

**PLANNING AND ZONING COMMISSION
MAY 9, 2012
CITY COUNCIL CHAMBERS @ 5:00 P.M.**

P&Z PRESENT

Rene Flores
Mario Garza
Carlos Lopez
Abiel Flores
Ned Sheats

P&Z ABSENT

Marisela Marin
Diana Izaguirre

STAFF PRESENT

Sergio Zavala
Bobby Salinas
Irasema Dimas

GUESTS PRESENT

Veronica Castellanos
Veronica Vasquez
Rene Barrera
Craig Rush
Brad Sicard
Eric Perez
Maria Mancera
Gabriela Herrera
Nancy Cortez
Hugo Gonzalez
Ramiro Treviño
Gloria Ruiz
Luisa Ruiz
Oscar Madrigal
Rosa H. Salinas Garza
Norma Morales
Ana R. Morales
Norma De La Fuente Davis
Pepe De La Fuente
Kelly Vela

CALL TO ORDER

Acting Chairman Ned Sheats called the meeting to order at 5:00 p.m.

CITIZENS PARTICIPATION

Acting Chairman Ned Sheats asked if there was any citizens' participation. There was no response upon inquiry.

APPROVAL OF MINUTES FOR APRIL 25, 2012

Acting Chairman Ned Sheats asked if there were any corrections to the minutes for April 25, 2012. There being no corrections, Mr. Mario Garza moved to approve the minutes as presented. Mr. Abiel Flores seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:02 p.m.

Ended: 5:16 p.m.

ITEM # 1.1

Rezoning:

**A 10.78 acre tract of land of
The South 20 acres out of Lot 186,
John H. Shary Subdivision
AO-I to R-1**

2G Shary Development

Mr. Bobby Salinas went over the write up stating that the site is located 215' north of Victoria Avenue along the west side of Taylor Road. The surrounding zones include Agricultural Open Interim (AO-I) to the north; City of McAllen to the east; and General Business (C-3) to the west and south. The existing land uses include open acreage to the north and west; Single Family Home to the east; and Hotel (Hampton Inn) to the south. The Future Land Use Map shows this area developing as General Commercial (GC).

Though the area is still not fully developed staff sees the area land uses converting to that of a commercial nature due to:

- The FLUM is not 'set in stone', BUT unless there is a predominant and unique reason to deviate from it, the City should abide by the FLUM as much as possible to sustain its confidence to the general public.
- The City Council approved the GC designation a few years ago as a long term vision of needed commercialism adjacent to a multi-story hotel and major shopping district.
- There is a natural "buffer" (drain ditch to the north) that is considered as the "line of demarcation" between residential and commercial uses.
- Finally, the site has a common access easement with Hampton Inn that was in place to provide commercial access to the property from Victoria Avenue.

Staff recommended denial due to non-compliance to the City's FLUM.

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

Mr. Eric Perez from 2604 Rosalinda Street stated that he was representing the neighbors on Taylor Oaks Subdivision. He asked if there any plans to fill the ditch on the south side of the subdivision because the neighbors don't want it filled in since the rain water runs to it. He also stated that his understanding was that it would be a gated subdivision and was wondering if there was only one road going in and out of the subdivision.

Acting Chairman Ned Sheats replied that it would be something that they would need to ask the developer since nothing has being submitted.

Mr. Bobby Salinas replied that there weren't any plans regarding filling in the ditch since all the water from the HEB area and the surrounding areas goes to the ditch. On the entrance to the subdivision, there is a possible entrance through Victoria Avenue just east of the Hampton Inn, which was included during the platting stage in order to have a second access to the properties on the north.

Mr. Perez asked if staff knew what type of buffer the subdivision would have.

Mr. Bobby Salinas replied that at this time they do not have any idea.

Mr. Hugo Gonzalez from 2704 Rosalinda Street stated that every time that there's a construction of a new subdivision near Taylor Oaks the ground starts moving and the foundations of the existing homes start cracking up. He was wondering who would be responsible for the damages.

Mr. Bobby Salinas replied that it would have to be a claim under their insurance.

