PLANNING & ZONING COMMISSION
December 7, 2020

COMMISSIONERS PRESENT
M. Nathan Barbera, Chair
David Downs, 1st Vice Chair
Bob Gibbons, 2nd Vice Chair
Arthur Stone
Allan Samara (not present for Preliminary Open Meeting, only Regular Meeting)
Gary Cary
Gwen Walters
Rick Horne

STAFF PRESENT
Christina Day, Director of Planning
Eric Hill, Senior Planning Manager
Christina Sebastian, Lead Planner
Linette Magaña, Administrative Support Supervisor
Karen Suiter, Senior Administrative Assistant
Kim O’Bryon Bridges, Senior Administrative Assistant

STAFF PRESENT VIA VIDEOCONFERENCE
Michelle D’Andrea, Deputy City Attorney
Michael Bell, Comprehensive Planning Manager
Craig Fisher, Senior Planner
Donna Falletta, Planner
Muzaid Riaz, Planner
Karen Rhodes-Whitley, Budget Director
Caleb Thornhill, Director of Engineering
Ron Smith, Director of Parks & Recreation
Gerald Cosgrove, Public Works Director
Jim Razinha, Facilities Manager

CONSULTANTS PRESENT
Dan Sefko, Freese & Nichols, Inc.

Chair Barbera convened the Commission into the Preliminary Open Meeting on Monday, December 7, 2020, at 5:03 p.m. A quorum was present.

Discussion & Consideration: Comprehensive Plan Update

Dan Sefko, from Freese & Nichols, Inc., presented updates and items for consideration to the Comprehensive Plan and was available to answer questions. Staff recommended to approve, or approve with changes, Bundles 22, 4/12, 14, 15, 5/16, 18, and 6/20, and return these documents to the CPBC for further consideration. If and where revisions are recommended, a concise statement of explanation to the CPBC was also requested:
1. If revisions are necessary, a concise statement of explanation to the CPRC from the P&Z Commission would be very helpful in their further deliberation of the issue.

2. If there is a split vote on P&Z regarding changes, a similarly concise dissenting opinion would be appropriate to enter into the record.

**Bundle 22 – Regional Education**

Upon a motion made by 2nd Vice Chair Gibbons and seconded by 1st Vice Chair Downs, the Commission voted 6-1 to approve Bundle 22 as presented. Commissioner Cary voted in opposition.

**Bundle 4/12 - Land Use (except Action LU2)**

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Stone, the Commission voted 7-0 to approve Bundle 4/12 as presented.

**Bundle 14 - Redevelopment of Regional Transportation Corridors**

Upon a motion made by Commissioner Horne and seconded by 2nd Vice Chair Gibbons, the Commission voted 7-0 to approve Bundle 14 as presented.

**Bundle 15 – Undeveloped Land**

Upon a motion made by 2nd Vice Chair Gibbons and seconded by Commissioner Horne, the Commission voted 7-0 to approve Bundle 15 as presented.

**Bundle 5/16 – Transit-Oriented Development**

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Stone, the Commission voted 7-0 to approve Bundle 5/16 as presented.

**Bundle 18 – Redevelopment of Neighborhood Centers**

Upon a motion made by Commissioner Horne and seconded by 1st Vice Chair Downs, the Commission voted 7-0 to approve Bundle 18 with the removal of the second paragraph from the website context section.

- Explanation: The city does not know what cashflows these sites generate or how competitive they are financially. The first and third paragraphs are adequate to provide context on why the change is needed and how it relates to the policy statement.

**Bundle 6/20 – Population Growth (except Action PG2)**

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Horne, the Commission voted 7-0 to approve Bundle 6/20 as presented.
Chair Barbera stated at 6:07 p.m. that the Planning & Zoning Commission would adjourn and reconvene at 6:45 p.m.

Chair Barbera reconvened the Commission into the Preliminary Open Meeting at 6:45 p.m.

The Commission discussed items on the agenda for the December 7, 2020, Commission meeting.

The Commission discussed items on the agenda for the December 21, 2020, Commission meeting. Four zoning cases are scheduled to be presented.

Director of Planning Day presented an update of relevant items from the City Council.

There being no further discussion, Chair Barbera adjourned the Preliminary Open Meeting at 6:51 p.m.

Chair Barbera convened the Regular Session to order at 7:00 p.m. with Commissioner Samara in attendance. A quorum was present. Chair Barbera led the Commission in the Pledge of Allegiance.

COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Upon a motion made by Commissioner Horne and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve all items on the Consent Agenda as follows:

Approval of Minutes for November 16, 2020 (Consent Agenda Item “a”).

Preliminary Plat: Legacy-Central Addition, Block A, Lot 3 - Restaurant and retail on one lot on 2.8 acres located at the northwest corner of U.S. Highway 75 and Legacy Drive. Zoned Corridor Commercial. Project #PP2020-010. Applicant: Legacy Landmark Investment Group, LLC (Consent Agenda Item “b”).

Revised Conveyance Plat: Village at 121 Addition, Block 1, Lot 1R - One conveyance lot on 24.9 acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment and located within the State Highway 121 and Preston Road Overlay Districts. Project #RCOP2020-006. Applicant: 121 Village, Ltd. (Consent Agenda Item “c”).

