

**PLANNING AND ZONING COMMISSION  
MEETING MINUTES OF AUGUST 25, 2016**

**APPROVED**

**STATE OF TEXAS                    §**

**COUNTY OF TARRANT           §**

**CITY OF BEDFORD               §**

**The Planning and Zoning Commission of the City of Bedford, Texas, met in Work Session at 6:30 p.m. and Regular Session at 7:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive, Bedford, Texas on the 25<sup>th</sup> day of August, 2016 with the following members present:**

Chairman:                                Todd Carlson

Vice Chairman:

Members:                                Ruth Culver  
                                                      Jason Sinisi  
                                                      Bill Reese  
                                                      Tom Stroope  
                                                      Michael Davis

Constituting a quorum.

Staff present included:

Emilio Sanchez                            Planning Manager  
Kristtina Starnes                         Planning & Zoning Coordinator  
Bill Syblon                                 Director of Economic Development

(The following items were considered in accordance with the official agenda posted by August 19, 2016).

**CALL TO ORDER**

Chairman Carlson called the Work Session to order at 6:31 p.m.

**WORK SESSION**

The Commission and Staff reviewed and discussed items on the regular agenda.

Chairman Carlson adjourned the Work Session at 6:58 p.m.

**REGULAR SESSION**

The Planning and Zoning Commission convened in the Council Chamber at 7:00 p.m. and the Regular Session began.

**CALL TO ORDER**

Chairman Carlson called the meeting to order at 7:02 p.m.

**INVOCATION**

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**APPROVED**

Commissioner Davis gave the invocation.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was given.

**APPROVAL OF MINUTES**

- 1. Consider approval of the following Planning and Zoning Commission meeting minutes: July 28, 2016 regular meeting**

Motion: Commissioner Stroope made a motion to approve the meeting minutes of the July 28, 2016 regular meeting.

Commissioner Reese seconded the motion and the vote was as follows:

Ayes: Commissioners Sinisi, Reese, Stroope, Davis, and Chairman Carlson

Nays:

Abstention: Commissioner Culver

Motion approved 5-0-1. Chairman Carlson declared the July 28, 2016 meeting minutes approved.

**PUBLIC HEARINGS**

- 2. Zoning Case Z-297, public hearing and consider a request to rezone Lots 4R, Block 1, Wal-Mart Addition, located at 3720 Cheek-Sparger Road, Bedford, Texas from (H/MHC) Heavy Commercial/Master Highway Corridor Overlay District to (H/MHC/SUP) Heavy Commercial/Master Highway Corridor Overlay District/Specific Use Permit/Animal Hospital, specific to Section 3.2.C.10.g, Animal Hospitals and Clinics for the care and temporary boarding of domestic household pets, vet offices, clinics, of the City of Bedford Zoning Ordinance, allowing for City Vet to operate a veterinary clinic with boarding facilities. The subject property is generally located south of Cheek-Sparger Road and west of State Highway 121. (Z-297)**

Emilio Sanchez, Planning Manager, reviewed zoning case Z-297.

Austin Neely, DVM, petitioner, 2512 Morningside Drive, Bedford, TX 76021.

City Vet operates under two philosophies. One is that a veterinary clinic should be owned and operated by veterinarians. The trend in the veterinary profession is that animal hospitals are becoming more corporate-oriented. City Vet does not have the intention to go out and open several branches. City Vet has the capital that corporations generally provide to obtain medical/surgical equipment. They hire veterinarians and offer to establish a location in their community.

The second philosophy is their mission statement, "Pets are our purpose, people are our passion." The veterinarians advocate for the animals. They try to be a partner with the owners and consider the owners in regards to the experience that they have along with the experience with the animal. They inform the pet owners of what is going on with their pet, and provide them with options and the costs associated with those options.

There are currently seven City Vet locations in the metroplex. A majority of these locations are on the east side of DFW airport.

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This City Vet will be the first free-standing City Vet building. The building plans for this building have been in the works for two years.

Hours of operation for retail/boarding/grooming will be from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. They will be closed on Sunday.

Hours of operation for veterinary services will be from 9:00 a.m. to 6:00 p.m. Monday through Friday, and 9:00 a.m. to 1:00 p.m. on Saturday. They will be closed on Sunday.

This will be a small animal hospital, meaning large animals such as horses and cows will not be treated.