Acting Chairman Ned Sheats replied that they are talking about stuff that might or it may not happen in the future; and staff could not guess what would happen in the future. What's being presented is only the rezoning and staff cannot answer a question on an event that has not presented itself yet. Acting Chairman Ned Sheats asked if the applicant or representative were present.

Mr. Rene Barrera was present representing the developer. He presented copies of the proposed development. He stated that they were proposing a 44 single family residential lot subdivision, which will be in alignment with the existing residential properties. He stated that the developer was proposing one entrance to the subdivision, but if required, they could stub out to the south. He mentioned that the developer does have some commitments on the proposed lots if the rezoning is approved and that the development would move rather quickly.

Acting Chairman Ned Sheats stated that as Mr. Zavala and Mr. Salinas mentioned earlier the property does not conform the Future Land Use Map designation. He also asked staff that on the exhibits they have listed urban commercial on the east side of Taylor Road on the side of McAllen's and he was wondering if it was an accurate zoning designation.

Mr. Zavala replied that they obtained the information from the City of McAllen's website.

Chairman Rene Flores walked in at 5:13 p.m.

After a brief discussion, Acting Chairman Ned Sheats entertained a motion. Mr. Mario Garza moved to deny the rezoning as per staff's recommendations. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:16 p.m.

Ended: 5:22 p.m.

ITEM # 1.2

Rezoning:

**N ½ of Lot 1, Block A,
Riverside Subdivision
AO-I to C-3
Pepe De La Fuente**

Mr. Bobby Salinas went over the write up stating that the subject site is located in the SW area of Chimney Road and Mayberry Road. The surrounding zones include Agricultural Open Interim (AO-I) in all directions. There is open acreage to the north and east, a dormant commercial structure and La Lomita Chapel to the south, and the Rio Grande to the west.

The Future Land Use Map shows this area as a General Commercial (GC) land use designation. The area currently has a mixture of uses ranging from institutional (La Lomita) to commercial uses (Riverside Club) to an R.V. Park (Chimney Park). The change to C-3 would be in compliance with the Future Land Use Map, and other grandfathered commercial uses. Being at the southernmost tip of the City, C-3's influence will be contained between the Rio and the Levee thus not being detrimental to the general mixed use area. Staff recommended approval to the C-3 zone.

Chairman Rene Flores asked if there was public opposition to the request.

There was no response.

Chairman Rene Flores asked if the applicant or representative were present.

Mrs. Norma De La Fuente Davis, Mr. De La Fuente's daughter stated that they had been closed since Hurricane Alex came to the valley, because it was underwater.

Chairman Rene Flores asked if the property was zoned commercial before, then rezoned agricultural?

Mr. Zavala replied that when the property was annexed to the City of Mission it is automatically zoned agricultural and being that the use was already in existence the city considered it grandfathered in. Also, being that the business was closed for more than 6 months and they want to re-open after doing some necessary remodeling, the property would need to be rezoned.

Mr. Garza stated that he is happy to hear that Pepe's on the River will re-open for business.

There being no further comments, Chairman Rene Flores entertained a motion. Mr. Mario Garza moved to approve the rezoning as recommended by staff. Mr. Ned Sheats seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:22 p.m.

Ended: 5:29 p.m.

ITEM # 1.3

Rezoning:

**1.475 acres, being a part or portion
of a certain tract known as the
Fernandez Strip out of Porcion 52**

**(NW corner of Inspiration Road and
1 Mile Road South)
AO-I to C-3
William Moschell**

Mr. Sergio Zavala went over the write up stating that the subject site is at the NW corner of Inspiration Road and 1 Mile Road South. The specific 1.475 acre tract measures 270' along 1 Mile Road South, and 227.71' along Inspiration (though it has 238.22' along the western perimeter).

The surrounding zoning districts include an adjoining Single-Family Residential (R-1) to the north, Multi-Family Residential (R-3) to the east, and Planned Unit Development (PUD) to the west and south.

Surrounding land uses include single family residences to the north, multi-storied apartments to the east, and vacant acreage to the west and south. The subject site is vacant.

The Future Land Use Map (FLUM), one mechanism used to gauge proper land use but certainly not the only one, still reflects a Low Density Residential (LD) designation.

The primary question to ask is 'what is the better use of the property?' According to the FLUM, it should be SF residences at this corner. The problem with this scenario is the adjoining streets.

