposed shelter will be installed outside any easements and exceeds applicable building setbacks. Access to the site is from Bryan Road through an existing 20' ingress/egress easement. Since the site is located in a rural area and is located approximately 400' from the rural pavement section of Bryan Road, opaque screening isn't necessary. Staff recommended approval.

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.

There was no response.

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

Chairman Sheats stated that in order to facilitate the agenda and with there being several conditional use permits that appeared to be non-controversial, staff requested that the P&Z Commission consider a consent agenda on several items. He added that on this matter Mr. Salinas would read the items (Items #1.4, 1.5, 1.6, 1.7, 1.8, 1.9, & 2.0), their location, their intent, and staff recommendation on each. Thereafter, the he would ask the P&Z members if

they had any specific questions or comments on any of the conditional use permits, and if there was any public input on any of the conditional use permits. After public comments, and after the question & answer dialogue, staff would likely recommend that P&Z approve the conditional use permits subject to staff's recommendations.

Started: 5:10 p.m.

Ended: 5:34 p.m.

Item # 1.4

**Conditional Use Permit Renewal: Home Occupation – "2-Chair
Beauty Salon"
804 W. 24th Place
Lot 74,
Chaparral Heights Subdivision
R-1
Life of Use
Hermelinda G. Salazar**

Mr. Salinas went over the write up stating that this CUP was approved by P&Z on 11/18/09. The subject site is located 150' west of Holland Road along the north side of 24th Place. The applicant enclosed her carport for the beauty salon and provided an expansion to the driveway capable of accommodating three vehicles as required last year by Staff/P&Z.

- **Days/Hours of operation:** Monday–Friday from 10:00 a.m. to 7:00 p.m. (By Appointment only)
- **Staff:** Mrs. Salazar is the only person running the salon.
- Must continue to comply with Sec. 1.56-1, Zoning Code (home occupations regs.)

Staff recommended approval subject to a 6-month re-evaluation in order to monitor the driveway's expansion.

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. Salinas stated that he had an opportunity to meet with Mrs. Salazar and she stated that she was willing to comply with the requirement.

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

Started: 5:10 p.m.

Ended: 5:34 p.m.

Item # 1.5

**Conditional Use Permit Renewal: Home Occupation – “Licensed Child Care Home”
4203 San Roman
Lot 104,
Paseo Lindo Phase II Subd.
PUD
Life of Use
Nora Arguelles**

Mr. Salinas went over the write up stating that this CUP was approved by P&Z on 11/18/09. The subject site is located between Santa Laura and Santa Teresa, along the north side of San Roman. The home has a two-car driveway off of San Roman capable of accommodating the safe drop off and pick up of children. There are also existing 4' sidewalks for pedestrian traffic. There is a six-foot opaque buffer fence surrounding the rear of the residence to maximize protection of the children. She primarily uses her living room to care for the children.

- **Days/Hours of operation:** Monday–Friday from 8:00 a.m. to 3:00 p.m.
- **Staff:** Herself and 1 other adult run the registered home.
- DHS certification has been obtained as previously required.
- Must continue to comply with Sec. 1.56-1, Zoning Code (home occupations regs.)

Staff recommended approval subject to a 1-year re-evaluation to keep monitoring the childcare facility.

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.

Mrs. Nora Arguelles, the applicant was present to answer any questions.

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

Started: 5:10 p.m.

Ended: 5:34 p.m.

Item # 1.6

Conditional Use Permit Renewal:

**Home Occupation – “Registered Home Daycare”
1806 Gladiola Drive
Lot 201,
Southern Oaks Phase III Subd.
R-1
Life of Use
Reyna E. Lopez**

Mr. Salinas went over the write up stating that this CUP was approved by P&Z on 11/18/09. The subject site is located 70' east of Jacob Street along the north side of Gladiola Drive. The home has a two-car driveway off of Gladiola Drive capable of accommodating the safe drop off and pick up of children. There is also an existing 4' sidewalk for pedestrian traffic. There is a six-foot opaque buffer fence surrounding the rear of the residence to maximize protection of the children. She primarily uses her living room to care for the children.