Boarding services will be offered. This will be an indoor facility with a small outdoor area with a privacy fence to minimize dogs barking. The outdoor area does not house animals outside; there are no kennels outside. The dogs will be taken outside in small groups to get some time outside and to go to the bathroom. The majority of their time will be in the indoor play area.

They plan on offering grooming services on site.

They offer complete medical care – veterinary and surgical services – normally seen at an animal hospital.

City Vet has a large retail footprint, offering more than just prescription dog food.

Ethan Prescott, development associate for Leon Capital Group, 2301 Cedar Springs, Dallas, TX 75201.

Mr. Prescott and his associates have met with City staff several times to revise the site plan and building materials to ensure that the building meets the requirements of the Master Highway Corridor Overlay District.

The subject site shape is prohibitive for traditional retail users. This particular site was selected for its compatibility between City Vet and other commercial users in this trade area.

The parapet has been raised to screen the roof top air conditioning units.

Chairman Carlson opened the public hearing at 7:17 p.m.

Chairman Carlson closed the public hearing at 7:17 p.m.

Commissioner Reese stated that this is an excellent addition to this area next to Walmart. He does not see a concern for noise complaints due to dogs barking. This is an excellent presentation and he endorses this project.

Commissioner Culver complemented the design of the building.

Motion: Commissioner Stroope made a motion to approve zoning case Z-297.

Commissioner Sinisi seconded the motion and the vote was as follows:

Ayes: Commissioners Culver, Sinisi, Reese, Stroope, Davis, and Chairman Carlson

Nays: None

Abstention: None

Motion approved 6-0-0. Chairman Carlson recommended approval of zoning case Z-297.

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- 3. Zoning Case PZ-SUP-2016-50030, public hearing and consider a request to rezone Lot D, Block 2, International Square Addition, located at 807 Forest Ridge Drive, Bedford, Texas from (PUD) Planned Unit Development to amended (PUD/SUP) Planned Unit Development/Specific Use Permit/Indoor Amusement Center, specific to 3.2.C(13)g of the City of Bedford Zoning Ordinance, allowing for Conundrum Escape Adventures to operate an indoor amusement center. The property is generally located north of E. Pipeline Road and west of Forest Ridge Drive. (PZ-SUP-2016-50030)**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SUP-2016-00050030.

Meredith Vogel, petitioner, 14028 Rodeo Daze Drive, Haslet, TX 76052.

Escape rooms are about working together as a group to solve puzzles. It teaches people how to work together as a team, learn something about yourself and the people that you are with, to achieve a common goal.

People are not necessarily "locked" into rooms. Every space that a patron will be in will be in an unlocked room. Nobody will be locked in any space that they cannot get out of at any point any time.

Generally, an escape room is something you do with a small group of people. A person can book their own group, or book individually and be grouped with a bunch of strangers.

A large portion of their business will be corporate.

The games are one hour in length.

A group will go into a room and look for clues to solve a puzzle together. Some games are trying to get out of the room within an hour or find an object within an hour. People in the group must work together to achieve the goal of solving the puzzles.

There will be a few different themed rooms in this location.

The business is open to the public. They chose Bedford because the area is central in the metroplex.

They want to be active with the community, church groups, and charity groups. Because of the nature of the business, they would like to bring people together.

Commissioner Stroope asked the petitioner what the hours of operation will be.

Ms. Vogel said that because it is by booking, there is a lot of opportunity. Hours for the public will be Friday from 5:00 p.m. to midnight, all day Saturday and most of the day on Sunday. They will only be open by appointment during the week.

They do not operate escape rooms in any other location in the metroplex. They have been to 60 escape rooms across Texas and the United States.

Each room will hold a maximum of eight people. There will be a total of six rooms. All activity will occur inside.

The parking lot faces toward the street and away from the residential area.

There will be a lobby for people to wait inside rather than people hanging around outside.

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Signage has not been determined. This business relies on online booking and is not a type of business people would drive by and walk in.

Commissioner Culver asked the petitioner to clarify the number of rooms since the site plan shows eight rooms while the petitioner said there will be six rooms, and if she has worked with the fire marshal to determine the maximum occupancy.

Ms. Vogel said they haven't spoken to the fire marshal regarding occupancy per room. Not all of the rooms will be activity rooms. There will be a lobby, a conference room, and a room for staff.

Emilio Sanchez informed the commission that the maximum capacity will be determined when the final plans are submitted.

Commissioner Reese inquired about the cost.

The cost will be \$29.00 per person.