According to the City's MPO Thoroughfare Map, Both Inspiration Road and 1 Mile Road south are designated 100' ROW arterials which typically reflect wider than normal streets, i.e., 65' B-B streets (5 lanes w/center turn). It should also be observed that there are 2 adjoining sides that are vacant with vast acreages to either side thus the 'land use' has actually yet-to-be determined regardless of what the FLUM reflects.

It would also appear that the proposed C-3 would not de-value the adjoining R-1 lots especially with the proposed use of a Dollar General Store, and may actually induce additional (controlled) proposals in this general area to induce further development. Staff recommended approval to the C-3 zone request.

Chairman Rene Flores asked if C-3 was the highest of the commercial zones.

Mr. Zavala replied that there was a C-4, which was a more intensive commercial zone, and after that they have the industrial zones. He stated that the most appropriate zone for the proposal was a C-3.

Chairman Rene Flores asked if there was public opposition to the request.

There was no response.

Chairman Rene Flores asked if the applicant or representative were present.

Mrs. Kelly Vela from Melden & Hunt the project engineer stated that they were proposing to build a Dollar General Store.

Mr. Ned Sheats had a request that when they start the construction of the subdivision, if they could ensure that there would be enough buffering and that there wouldn't be any loitering to the neighborhood properties.

Mrs. Vela replied that she would make a note of that.

There being no comments, Chairman Rene Flores entertained a motion. Mr. Ned Sheats moved to approve the rezoning as recommended by staff. Mr. Mario Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:29 p.m.

Ended: 5:32 p.m.

ITEM # 1.4

Conditional Use Permit:

**Drive-Thru Service Window
for Casa De Cambio Reynosa
1522 E. Expressway 83, Ste. 118
Lot 4, Stewart Plaza Subdivision
C-3
Casa De Cambio Reynosa**

Mr. Bobby Salinas went over the write up stating that the site is located on the SW corner of Stewart Road and Expressway 83. There is a new commercial plaza located on the site which is proposing a new Casa De Cambio (money exchange business) with a drive thru service window. Access to the site will be provided from a 42' driveway off of Stewart Road that will lead to a 20' drive-thru lane. The drive-thru service lane will be located on the east side of the building, providing stacking for approximately 4 vehicles. Staff is recommending the installation of a speed bump to be located just before the exiting vehicles reach the sidewalk area.

- **Days/Hours of operation:** Everyday from 8:00 a.m. to 9:00 p.m.
- **Staff:** 4 employees
- **Parking:** In viewing the floor plan, the suite measures 1,084.54 sq.ft., which requires 6 parking spaces. It is noted that the parking area is held in common (219 existing parking spaces) and is shared with other businesses.
- City Engineer to ensure that the proper drainage calculations are being met as per the plat.
- Must comply with the City's landscaping code.
- Must comply with the City's Sign Ordinance. (changeable copy sign, etc.)
- A business license is required prior to occupancy.

Staff recommended approval subject to: **1)** 1 year re-evaluation after obtaining the business license in order to assess this new business, **2)** installation of a speed bump, **3)** must comply with landscaping and sign codes (no large banner signs on the wall), **4)** acquire a business license, and **5)** CUP not transferable to others.

Chairman Rene Flores asked if there was public opposition to the request.

There was no response.

Chairman Rene Flores asked if the applicant or representative were present.

There was no response.

There being no comments, Chairman Rene Flores entertained a motion. Mr. Ned Sheats moved to approval the conditional use permit as recommended by staff. Mr. Abiel Flores seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:32 p.m.

Ended: 5:42 p.m.

ITEM # 1.5

Conditional Use Permit:

**Guest House on Property Zoned
Large Lot Single Family Residential
2807 N. Bryan Road
A 9.41 ac. tract out of Lot 27-10,
West Addition to Sharyland Subdivision
R-1A
Mario Treviño**

Mr. Bobby Salinas went over the write up stating that the subject site is located west of the intersection of Bryan Road and 28th Street. There is an existing 5,600+ sq.ft. home with a detached 1,000 + sq.ft. game room that has been converted into a guest home without permission. There is also a wood frame servants quarters that was recently approved by P&Z on 2/22/12.

