

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 26, 2019**

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 26th day of September, 2019 with the following members present:

Chairman: Todd Carlson

Vice Chairperson: Michael Davis

Members:

 Keith Quigley
 Lisa McMillan
 Tom Stroope
 Bryan Henderson
 Linda Moye

Constituting a quorum.

Staff present included:

Emilio Sanchez Planning Manager
Kristtina Starnes Planning & Zoning Assistant

(The following items were considered in accordance with the official agenda posted by September 20, 2019)

CALL TO ORDER

Chairman Carlson called the Work Session to order at 6:30 p.m.

WORK SESSION

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

Chairman Carlson adjourned the Work Session at 6:57 p.m.

REGULAR SESSION

The Planning and Zoning Commission convened in the Council Chamber at 6:58 p.m. and the Regular Session began.

CALL TO ORDER

Chairman Carlson called the meeting to order at 7:01 p.m.

INVOCATION

Commissioner Davis gave the invocation.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 26, 2019**

APPROVED

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 11, 2019 regular meeting.**

Motion: Commissioner Stroope made a motion to approve the meeting minutes of the July 11, 2019 regular meeting with the corrections as stated.

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

Ayes:	Commissioners Quigley, McMillan, Stroope, Henderson, Moye, Vice Chairman Davis and Chairman Carlson
Nays:	None
Abstention:	None

Motion approved 7-0-0. Chairman Carlson declared the July 11, 2019 meeting minutes approved.

PUBLIC HEARINGS

- 2. Zoning Case PZ-PUD-2019-50056, public hearing and consider a request to rezone Lot 3A1, Block 15, Stonegate Addition – Bedford, located at 404 Airport Freeway, Bedford, Texas from Heavy Commercial (H) to Planned Unit Development (PUD), allowing for Samuel Iweis to construct a 5-story mixed-use building. The property is generally located south of Airport Freeway and east of Brown Trail. (PZ- PUD-2019-50056)**

Emilio Sanchez, Planning Manager, reviewed case PZ-PUD-2019-50056.

This request is for a zoning change from Heavy Commercial to a Planned Unit Development, allowing for Samuel to construct a 5-story, approximately 28,000 square-foot mixed-use building at 404 Airport Freeway. The applicant is proposing a building that is approximately 77.5 feet in height with setbacks that are approximately 20 feet on the eastern property side yard setback, 42 feet along the frontage of Highway 183, and 104 feet on the rear yard setback. The applicant is asking for the Planned Unit Development to be approved with 73 parking spaces instead of the required 111, and for landscaping that is approximately 14.45% instead of the required 20%.

This site has been in front of Planning & Zoning Commission several times for approvals for Specific Use Permits. The applicant is proposing to demolish the existing building if this PUD is approved. The first floor is proposed to be a coffee shop, and the second thru fourth floor would be medical offices with two living units above.

The Master Highway Corridor Overlay District does not allow for residential, condominiums, apartments or multi-family. They are proposing that with their Planned Unit Development.

Samuel Iweis, petitioner, 1145 Bancroft Road, Keller, Texas.

Mr. Iweis said when he bought this building, he initially thought of a coffee shop and then an office building above. He spoke with someone who suggested that he build higher than three stories to be cost effective. He contacted an engineer and they began working with a conceptual plan. He did a study of what they could do at that location, and concluded that multi-use buildings

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 26, 2019**

APPROVED

is a trend now. One of the studies said that 80% of the buildings in 2017 were multi-use. One of the reasons for this is mitigation risks for the citizens. In a recession, if the City has only one business and the business goes down and taxes go down. Another reason is land use. Population is increasing, and kids want a place to live. Safety and reduced break-ins, and saves the City with infrastructure and other utilities. This also promotes community and neighborhoods.

The coffee shop he owns in North Richland Hills has walls dedicated to kids who want to display their art. They have a song-writer night where people write their songs and play music, and have church groups that meet there. If the coffee shop is on the first floor of this building, it will be there for a long time.