Commissioner Stroope asked about adequate parking.

There are three parking areas for this office building complex. This building will be over parked. Not all eight rooms will be operating at the same time due to staffing.

Chairman Carlson opened the public hearing at 7:32 p.m.

Mark Smith, 25 Linderhof, Bedford, TX 76022.

Mr. Smith asked if this business is a part of a franchise and referred to a website. Ms. Vogel was unaware of a website and business called Conundrum Escape Adventures, which is the same name as her company.

Mr. Smith asked what the square footage of the business will be.

Bill Galley, 9 Linderhof Circle, Bedford, TX 76022.

Mr. Galley's home is directly behind the business. The distance from his backyard to the business front door is 25 yards.

He purchased his home after verification that the businesses behind his property are small, quiet businesses. This office complex is a very low traffic area.

Mr. Galley's concern is noise. He asked the commission to restrict the hours of this business from 8:00 a.m. to 5:00 p.m. Monday through Friday in order to maintain the serenity of the neighborhood, his lifestyle, and property value.

He pointed out that at any given time 48 people can go to this business, taking up 48 parking spots. The parking lot is not adequate.

He said that this is essentially a retail store going into an office park, and asked the commission to not allow this specific use permit.

Sharon Hignight, 13 Linderhof Circle, Bedford, TX 76022.

Ms. Hignight's home is also directly behind this business.

Ms. Hignight asked if there will be an age restriction in place. She would not like teenagers and riff-raff

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causing trouble in her backyard. She is concerned about the type of people this business will attract and hours of operation.

Wade Morris, 801 Forest Ridge Drive, #107, Bedford, TX 76022.

Mr. Morris has an accounting office right next door to the applicant's proposed business. He is one of two accountants working in that office.

Mr. Morris inquired about the hours. During tax season his office is open six and a half days a week, sometimes until 9:00 p.m. He is worried about parking and his elderly clients who are nervous about this situation.

Joseph Jack Moore, 925 Nelson Terrace, Bedford, TX 76022.

Mr. Morris pointed out that this area has very little activity, and from a personal standpoint he thinks this business would be really cool. He supports the idea and bringing something different to the neighborhood that would involve the community.

Mr. Morris understands the concerns of youth and riff-raff, and thinks that bringing them in to a business like this will give them something to do that is productive.

Bill Galley re-approached the podium and expressed that he thinks this is an awesome business and wishes them the best of luck. He hopes they find a location more suitable for their business, but reiterated that this location is not an appropriate place for their business. With the exception of the 7-Eleven across the street and the office park, this area is completely surrounded by residential areas, and the residents do not want people coming into that area during the proposed business hours.

Ms. Vogel responded to the concerns and inquiries:

In regards to their business hours, most of their business will be done on the weekends. She is willing to compromise with the residents on a midnight hour during the weekend. The business will not survive if they are restricted on the weekend hours they are open.

The target audience for this business is young professionals between the ages of 20 and 40 years of age. Any minors in the room must have adult supervision. Any person under the age of 18 will be required to have a waiver signed. Children are usually with their families, and if somebody wants to bring a child it would be on a case-by-case basis.

In regards to the website, there is another Conundrum Escape Adventures that has opened in North Carolina, and is not in any way affiliated with Ms. Vogel's business.

Commissioner Stroope asked about the decision-making process in this business and if there is any guidance or overview by other people.

Ms. Vogel said that all decisions will be made between her and her partner. They have developed all of the games, decorations, puzzles; everything is solely by them.

Commissioner Reese asked how this site was selected instead of a location off of Harwood or in a retail-based venue.

Ms. Vogel said that this is not necessarily a retail business. Everything is done by booking, and other escape rooms across the country are considered "office space". This business is not driven by people driving by. Since it is all done by booking, paying for a lease in a retail space is not in their favor.

Ms. Vogel said this is not a retail business and people will not be coming and going during the hours they

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are open. She considers this a small business.

Commissioner Reese asked if they have any alternative spaces located off of Harwood or in a store front retail space. He said that this is a retail concept with retail hours going in to a neighborhood office park, and their business is not a good fit for this location. He supports the concept, just not in this location. The hours, clientele, the potential surge are all not conducive to a neighborhood office complex. The parking situation will make it very hard for people to find their business.

Ms. Vogel said that many escape rooms have difficulty finding the right fit to establish their businesses because it is a new concept and not many people are familiar with it. She has seen escape rooms in retail centers and most are in business office parks. This location is based on a financial decision. The floor plan works for this business and she really likes this area.