During the review of the servant's quarters CUP we discovered that the detached game room had been converted into a guest home without first obtaining approval from the City of Mission. Section 1.2, Zoning Code, #25 defines Guest Houses as "an accessory building designed for the TEMPORARY occupancy of guests of the primary dwelling for, which there is no remuneration and is not rented or otherwise used as a separate domicile.

- The proposed guest home includes two bedrooms, 2 full bathrooms, a kitchen, a living room, and a dining room. The guest home exceeds all R-1A setback requirements.

- The existing driveway is more than sufficient to accommodate any guest vehicle.
- The guest home must be connected to the same water and electrical meters, i.e. no separate utilities. A recorded instrument should be evident to this effect to alert any (potential) future owners.
- The guest home must be clearly secondary to the primary home. The guest home having its own kitchen makes it independent from the main home thus the kitchen must be removed in order to comply with typical guest home policies.

Staff recommended approval subject to: **1)** must remove the kitchen within 30 days, **2)** no separate utility and electrical connections, **3)** transferability to other future owners imposing the same conditions imposed to this applicant, via recorded instrument, **4)** not to be used for rental purposes and **5)** 1 year re-evaluation to confirm non-permanent residency and full compliance.

NOTE: Section 1.2 Zoning Code, # 20 cites: (f) the determination of whether one family is living independent of another is based on one or more of the following criteria: 1) separate sanitary facilities, 2) separate kitchen facilities, 3) separate entrances, and 4) separate utilities.

Chairman Rene Flores asked if this was the same area where they had the servant's quarters and some farm animals.

Mr. Bobby Salinas replied that the farm animals had been removed from the property.

Chairman Rene Flores asked if there was public opposition to the request.

There was no response.

Chairman Rene Flores asked if the applicant or representative were present.

Mrs. Luisa Ruiz stated that she was representing her sister in law Gloria Ruiz. She mentioned that the guest house was not being used. She stated that her mother-in-law visits them once in a while; and the being that the big house was kind of a dangerous area because of the stairs, which is the reason why they accommodated this guest home for her use. The kitchen and the house have never been used. She stated that the property was bought like that with the guest house, but they did some remodeling to it. She mentioned that they had no intentions of breaking any rules or any ordinances; if the board decided to require the removal of the kitchen, they can remove the stove. Mrs. Ruiz stated that there was one incident where her mother-in-law almost fell from the stairs in the main residence and that the reason why the guest house has two bedrooms so because one of them would have to take care of her.

Chairman Rene Flores stated that staff had laid down some recommendations to be imposed if this conditional use permit was approved, one would be the removal of the kitchen, but he wasn't sure if it was just the stove or any other items; that would have to be determined by staff.

Mr. Zavala replied that staff would be meeting with the applicant at the site with a building inspector the following day to assess if the whole kitchen would have to be removed.

Mrs. Ruiz replied that it would be pretty costly to remove the whole kitchen and if that staff was worried that someone was going to rent the guest house or live there permanently, they could rest assure that it won't be used in those scenarios. She mentioned that they have already invested too much money in order to install those types of pillars. She also mentioned that if staff was calling it a kitchen because of the stove that could be removed, but as far as the refrigerator she personally has a refrigerator in the dog room and in the garage.

Mr. Zavala replied that that was the whole reason why a building permit should have been applied before, but be it as it may this is a guest house and staff is imposing the same rules as any other guest house conditional use permit.

After a brief discussion, Chairman Rene Flores entertained a motion. Mr. Mario Garza moved to approve the conditional use permit recommended by staff. Mr. Carlos Lopez seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:42 p.m.

Ended: 5:50 p.m.

ITEM # 1.6

Conditional Use Permit:

**2 Lane Drive-Thru Service
Window for CVS Pharmacy
2300 N. Conway Ave.
1.411 acres out of Lot 25-7,
W.A.S Subdivision
C-3
Brad Sicard**

Mr. Bobby Salinas went over the write up stating that the subject site is located on the NE corner of Conway Avenue and Griffin Parkway (the old Unted Drive-Thru). The applicant is proposing to build a new CVS Pharmacy with a double drive thru service window. There are currently 5 driveway cuts onto Conway and Griffin Parkway; there will be driveway re-adjustments made to result in 2 driveway cuts only (each being 36' wide). Each drive thru lane will provide stacking for up to 7 vehicles. The building measures approximately 143' x 96' for a total of 13,225 square feet. The applicant is also proposing to have a gated access to Dougherty Avenue to impede additional non-residential traffic from routinely going onto Violet and Dougherty Avenue. (NOTE: The site is currently undergoing the subdivision process).