This segment of the highway that goes into Bedford is a contraction of three highways, 183, 121 and 820. This building will be like a case display for the City of Bedford.

Commissioner Henderson asked what is planned for the living units up top.

Mr. Iweis said the plan is for the safety of the building. If this is not cost effective, it won't make money. The trend is that people live on top of a building. If that is not suitable for this project, he is fine with that. For him, it looks good.

Commissioner Quigley said there are a few things in the description that don't meet the highway corridor overlay district for that area. One of which is that the overlay district doesn't allow residential. Also, the amount of room on the east side, where the drive thru is, is pretty narrow based on the size of the building. One solution would be to shrink the building by 10 or 15 feet inwards, or reduce the number of floors. Typically when someone comes in and asks for a PUD, they're asking for changes to the City's building code. In an exchange for that, they may negotiate with the City regarding the changes they are requesting. He asked Mr. Iweis if he is considering any changes with the actual design to either make the footprint a little bit further in on the east side. If that can't be done, what can be done to offset that change to the code? The code requires 35 feet based on the size of the building. If the building were smaller, it would be a different number just like the parking would be a different number. For example, if one floor was taken out, that may meet the parking restriction.

Mr. Iweis said if he needs to get rid of the residential, he will be okay with that. It would make the building four stories instead of five.

Commissioner McMillan said she was encouraged that somebody is looking at investment of this property. The City needs new development along that area. Her concern is the size of this project, especially the setback of the east side of the building, being adjacent to the residential side. She asks if there is any thought to doing something that would cover less mass of that location and configure something that wouldn't be so imposing on the residential side on the east side.

Mr. Iweis said the footprint currently is about 5,500 square feet, and that is less than what he has right now. Also, this building will have medical offices. So there will not be any windows on the east side of the building. If there are windows, they will be high windows above eye-level. He and his architect tried, and if they leave it the way it is, it won't look good. It looks better if it's parallel to the street. If there is anything he can work on with the engineer or anyone, he is open to that. This project is for the City of Bedford, and he is willing to work with the commission.

Chairman Carlson asked if Mr. Iweis designed this building or the site plan.

Mr. Iweis said he is a civil engineer and he has an architect. He worked with his architect and commandeered with everything possible. He took pictures and there is only 10 feet. This project is for the new generation. They are okay with living close to each other.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 26, 2019**

APPROVED

Commissioner Stroope said this property has been vacant for a long time. There is a buffer between it and residential properties. There are aspects that are missing on the site plan that are concerning.

Mr. Iweis said he thinks that the architect just missed the concerns that Commissioner Stroope had. He said that they can take some of the parking out or just take a part of the coffee shop and put the dumpster there.

Chairman Carlson said the problem is that he is applying for a PUD, but he is asking for approval for this specific site plan. However, he is bringing up other ideas to try and make this fit. It's gotten to the point where it's a different building and different situation. If it's going to go that far, this case may need to be tabled. This has been a very tough site and there have been two other cases where the proposed building does not fit. Also, on the east side of this rendering, there are no windows but on the rendering it shows floor to ceiling windows on three floors.

Mr. Iweis said he will take that out. He told the architect that since those floors are medical offices, there is no need for low windows. They can all be high windows. If these are issues, he can adjust the plan.

Commissioner Henderson said that the setback on that area would be close to 70 feet on that east side. He asked if there's a way he can make that building smaller, or is that something he didn't want to do.

Mr. Iweis said the width of the building right now could be 80 or 85 feet. If it goes smaller than that, the shape of the window would not look good architectural. Otherwise they would have designed it differently. The building right now is about 5,500 square feet, and if they change it to 5,000 square feet it would not work. Right now, cars are parking against the fence. If they open a coffee shop like this, cars would continue to park along that fence, there would not be a buffer zone.

Chairman Carlson said they are not asking for an either/or, and he is glad to see development on this site, there are just some issues with this plan.

Mr. Iweis said he can adjust the plans and come back to the commission.

Chairman Carlson asked Emilio if Mr. Iweis comes back with a new plan, can they table this case.