Chairman Carlson also agreed that this location is not a good fit for their business.

Commissioner Davis asked if they are seeking seclusion; it seems like they are seeking to be located off the beaten path.

Ms. Vogel said the seclusion is fine and it doesn't make sense to pay more money for a store front space with more visibility that will not affect their business one way or the other.

Commissioner Culver asked if their proposed business hours are in line with other escape rooms they have visited. She also asked if it would be possible to scale back the weekend hours to not be open so late.

Ms. Vogel said that the rooms will be booked staggered, meaning not all rooms will be occupied at the same time.

Commissioner Culver said she does not see corporate groups or church groups booking an escape room late at night and, based on the concerns of the residents, offers Ms. Vogel an opportunity to change the hours of operation.

Ms. Vogel said that it would be very difficult because most of their public bookings will occur after normal business hours. Other escape rooms they have looked at are getting bookings during those times.

Commissioner Culver asked if those other escape rooms are located in busier areas, such as a downtown metropolitan area.

Ms. Vogel said that other escape rooms are located in various areas and not just one type of location. Some are located in high traffic areas, and others are located in residential areas. She said they would be willing to take their last booking at 11:00 p.m. on Friday and Saturday nights, but those late hours are prime entertainment hours for people and families to go out and do things.

Commissioner Stroope addressed the parking concerns and believes that based on the unoccupied spaces, they should have enough parking and it shouldn't be an issue. He compared this business to adult laser tag in the sense that a bunch of people get together for an hour and have their fun and leave. However, he also addressed the hours of operation and his concerns with the business being open late on weekdays.

Ms. Vogel said that they do not plan on being open every day of the week, only Friday, Saturday, and Sunday. As bookings fill up they will be open until anywhere from 5:00 p.m. to 9:00 p.m. for bookings on weekdays. Most of the weekday bookings will be during the day.

Mark Smith re-approached the podium and asked about the lighting situation being adequate for a business to be open late at night. If the business is required to put lights up, it will affect all of the

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neighbors behind the business.

Emilio responded and said that he is not aware of any lighting in the parking lot aside from what is on the building.

Commissioner Culver verified that there is a globe/lantern-type light in the middle of the parking lot.

Bill Galley addressed Commissioner Stroope and said that their operating hours are the same hours that he enjoys his quiet time. Mr. Galley is concerned about the noise of traffic, people going in and out, car doors being slammed, crowds of people conversing as they are leaving, and said that is a major disturbance considering his house is 25 yards away from his back door. The wood fence between the two properties will not be sufficient for a sound barrier.

Mr. Galley is also concerned about the serenity of the neighborhood and the effect on property values. He asked Commissioner Stroope to reconsider his position based on those concerns.

Commissioner Stroope asked Mr. Galley if he would rather live next to a vacant office building.

Mr. Galley said that it is not vacant and there have always been at least two tenants in every building. There have been no issues with the existing businesses regarding loitering, traffic and noise.

Commissioner Stroope asked about the wooden fence and stated that, per City requirements, there should be a masonry wall between the commercial and residential properties.

Mr. Galley said that the six foot masonry wall is not acceptable. However, there is an eight foot fence that overlaps the masonry wall. The Live Oak trees that are in close proximity to the back fence will not be an effective sound barrier.

Chairman Carlson mentions the lighting concerns in the parking lot.

Mr. Galley said that there are three global lights that are about eight feet tall. They do not illuminate or provide sufficient lighting for safety or convenience, they are strictly ornamental. For this business to be safe during the evening hours, lighting will have to be erected to provide sufficient lighting.

Chairman Carlson closed the public hearing at 8:04 p.m.

Commissioner Sinisi stated that he agrees with Commissioner Stroope. His main concern is the hours of operation. He suggested that the last booking on Friday and Saturday nights be at 9:00 p.m. or 10:00 p.m. for everyone to be out by 11:00 p.m. This change should not be a huge obstacle for the applicant.

Commissioner Culver stated that she is in agreement with Commissioner Sinisi regarding the hours of operation. She believes it will be a safe location, and the concerns of young people causing problems are not viable. She is in favor of this business except for the hours of operation.

Commissioner Reese stated that he is not in favor of this business going in to this particular location. Taking a retail concept and putting it into an office complex will increase traffic in the area and be disruptive to the neighborhood behind it. He proposed to deny this case.