- **Hours of Operation:** Everyday from 7:00 a.m. to 10:00 p.m.
- **Staff:** 5 employees per shift. 2 shifts per day
- The number of parking spaces required for a building this size is 36. The applicant is providing 70 spaces leaving a surplus of 34 spaces.
- Must comply with landscaping and sign codes.
- Must comply with the Fire Department's requirement to remove the existing gas tanks.
- City Engineer to ensure that the proper drainage calculations are being met as per the proposed plat.
- A business license is required prior to occupancy.

Staff recommended approval subject to: **1)** comply with landscaping and sign codes, **2)** remove the gas tanks, **3)** drainage plans to comply with City policy, **4)** 6' buffer to Dougherty Avenue/Violet juncture (with gate) due to residential neighborhood, **5)** dumpster must have visual buffer enclosure with gate, **6)** acquire a business license, and **7)** Life of use, but not transferable to others.

Chairman Rene Flores asked if there was any input from the Board in regards to the request.

There was no response.

Chairman Rene Flores asked if the applicant or representative were present.

Mr. Craig Rush, the project engineer was present to answer any questions from the board. He stated that they have met with the Planning Department staff and they were provided a list of half a dozen provisions and they have accommodated those requirements.

Chairman Rene Flores mentioned that they were doing a pretty fast job with the construction of the CVS on Shary Road.

Mr. Ned Sheats stated that the only question that he had was the gate along Doherty and Violet, as to why it's necessary, and what type of trucks would be going through Doherty and Violet.

Mr. Craig Rush replied that the delivery trucks would go in through Conway to deliver the merchandise and would be driving out through Violet because of the maneuverability.

Mr. Sheats replied that he wouldn't feel comfortable allowing the delivery trucks going through Violet Ave.

Mr. Craig Rush asked if he was talking about making a left turn on Doherty and going north and turning west on Rose Marie Avenue in order to exit back to

Conway. He said that due to the maneuverability it would be kind of hard for the truck driver to do that kind of turn. He stated that in his opinion it will be better if the delivery trucks go through Rose Marie Avenue, then turn south on Doherty and then call the store in order to have someone open the gate for them; and once unloaded they could exit onto Conway Avenue.

Mr. Ned Sheats replied that it could work too.

After a brief discussion, Chairman Rene Flores entertained a motion. Mr. Ned Sheats moved to approve the conditional use permit as recommended by staff and changing the entrance of the delivery trucks. Mr. Mario Garza seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:50 p.m.

Ended: 5:53 p.m.

ITEM # 1.7

Conditional Use Permit:

**Sale & On-Site Consumption of
Alcoholic Beverages – La Jaiba
Mexican Seafood Grill
4001 S. Shary Road, Suite 350
Lot 1, Tech Center No. 2 Subdivision
PUD
Veronica Vasquez**

Mr. Bobby Salinas went over the write up stating that the 1,500 sq.ft. restaurant site is proposed within an existing plaza located on the SE corner of San Mateo and Shary Road. Access to the site can be from one primary driveway to Shary Road or from separate driveways from San Mateo and San Gabriel. The new applicant is currently remodeling the restaurant suite to open a new seafood restaurant that will offer beer and wine.

- **Hours of Operation:** Monday – Thursday from 11:00 a.m. to 10:00 p.m., Friday – Saturday from 11:00 a.m. to 11:00 p.m., and Sunday 11:00 a.m. to 5:00 p.m. Alcoholic Beverages will only be served during allowable State selling hours.
- **Staff:** 6
- **Parking:** In viewing the floor plan, there are 48 total seating spaces for the restaurant, which require 16 parking spaces (48 seats/3 = 16 parking spaces). It is noted that the parking area is held in common (150 existing parking spaces) and is shared with other businesses.
- **Sale of Alcohol:** There are no churches or public/private schools within 300' of the subject site, thus being compliant to Chapter 6, Section 6-4.
- Must comply with Fire, Health, and Building Codes, prior to obtaining a business license.