- **Days/Hours of operation:** Monday–Friday from 7:30 a.m. to 5:00 p.m.
- **Staff:** Mrs. Lopez is the only person running the registered home.
- DHS certification has been obtained as previously required.
- Must continue to comply with Sec. 1.56-1, Zoning Code (home occupations regs.)

Staff recommended approval subject to a 1-year re-evaluation to keep monitoring the childcare facility and removing the PVC carport frame.

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.

Mrs. Reyna Lopez was present to answer any questions.

Mrs. Marin asked if the PVC structure was there before.

Mrs. Lopez replied that they installed it a few weeks ago for a party and she asked if it had to be removed.

Mr. Salinas replied that it would need to be removed.

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

Started: 5:10 p.m.

Ended: 5:34 p.m.

Item # 1.7

**Conditional Use Permit Renewal: Second Residence to Maximize
Health Care & General
Assistance to Elderly Parent
515 N. Glasscock Road
1.18 acre tract out of Lot 192,
John H. Shary Subdivision
R-1
Dora E. Banda**

Mr. Salinas went over the write up stating that this CUP was approved by P&Z on 8/8/07 and later by the City Council on 8/28/07. The site is located 1,400' south of Business 83 along the west side of Glasscock Road. The lot has 175' of frontage to Glasscock Road and is 294' in length. Ms. Banda built her home on the property where her mother already had her 16' by 60' residence on the property. The applicant resides therein to be vigilant to her mother's health care and is in need of "continuous care and supervision" on a daily basis.

Since the merits of Doc. # 1063985 (Property Encumbrance Affidavit) are still evident, staff does not object to renewing this CUP subject to: **1)** 3 year re-evaluation to assess the need for health care, **2)** not to be used as a rental structure, and **3)** once the need is no longer evident, the 16' X 60' structure is to be removed within 60 calendar days.

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.

Mrs. Dora Banda was present to answer any questions.

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

Started: 5:10 p.m.

Ended: 5:34 p.m.

Item # 1.8

Conditional Use Permit Renewal:

**Drive-thru Service Window-
Pollito Grill Chicken
2701 E. Griffin Parkway
Lot 14,
Adams Crossing Subdivision
C-3
Life of Use
Adriana Mata**

Mr. Salinas went over the write up stating that this CUP was originally approved by P&Z on 10/14/09. The site is located 800' west of Taylor along the north side of Griffin Parkway within an existing commercial plaza.

- Via last year's action, the speed bump and the installation of 1 tree have not been provided.
- **Days/Hours of operation:** Monday through Saturday from 11:00 a.m. to 10:00 p.m. and Sunday from 11:00 a.m. to 4:00 p.m.
- **Staff:** 6 employees.
- There have been no negative incidents relating to the CUP within this past year; however the City's Sign Ordinance has been breached due to an off-premise directional sign on Taylor being illegally installed and must be removed.

Staff recommended approval subject to a 1-year re-evaluation tenure, and removing the off-premise sign within 5 calendar days and installing the speed bump.

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.

There was a representative from Pollito Grill (*Indiscernible Signature*).

Mrs. Marin stated that she had an issue approving the conditional use permit for a year due to the speed bump not being installed and that it is a safety issue. She stated that she would feel more comfortable to approve it for 6 months only.

The representative stated that they will be complying with the requirements and that they will be installing the speed bump.

There being no further discussion, Chairman Sheats entertained a motion. Mrs. Marin moved to approve the conditional use permit as recommended by staff and only for 6-months. Mr. Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:10 p.m.

Ended: 5:34 p.m.

Item # 1.9

Conditional Use Permit Renewal:

**The Complimentary Offering of
Alcoholic Beverages for On-Site
Consumption for a Social
and/or Cultural Event
921 E. 12th Street
Lot 1,
Mission Library Subdivision
R-2
Upper Valley Art League**

Mr. Salinas went over the write up stating that the facility is served by common parking with the Library. Ordinance # 3436 permits civic organizations to request such CUPs from city-owned buildings where complimentary alcoholic drinks will be offered (not sold) during a social/cultural event.

On 11/18/09, P&Z voted to approve a request by the UVAL for the offering of alcoholic beverages for 1 year. UVAL is now requesting a renewal for another year that would allow the serving of **complimentary** alcoholic beverages during Art events for 2011. All events are scheduled from 7:00 p.m. to 9:00 p.m. In speaking to the applicant, they confirmed that the 2010 events occurred with no incidents. UVAL firmly attests that they are very watchful of how much the patrons are responsibly served and hope to continue having their social exhibit events in 2011. Staff recommended approval.