Commissioner Stroope said that with the exception of the hours of operation, he believes that this business will do well in this location. The office complex is going through a transition and this would be a good change.

Commissioner Davis asked about the elevation difference between the office building and the houses behind it.

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There is no horizontal difference; it is on the same horizontal plane.

Commissioner Sinisi stated that this is not the same as Moxley Manor (a haunted house) which would certainly be disruptive to the neighboring businesses and residential street behind it. Also, \$29.00 per person will not attract teenagers or riff-raff.

Commissioner Culver emphasized the need to modify the hours of operation.

Commissioner Carlson said that the modification of hours will have to be stipulated.

Commissioner Sinisi asked Ms. Vogel to stipulate the weekday hours and weekend hours.

Ms. Vogel stated that the weekday hours will be 11:00 a.m. to 8:00 p.m. Weekend hours will be from 11:00 a.m. to the last booking at 10:00 p.m.

Commissioner Sinisi clarified that if the last booking is at 10:00 p.m. everyone will have left by 11:00 p.m. with the exception of staff.

Ms. Vogel verified the weekend hours.

Chairman Carlson stated that he really likes the idea and would like to give his approval, but he does not like the location. The lighting is inadequate, and an eight foot wooden fence is not an ideal screening. If they wanted a space on the other side of the building he would have no problems with it; however a residential office park is not ideal. He suggests working with the City to try and locate a better location if they do not get approval.

Motion: Commissioner Reese made a motion to deny zoning case PZ-SUP-2016-00050030.

Motion fails due to lack of second motion.

Commissioner Culver made a motion to approve zoning case PZ-SUP-2016-00050030.

Commissioner Sinisi seconded the motion and the vote was as follows:

Ayes: Commissioners Culver, Sinisi, Stroope, and Davis

Nays: Commissioner Reese and Chairman Carlson

Abstention: None

Motion approved 4-2-0. Chairman Carlson recommended approval of zoning case PZ-SUP-2016-00050030 with the following stipulation: The hours of operation change to Monday through Thursday, 11:00 a.m. to 8:00 p.m. (last booking at 7:00 p.m.), and Friday, Saturday, and Sunday 11:00 a.m. to 11:00 p.m. (last booking at 10:00 p.m.).

- 4. Zoning Case PZ-SUP-2016-50031, public hearing and consider a request to rezone Lot 1, Block 1, Harwood Village North Addition, located at 605 Harwood Road (2926 Brown Trail), Bedford, Texas, from (H) Heavy Commercial to (H/SUP) Heavy Commercial/Specific Use Permit/Dog Kennels, specific to Section 3.2.C.(9)n, Dog Kennels (Breeding, Training, or Boarding), of the City of Bedford Zoning Ordinance, allowing for Furever Friends – Pet Boarding and Daycare to operate a pet boarding/pet daycare facility. The subject property is generally located north of Harwood Road and east of Brown Trail. (PZ-SUP-2016-50031)**

Emilio Sanchez, Planning Manager, reviewed zoning case PZ-SUP-2016-00050031.

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David Lee, petitioner, 1204 Cliffwood Road, Euless, TX 76040.

Mr. Lee is looking to open a pet boarding, day care, and grooming facility. This will be a family operated business.

This will be an indoor facility with 24 4' x 5' kennels, three luxury size kennels that will be 6' x 10', and a large indoor play area for the dogs.

There will be rolled rubber flooring in the play area for the dogs. In the play area, there will be many items for the dogs to play on.

There will be three grooming stations with three separate tables. There will be a separate room for drying and bathing the dogs.

There will be a lobby in the front. They are looking to possibly sell small items in the lobby such as dog treats.

Their focus will be on the service, ensuring that they provide the best service that they can for the owners and their pets. They want the customers to know that their pets will be well taken care of. The pets will be loved on and played with, rather than just being placed into a kennel and sit there all day.

There will be up to four staff to assist with walking the dogs. The dogs will get a couple of walks each day, both the dogs that are being boarded and the dogs that are there for daycare.

Upgrades in services will be offered, such as extra walks during the day or cuddle time with the pets.

Environmentally-friendly non-toxic cleaning products will be used, organic pet-friendly products for grooming services. Any pet food or treats that they provide will also be organic.