Emilio Sanchez said since the individuals are in the audience to speak to go ahead and open the public hearing to put it on record. The commission can table for a date-specific, but he isn't sure how long it would take for the applicant to make those changes.

Chairman Carlson opened the public hearing at 7:27 p.m.

Nichelle Dawkins, 144 Stonegate Court, Bedford, Texas.

Ms. Dawkins said she isn't directly affected by the site plan, but if the plan were to remain as a five-story building, it would be an intrusion to her neighbors that would also cause her concern. She thanks Mr. Iweis for thinking about Bedford. There are residents here who want to work with businesses. It appears with this application that there needs to be some research and consideration in terms of the site plan. She encourages the applicant to put out an open forum because there are residents who have knowledge and skill sets about this area.

Cindi Starr, 94 Regents Park, Bedford, Texas.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 26, 2019**

APPROVED

Ms. Starr said her property is directly behind this project and her fence is on the east side of where the building would be. She is excited about the fact that there would be building here. They all agree that there needs to be development there and the current building is in poor shape. She feels that a building with all of the different levels is not what they need in the community. They feel that a one-story coffee shop would be excellent. One of her concerns is that with a five-story building, they will have access to seven backyards and 12 to 15 front yards that would be viewed from the top of the building where the residential would be. That is considered an invasion of privacy. Another concern is the inadequate buffer zones for the residents. That 20 feet on the east side is concerning. Parking along that side of the fence will damage the fence.

At one time that was a McDonald's. That building has had some issues with the impact of the freeway expansion that has made it difficult to access. A building overlooking a residential area is not the best choice. This will also devalue their properties, not only affecting the 200-foot buffer. If her property value goes down, her neighbor's property value will go down. It's not fair to the neighborhood. Several houses in their neighborhood have been flipped, and it has been exciting to see the revitalization. Most of the houses have been purchased by young or new families, and existing families that have put work into that neighborhood. They plan to retire there. She understands that there are rights on both sides, but her neighborhood was there first.

Concerns expressed include inadequate parking, proper easement utilities, inability to provide the distance between the building and the neighborhood. The City of Bedford needs to develop responsibly in the future. If this were a one-story building, it would be beneficial to the community in other ways. She asks the Planning & Zoning commission to not allow this zoning change for their community.

Tom Burnette, 2253 Bedford Circle, Bedford, Texas.

Mr. Burnette said he has a multi-story building that looks down on his backyard. It's only two-stories with a high pitched roof. He was lucky that the building owner planted trees as a site buffer. He is not seeing any mitigation on the side line. When you look out into the backyard and the viewscape is five-stories, even if there's no windows you're looking at a blank wall. It diminishes the quality of life spending time in your backyard. The big concern would be property values on the properties. Any development in the City should not be in an area where it would devalue the surrounding properties. He is pro-development in the right places and would like this property to be developed, but this project is not the type of development the people want to see.

Dana Attaguile, 90 Regents Park, Bedford, Texas.

Ms. Attaguile has lived there for over 20 years and over that time has seen several business go through that site. She has three daughters. She and her husband have invested a lot of money into their backyard and spend a lot of time back there. This is a place where they have invested in and plan on living there. She spends a lot of time in her backyard. This project negates why they purchased their home and why they've invested money to upgrade their home to be responsible property owners. She does not want a five-story building overlooking her backyard. This will affect their quality of life and a five-story building overlooking their backyards causes safety concerns. She feels that it is an invasion of her privacy.

Anibal Hernandez, 82 Regents Park, Bedford, Texas.

Mr. Hernandez said when he moved to Bedford from Irving, he looked at a house on Old Kirk Road. He didn't want to purchase that building because there was a building that overlooked the house, even though that building is not as tall. A five-story building looking over his current house would not be an ideal backyard. He wants to start a family in this neighborhood and he doesn't want his kids to deal with that. If he decides to sell his house, will the buyers be turned away because of that building. Houses being next to buildings deterred him from purchasing those houses.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 26, 2019**

APPROVED

Alysse Mandeville, 1836 Ravenswood Drive, Bedford, Texas.