Since there are existing restaurants that sell alcohol within this plaza, would not be open after 11:00 p.m. at the latest, and the sale of alcohol does not seem to be the primary intent, staff does not object to this proposal.

Staff recommended approval subject to: **1)** a 1 year re-evaluation to assess this new operation, **2)** must comply with Fire, Health, and Building Codes, and **3)** must acquire a business license.

Chairman Rene Flores asked if there was any input from the Board in regards to the request.

There was no response.

Chairman Rene Flores asked if the applicant or representative were present.

Mrs. Veronica Vasquez was present to answer any questions from the board.

There being no comments, Chairman Rene Flores entertained a motion. Mr. Mario Garza moved to approve the conditional use permit as recommended by staff. Mr. Ned Sheats seconded the motion. Upon a vote, the motion passed unanimously.

Started: 5:54 p.m.

Ended: 6:01 p.m.

ITEM # 1.8

Conditional Use Permit

Renewal:

**Portable Building for the Sale of
Sno-Cones
501 N. Inspiration Road
Lot 61, Georgeanna Estates Subd.
C-3
Oscar Madrigal**

Mr. Bobby Salinas went over the write up stating that the portable sno-cone stand is located on the NW corner of Alberto Treviño Drive and Inspiration road. The 10' x 12' stand has been on the site since 2000 and was previously used as a taqueria. Since the taqueria had been relocated to a suite next door, the stand was left dormant, until the owner was approved on 4/27/11 by P&Z to re-open the stand for the sale of snacks and sno-cones. The site has access to Inspiration Road from an existing 30' driveway. The portable building is equipped with its own restroom facilities.

- **Hours of Operation:** Everyday from 10:00 a.m. to 8:00 p.m.
- **Number of Employees:** 1
- **Parking:** The stand requires a minimum of 4 parking spaces. There are a total of 42 common parking spaces shared with 6 other suites.

- **Signage:** During the first review of the CUP there was an existing non-conforming portable arrow sign that needed to be removed. Mr. Madrigal has removed the arrow sign, however now there is a ground pole sign that has been installed for one of the other suites which we will send a letter to the business owner to remove from the premises. There are also several banner signs that are legal; however, they will need to be removed after 30 days via prevailing sign codes.
- The business license has been obtained.

Staff recommended approval subject to: **1)** 1 year re-evaluation to assess this business, and **2)** remove banner signs via sign code's guidelines.

Chairman Rene Flores mentioned that in the short amount of time that he has been on the board, they have seen numerous applications for this type of businesses and he believed that they are opening up and allowing these types of stands more regularly. In his opinion he believes that these stands are not aesthetically pleasing to the city. Maybe the city should do something to regulate or have the control on these types of businesses.

Mr. Zavala replied that the city does have the control, and he informed the board that they have denied a couple of them along FM 495, and this one is a re-evaluation.

Chairman Rene Flores stated that maybe if the board has the option of controlling the color paint on these types of establishment it would be better. Chairman Rene Flores asked if there was any input from the Board in regards to the request.

There was no response.

Chairman Rene Flores asked if the applicant or representative were present.

Mr. Oscar Madrigal was present to answer any questions from the board.

Chairman Rene Flores stated that there were some banners still within the property that they could probably be within his control or not.

Mr. Madrigal replied that he can't control that; the city should send letters to the renters to have them removed.

Chairman Rene Flores since he is the property owner, he does have control of that and that he should talk to the renters and let them know that they would need to remove the signs otherwise it is going to affect the plaza.

After a brief discussion, Chairman Rene Flores entertained a motion. Mr. Ned Sheats moved to approve the conditional use permit as recommended by staff. Mr. Mario Garza seconded the motion. Upon a vote, the motion passed unanimously.

ITEM # 2.0
ADJOURNMENT

There being no further items for discussion, Mr. Abiel Flores moved to adjourn the meeting. Mr. Ned Sheats seconded the motion. Upon a vote, the motion to adjourn passed unanimously at 6:02 p.m.

Rene Flores, Chairman
Planning and Zoning Commission