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.

Mrs. Maxilou Link, representing the Upper Valley Art League, was present to answer any questions.

Chairman Sheats stated that being that there were 2 previous organizations asking for the CUP for alcoholic beverages that city council had denied. He asked if approving their CUP would receive a denial at the City Council level

Mr. Zavala replied that the reason why city council denied the CUP for the Mission Chamber of Commerce was because they didn't had an event calendar, therefore, they decide to have them apply each time they are going to have an event; UVAL has provided their calendar of events.

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

Started: 5:10 p.m.

Ended: 5:34 p.m.

Item # 2.0

Conditional Use Permit Renewal:

**Sale & On-Site Consumption of
Alcoholic Beverages –
Juancho's Bar/Nightclub
1812-A & 1900-B W. Griffin Pkwy.
Lots 4 & 5,
Inspiration Point Phase I Subd.
C-3
Hilario Barrera**

Mr. Salinas went over the write up stating that subject site is located approximately 750' west of Inspiration Road. A CUP for the sale of alcohol was previously approved by P&Z on 10/28/09. Mr. Barrera has been operating Juancho's over the past year. Mission PD stated that there haven't been any major incidents at Juancho's and do not object to the renewal of the CUP.

- **Hours of Operation:** Monday from 11:00 a.m. to 9:00 p.m.

Tuesday from 11:00 a.m. to 10:00 p.m.
Wednesday from 11:00 a.m. to 11:00 p.m.
Thursday–Saturday from 11:00 a.m. to 2:00
a.m.
Sunday from 11:00 a.m. to 7:00 p.m.

Alcoholic beverages will only be served during allowable State selling hours.

- **Staff:** 7-10 employees, plus paid security from Wednesday to Saturday
- **Parking:** Viewing the floor plan, there are 164 total seating spaces, which require 55 parking spaces (164 seats/1 space for every 3 seats = 54.6 parking spaces). A total of 98 spaces are held in common for this 2-lot development where 95 spaces are currently required, thereby exceeding code by 3. As of this write up, the Planning Department has not received any complaints regarding intense overflow parking, etc.
- The CUP was approved subject to the following requirements: **1)** waiving the 300' separation from residences, **2)** compliance with the maximum occupancy levels, **3)** maintain a door man (counter), metal detector device, security lighting & video camera to maximize security, **4)** perpetually having on-site security until ½ hour past closing, **5)** compliance with prevailing Noise code, and **6)** perpetual annual re-evaluations of CUP with documentation of response calls.

Mr. Salinas stated that staff did notice that there was some remodeling done which no permit was obtained, and if approved they would need to secure a permit.

Staff recommended approval subject to a 1-year re-evaluation and continued compliance with the requirements above, and securing the building permit for the remodeling done.

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.

Mrs. Leticia Muñoz representing the applicant was present to answer any questions.

Mrs. Marin asked staff if it was okay to approve the CUP prior to issuing the building permit for the remodeling.

Mr. Zavala replied that he will meet with the applicant in the next few days in order to review the plans for the remodeling and he would walk through the building permit through to make sure that is issued, and if not he would follow standard operating procedure.

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

Started: 5:10 p.m.

Ended: 5:34 p.m.

Item # 2.1

**Conditional Use Permit Renewal: Sale & On-Site Consumption of
Alcoholic Beverages –
Catholic War Veterans
500 W. Business 83
Lots 7-10, Block 150, M.O.T.
C-4
Life of Use
C.W. Veterans**

Mr. Salinas went over the write up stating that this CUP was originally approved by P&Z on 3/26/03. The 4,800' sq.ft. lounge is located on the NW corner of Business 83 and Slabaugh Avenue.

- The parking, landscaping, and sign codes are being met; there are perimeter sidewalks, too.
- The hours of operation are: Monday through Friday from 4:00 p.m. to 12:00 a.m. and Saturdays from 6:00 p.m. to 12:00 a.m.
- Section 1.56-3 cites that 'lounges' must be 300' from the nearest residence, church, school or publicly owned property. The City of Mission's main Fire Station is located within 300' of the CWV, however, P&Z and the Council waived this separation requirement in the CUP's original approval.