Hours of operation will be Monday through Friday, 7:00 a.m. to 6:00 p.m. Possible hours for Saturday will be 8:00 a.m. to 5:00 p.m. although that may be cut back to 4:00 p.m. The hours on Sunday will be 12:00 p.m. to 3:00 p.m. or by appointment to cater for customers who cannot pick up their animal until the evening due to travel schedule.

Commissioner Stroope asked if they will allow two dogs to stay in the same kennel at once.

Mr. Lee said that if a family has two dogs and they request that the two dogs stay in the same kennel, they will allow it. Some families do request that their dogs be boarded in the same kennel.

Commissioner Culver asked if the business closes at 6:00 p.m. and closed for a long period of time, like Sunday, who stays with the dogs after the business has closed?

Mr. Lee said that the business hours are just the last hours that somebody can pick up their dog that day. There will still be somebody there to clean the facility and play with the dogs. There will not be anyone who will stay there overnight. Staff will leave around 8:00 p.m. and be back around 6:00 a.m.

Commissioner Sinisi asked if all breeds will be welcome.

Mr. Lee said all breeds will be welcome, but proof of vaccinations will be required.

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Commissioner Sinisi asked with all of the concrete around the building, where will the dog walking and exercise take place?

Mr. Lee said the dogs will be walked in the opposite direction of the neighborhood that is located to the north of the building. They will be walked toward Harwood Road and on the sidewalks around the shopping center. There are some grassy areas for the dogs to do their business.

Commissioner Davis asked where the dogs will be able to relieve themselves, and how he plans on controlling the odor.

Mr. Lee said that their cleaning products also deodorize, as well as used as a disinfectant to prevent the spread of Parvo and Kennel Cough and other diseases. One of the main focuses is keeping the facility clean and odor-free.

Commissioner Stroope asked where exactly the dogs will be allowed to relieve themselves outside and how the mess will be cleaned up.

Mr. Lee said that the mess will be cleaned up as they are out walking the dog. Only one dog will be walked at a time.

Commissioner Stroope asked if the staff will go outside once in a while and hose down the areas where the dogs relieve themselves.

Commissioner Davis pointed out that this space is right next door to a donut shop.

Mr. Lee said it would be difficult to clean dog urine out of the grass.

Commissioner Stroope said that if several dogs use the same areas, those areas will become saturated pretty quickly. He is concerned that it may become a hazard and off-putting for people walking along the sidewalks. He suggests looking for a deodorizing spray that they could go outside and spray those areas once or twice a week.

Mr. Lee said that is something he could do.

Chairman Carlson asked if the shopping center owner receives complaints, would they be able to do something about it.

Mr. Lee said yes they would.

Chairman Carlson opened the public hearing at 8:30 p.m.

Chairman Carlson closed the public hearing at 8:30 p.m.

Chairman Carlson asked if the business name will be changed to Furever Love and if that will create a legal problem in the application process.

Emilio Sanchez said the business name will be changed from Furever Friends to Furever Love, and that will not cause any problems legally or in the application process. The name will be changed administratively.

Commissioner Sinisi voiced his opposition because all breeds will be welcome and it poses a potential danger with the location being next to the donut shop. His concern is the owners with their dogs in close proximity to kids with their donuts, and there is the potential that a dog may break free from the owner and try to get the food from the child. Another location would be better for this business.

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Commissioner Culver agreed with Commissioner Sinisi, saying that this is not an appropriate location for this business. There are several children that walk through that area, not enough grassy areas for the dogs, and the donut shop being so close. She is in favor of the business, but it needs to be in another location.

Motion: Commissioner Sinisi made a motion to deny zoning case PZ-SUP-2016-00050031.

Commissioner Culver seconded the motion and the vote was as follows:

Ayes: Commissioners Culver, Sinisi, Reese, and Davis

Nays: Commissioner Stroope and Chairman Carlson

Abstention: None

Motion approved 4-2-0. Chairman Carlson recommended to deny zoning case PZ-SUP-2016-00050031.

**ADJOURNMENT**

Motion: Commissioner Sinisi made a motion to adjourn, Commissioner Reese seconded the motion, and the vote was as follows:

Ayes: Commissioners Culver, Sinisi, Reese, Stroope, Davis, and Chairman Carlson

Nays: None

Abstention: None

Motion approved 6-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 8:35 p.m.

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**Todd Carlson, Chairman  
Planning and Zoning Commission**

**ATTEST:**

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**Kristtina Starnes, Coordinator  
Planning and Zoning Liaison**