Ms. Mandeville said she moved from downtown Dallas, she is part of the millennial community. She said they moved from downtown Dallas because they wanted their privacy and a quiet community, somewhere where they can raise a family. The idea of walking out their front door and seeing a building they were trying to get away from is not something they want. She said it will depreciate the value of their home.

Philip Hocutt, 81 Regents Park, Bedford, Texas.

Mr. Hocutt thanked the commission for saying the prayer and allowing the Pledge of Allegiance to be said. He moved into his house about 18 months ago, and has made improvement to the house and plans on being there for a long period of time. He does not want to see a five-story building from his house. However, Chase at Brown Trail and Harwood is going away. He asked if anybody has offered that solution to this proposal. It's already there and in a commercial part of town. He said their property values will go down and they have a lot of traffic from the kids who are in school.

Mr. Iweis thanked the audience for caring about the community. He said he wants to respond to some of their concerns. The easement will be dedicated to him for the building. The privacy won't be different than a one-story building. The reason is that medical offices come in come in at 8:00 a.m. and leave at 4:00 p.m. or 5:00 p.m., and most people who live around that area get home at 5:00 p.m.. Nobody will be able to see into anybody's backyard, so privacy should not be an issue. He also has trees along that side of the building. He will plant more trees to ensure that people cannot see. In regards to valuation, if this is approved, their land will increase by a minimum of double the current value. He suggests that they talk to a realtor and will see that their property value will increase. The house behind this lot is worth \$200,000. If this is approved, that land will double in value.

Terri Williams, 86 Regents Park, Bedford, Texas.

She has lived in her home for about 35 years. She did not purchase her home with the idea of making a big investment. They are retired and start enjoying their backyard around 7:00 – 7:30 a.m. So a five-story building will impact what they see and hear when they are in their backyard. Also, there is already a four-story medical office building at 1305 Airport Freeway and their parking lot is huge. That building is not completely leased, so if there is a need for medical offices in the area they can look at that building. They want to see development on this lot but something that fits with a family neighborhood.

Dana Attaguile said there are a number of issues already in their neighborhood. They have trash issues from what used to be a sushi restaurant at that location. The trash wasn't picked up for over a week. The parking will be an issue because she already has a crack in her wall from parking from the previous business there. A coffee shop there would be great for people to come and hang out at.

Chairman Carlson asked if there are parking spaces along that wall on the east side of the property?

Ms. Attaguile said no, but they were parking on the grass. At one point there was a U-Haul location and they were parking their trucks along the grass. The crack in the wall was at bumper-level.

Chairman Carlson said he asked that question because at one point someone said there was parking along that wall and that's not what the plan shows. The plan shows a driveway there, so there wouldn't be parking.

Ms. Attaguile said there are regulations for a reason regarding parking spaces, and if they don't do anything to follow through with those as a community then she feels like they're sacrificing something.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 26, 2019**

APPROVED

Tiffany Clipper-Hocutt, 81 Regents Park, Bedford, Texas.

She would like to tell Mr. Iweis that this project is awesome. To be an entrepreneur and businessman, she is very excited for him. However, this isn't the spot for it. A one-story coffee shop would be fantastic, but a five-story office building would not. A lot of the residents are older and retired. Her husband works from home, as well as several other people. She plans on being there for a long time, but doesn't want to see the building there.

Chairman Carlson closed the public hearing at 7:55 p.m.

Chairman Carlson said he supports the idea of Mr. Iweis coming to Bedford. However, five-stories, 20 feet from the residents' back fence is a behemoth, it is an interesting looking building, but it's a five-story building 20+ feet from their backdoor. His intention is that the commission tables this case, if he can convince the other commissioners as well. Nobody has a problem of the development of the site. It is tough site, and they want to see something happen that they would like. On the other hand, they are being asked to approve this plan and he doesn't think he can support this plan with this design. It's working with staff and the residents and trying to find some balance or consensus of what can be done there. Try to find a win-win here where residents are satisfied with what's there and the applicant is also happy because it's a business, but just not this design.