Staff recommended approval subject to a 1-year re-evaluation tenure.

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. Robert Garza from Catholic War Veterans stated that during the last approval it was approved for 3 years and he was wondering why this time it was only approved for 1.

Chairman Sheats replied that it was standard procedure back then, but now most of the alcohol CUPs are only for yearly approvals.

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

Started: 5:34 p.m.

Ended: 5:43 p.m.

Item # 2.2

Re-evaluation of

Conditional Use Permit:

**Portable Building with Drive-Thru
Service for Sno-Cone Sales**

1234 E. Business HWY. 83

**125.06' X 125' tract out of
Lot 20-11, W.A.S.**

C-3

Life of Use

Jose Daniel Garcia

Mr. Salinas went over the write up stating that the site is located approximately 800' east of Bryan Road along the south side of Business HWY. 83. The CUP was approved by P&Z on 7/14/10 for 1 year. During the CUP hearing, staff had required **1)** the removal of a sign that resembled a traffic signal, and **2)** secure a written consent from the adjoining water mill owner to allow exiting traffic through their paved area.

After receiving counsel from the City Attorney via Code shown below, staff does not object if the light remains since it is not at a juncture that can misconstrue it as an official traffic control device.

Also, after conferring with the applicant, he explained that the Watermill Express did not have any objection to his use of their paved area by exiting traffic; however, Water Mill Reps were reluctant to giving permission in writing due to '*liability*' concerns.

Staff's interest in having the Water Mill provide written consent is two-fold: 1) assure that Water Mill Express is aware of the sno-cone's patrons exiting through their property, and 2) to assure Mr. Garcia that his patrons *can* exit through Water Mill Express property. If the Water Mill Express is reluctant to reduce their stance in written form, then we recommend that perpetual 1-year renewals be imposed to assure that the owner of the Water Mill is still alerted and will have an opportunity to contest the drive-thru CUP if desired in the future. Staff recommended allowing the sign to remain, no objection to verbal consent, and perpetual 1-year re-evaluations.

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. Jose Daniel Garcia was present to answer any questions.

Mr. Vela stated that the Watermill Express was just leasing the area and that they were not the rightful property owners, he stated that Dr. Filosa and his son owned the property.

Chairman Sheats stated that then there was a problem having Mr. Vela voting for the item.

Mr. Zavala stated that if the board would like then they could 'Table' the item so that there could be another public hearing, to give the property owners another opportunity to show up and express their concerns.

Mr. Vela stated that the property owners were not notified, and that they only found out because he advised them about the conditional use permit.

Mr. Zavala asked staff to find out who the property owners were and see if they were notified.

Mr. Salinas asked Mr. Vela who the owner was?

Mr. Vela responded that it was Filosa and Vela.

Mr. Salinas replied that they were notified about the meeting.

After further discussion between Mr. Vela and Mr. Zavala, Chairman Sheats entertained a motion. Mrs. Marin moved to 'Table' the conditional use permit

as recommended by staff. Mr. Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:43 p.m.

Ended: 5:49 p.m.

Item # 2.3

To Consider Whether or Not to Establish a 'Public Zoning District' within the City of Mission's Zoning Code

Mr. Zavala stated that he was asked by City Council to work on the public zone district but he didn't feel comfortable approving an ordinance that he was not familiar with, therefore, he asked the board members not to take any action on the item.

Chairman Sheats stated that he felt the same, as Mr. Zavala and he would like to set a meeting with the board members to discuss the item further.

Mr. Zavala asked the present board members if it would be okay to set up a workshop on December the 8th at 3:00 p.m. in order to discuss the item.

Mr. Lopez replied that if it could be at 3:30 p.m.

Mr. Zavala replied that it would be fine at 3:30 p.m. He stated that staff would set it up and will inform the rest of the board members of the workshop.

3.0 ADJOURNMENT

There being no further items for discussion, Chairman Sheats entertained a motion to adjourn. Mr. Vela moved to adjourn. Mrs. Marin seconded the motion. Upon a unanimous vote, the meeting adjourned at 5:50 p.m.

Ned Sheats, Chairman
Planning and Zoning Commission