Commissioner Henderson said he likes the design of the building and it would be an asset to Bedford. It would be a great thing to have. The problem is that the lot is too small for this building. It doesn't give enough buffer for the neighborhood, it doesn't work in harmony with the neighborhood.

Commissioner McMillan asked Emilio Sanchez in regards to tabling versus denying the application in its present form, based on what they are hearing as far as the changes, and it seems to be a large change, what would happen if they tabled it and it came back with a major change to the site plan? What would have to be done?

Emilio Sanchez said they wouldn't have to re-notice but the commission would need to table it to a date specific, that way the people in the audience would know what day to come back for that meeting. Staff could re-notice if the commission asks them to. If the commission tables this case versus deny, if it is denied the applicant would have to come back and re-apply and pay the permit fee for a new application and new case number. Tabling will just prolong this particular meeting. Tonight the public hearing was opened, at the next meeting they would not have to have the open hearing. They could open the public hearing if they agree to, but it's not necessary since it's already been opened and closed. So there is some benefit to a continuance.

Chairman Carlson asked at what point are the changes so much that a new application is required?

Emilio Sanchez said that it could all stay under the same umbrella. If the P&Z commission approve something, but when it gets to City Council there are significant changes, it would probably go back to P&Z so they can review it again and grant the recommendation to approve or deny and then push it back to City Council for final approval.

Commissioner McMillan asked how much the application fee is.

Emilio Sanchez said it is \$205 for the application which covers the first acre, and \$205 for each acre over one.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 26, 2019**

APPROVED

Commissioner Quigley said this is exactly the type of development he has been looking for for 25 years in Bedford. He saw some of the original plans for what would have been a “downtown Bedford.” It never came about. When he got this packet delivered to his house, he initially thought this was fantastic; however, there are too many changes that would be necessary for them to approve it like this. Five stories looking down into somebody’s backyard would not be the greatest thing for the neighborhood. He suggested that the applicant work with staff to see what would work. Meeting with the residents could go a long way instead of showing up at the meeting next time. He would see this in other places in Bedford, and if he works with staff and the neighbors he may have a far better chance.

Commissioner Stroope said their future land use plan is what they decide what they want to see developed in the City, what the zoning is based on. They realize that not all of those things fall into those boxes. Somebody wants something a little different that doesn’t quite meet those requirements. That is what the PUD is for. That is typically where the developer is saying if the City could give them a little of the easement here or make something a little broader, for that they will provide extra landscaping, more paving, trees, public space... they try to do things to help it out that would be good for Bedford and the citizens, and the commission could approve that. Unfortunately, this project is asking for multiple concessions, there are no benefits that would make it conceivably acceptable. That’s the difference between PUD and regular zoning. Typically there are good things that offset the concessions, but that’s not the case here. Also, he has been a real estate appraiser for 25 years and it always interests him that people know what’s going to raise value and lower value. It’s really fascinating and he’s never picked up on that study before.

Vice Chairman Davis said they love what he wants to build here but it’s a square peg in a round hole. He is excited that someone wants to develop in this community, and he’s been in Bedford for 30 years and plans to stay here. The commissioners volunteer their time and they love their city, but this is just a square peg in a round hole.

Commissioner McMillan said she was excited when she opened her packet and saw the building, it’s a great building, and it’s what we need in Bedford. Once she looked at the site plan and saw where it was, she knew it wasn’t going to fit. That’s her concern on this. Another concern goes further that there’s so much change that needs to happen to make it fit on this site and make it compatible, and that’s what the commission is there to do is to make sure the land uses are compatible with what they are approving. To make this compatible, there’s going to be an enormous amount of change. She thinks the building will be a total different format than what they’re looking at now. For that reason, she is not in favor of tabling this, she is in favor of denying it and starting again. She feels like it needs to come back in its new form and be put back out for public hearing.

Commissioner Henderson said he agrees with Commissioner McMillan that to make this fit on this property will require a tremendous amount of changes. It’s not going to resemble what’s there.

Vice Chairman Davis said in a follow-up comment, the format of what these plans are basically say yes you can move forward with this site plan. But the site plan is light years from where it needs to be before he would say yes, he would approve this PUD.

Chairman Carlson said he brought up tabling because he thought a rejection would be too harsh. He would like the applicant to stay in Bedford and work with staff. Tabling would expedite that and be

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 26, 2019**

APPROVED

more effective. But Commissioners McMillan and Henderson want to deny it then they will go from there. That was his only concern. He just wants to make sure that they don't lose this development.

Emilio Sanchez said hearing those concerns, staff would be willing to re-notice the case if the commission decides to table, if that puts anyone at ease for a continuance.

Chairman Carlson said that he didn't want the applicant to have to come back and pay another application fee.

Motion: Commissioner McMillan made a motion to deny zoning case PZ-PUD-2019-50056.

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

Ayes: Commissioners McMillan, Stroope, Henderson, and Vice Chairman Davis

Nays: Commissioners Quigley and Moye

Abstention: Chairman Carlson

Motion approved 4-2-1. Chairman Carlson recommended denial of zoning case PZ-PUD-2019-50056.

- 3. Zoning Case PZ-SP-2019-50065, public hearing and consider a request for an amended site plan with building elevation changes for a Walmart Re-Image. The property is zoned Heavy Commercial (H) and located within the Master Highway Corridor Overlay District (MHC) specific to Section 4.18 of the City of Bedford Zoning Ordinance. The legal description is Lot 1R1, Block 1, Wal-Mart Addition - Bedford, and the address is 4101 State Highway 121, Bedford, Texas. The subject property is generally located south of Cheek-Sparger Road and west of State Highway 121. (PZ-SP-2019-50065)**

Emilio Sanchez, Planning Manager, reviewed case PZ-SP-2019-50065.

This application is for 4101 State Highway 121, the existing Walmart, to amend their site plans/elevations. They are currently approved for an elevation of the building that has a tan and brown color scheme. Walmart has recently changed their corporate color scheme to be a gray, blue, with an orange online pick-up portion of the building as well. The site is within the Master Highway Corridor Overlay District (MHC), and with the passage of HB 2439 there are very limited pieces of the MHC that staff feels that they can enforce. But there is still that requirement that they must go through this process for an administrative approval to change those elevations. That is why this case is before the commission to ask for approval for their new elevations.

Chris Broshears, 1805 NE 2nd Street, Rogers, Arkansas.

Mr. Broshears said what they are proposing is an update to the existing building. The color scheme that is on that building right now has been there for about 12 years. They have changed the color scheme to match the logo. The new color scheme is to match what they've done across the country. It's the new Walmart blue and the new orange, which is a branding for the online pick-up which is a major push across the country right now.

Commissioner McMillan said she would like to see improvement of the traffic circulation at that store. Other than that, she likes the new colors.

**PLANNING AND ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 26, 2019**

APPROVED

Commissioner Quigley asked if this is only for the exterior and if they are doing something about parking on the side with the online pickup.

Mr. Broshears said that is already in place currently. They have put up signage indicating the online pickup location.

The orange is directional for when people enter the site.

Chairman Carlson opened the public hearing at 8:16 p.m.

Chairman Carlson closed the public hearing at 8:16 p.m.

Motion: Commissioner McMillan made a motion to approve zoning case PZ-SP-2019-50065.

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

Ayes: Commissioners Quigley, McMillan Stroope, Henderson, Moye, Vice Chairman Davis and Chairman Carlson

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson recommended approval of zoning case PZ-SP-2019-50065.

ADJOURNMENT

Motion: Commissioner Stroope made a motion to adjourn.

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

Ayes: Commissioners Quigley, McMillan Stroope, Henderson, Moye, Vice Chairman Davis and Chairman Carlson

Nays: None

Abstention: None

Motion approved 7-0-0. Chairman Carlson adjourned the Planning and Zoning Commission meeting at 8:17 p.m.

Todd Carlson
Planning and Zoning Commission

ATTEST:

Kristtina Starnes
Planning & Zoning Assistant