Revised Site Plan: Reid Addition, Block 1, Lots 1R & 2R - Office, storage or wholesale warehouse, photographer studio, dance studio, service contractor, and light-intensity manufacturing on two lots on 10.0 acres located on the west side of K Avenue, 856 feet north of Legacy Drive. Zoned Planned Development-33-Corridor Commercial with Specific Use Permit No. 145 for Commercial Antenna Support Structure. Project #RSP2020-069. Applicant: Legacy Plano Master, LLC (Consent Agenda Item “d”).
**Revised Site Plan:** Lincoln Place in Legacy, Block A, Lot 1R and Lincoln Place in Legacy Phase II, Block A, Lot 1 - Professional/general administrative office on two lots on 15.2 acres located on the south side of Tennyson Parkway, 503 feet east of Bishop Road. Zoned Commercial Employment and located within the Dallas North Tollway Overlay District. Project #RSP2020-073. **Applicant:** Equus Capital Partners, Ltd. (Consent Agenda Item “e”).

**Revised Site Plan:** Central Plano Industrial Park Phase 3, Block 24, Lot 1R - Office showroom/warehouse on one lot on 13.7 acres located on the south side of Plano Parkway, 2,650 feet east of Jupiter Road. Zoned Research/Technology Center and located within the I-190 Tollway/Plano Parkway Overlay District. Project #RSP2020-076. **Applicant:** Plano Commerce Park, LP (Consent Agenda Item “f”).

**END OF CONSENT**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**PUBLIC HEARING ITEMS**

**Public Hearing:** Conformance of Potential 2021 Bond Referendum Items with the Comprehensive Plan

Consideration and discussion of potential 2021 bond referendum items and conformance with the Comprehensive Plan. **Applicant:** City of Plano (Public Hearing Agenda Item “1”). Karen Rhodes, Budget Director, outlined detailed information regarding the 2021 Bond Referendum to present to City Council. The following staff members were available to answer questions, Caleb Thornhill, Director of Engineering; Rob Smith, Director of Parks and Recreation; Gerald Cosgrove, Public Works Director; and Jim Razinha, Facilities Manager. The staff recommended forwarding any prioritization, comments, and a finding whether the proposed bond program furthers the Comprehensive Plan’s goals and objectives to the City Council.

Chair Barbera opened the public hearing. Chair Barbera closed the public hearing with no one registered to speak.

Upon a motion made by 1st Vice Chair Downs and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 with a finding that the proposed bond program furthers the goals and objectives of the Comprehensive Plan.

**Public Hearing:** Zoning Case 2020-028

**Project #ZC2020-028.** This is a request for a Specific Use Permit for a Private Club on 0.1 acre located on the east side of Custer Road, 641 feet south of Parker Road. Zoned Planned Development-90-Retail. **Applicant:** EQYInvest Owner I, Ltd., LLP (Public Hearing Agenda Item “2”). Staff recommended accepting the applicant’s request to table Zoning Case 2020-028 to the December 21, 2020, Planning & Zoning Commission meeting.

Chair Barbera opened the public hearing. Chair Barbera closed the public hearing with no one registered to speak.
Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Stone, the Commission voted 8-0 to approve the applicant’s request to table Zoning Case 2020-028 to the December 21, 2020, Planning & Zoning Commission meeting.

Public Hearing: Zoning Case 2020-029

Project #ZC2020-029. This is a request to amend Planned Development-374-Retail on 6.9 acres located at the northeast corner of Independence Parkway and Plano Parkway to modify the restriction on hours of operation. Zoned Planned Development-374-Retail and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: RaceTrac Petroleum, Inc.; Plano Parkway Independence Partners, Ltd.; and GC Plano Independence 2016, Ltd. (Public Hearing Agenda Item “3”). Staff recommended approval with the following stipulations:

(Proposed changes are indicated by underlined and struck text.)

1. Maximum Square Footage: 118,701 square feet of building area
2. Maximum Retail: 100% – Neighborhood Support Retail
   In addition to those uses permitted in Retail districts, the following uses shall be permitted:
   • office-showroom/warehouse
   • office-technical
   • scientific and research labs
3. Truck docks for these uses shall be located at grade level.
4. Maximum Floor Area Ratio: 0.5:1
5. Maximum Floor Area Ratio on any Given Lot: 0.75:1
6. Maximum Lot Coverage: 40% (inclusive of parking structures)
7. Maximum Building Height: 2 story (36 feet) – all heights shall include mechanical/penthouse
8. Maximum Parking Structure Height: 2 levels above grade (20 feet)
9. Setback Requirements: 50 feet from north property line and 50 feet from Plano Pkwy.

The zoning granted above is granted subject to the following additional stipulations:

1. Regulatory provisions of the Zoning Ordinance pertaining to additional setbacks from residential zoning districts (Sections 13.500.2, 13.500.3, and 13.500.4) shall apply to this tract.
2. A study of Plano Pkwy., from Jupiter Rd. to Preston Rd., shall be conducted by the city to evaluate standards and plans for driveway spacing, median breaks, acceleration/deceleration lanes, signalization, and intersection design. The objective of the study is to enhance the parkway’s capacity without adding additional through lanes. The cost of the study shall be borne by the petitioners for zoning. The closing of Longworth Dr. north of Plano Pkwy. shall be a major consideration in the Plano Parkway Study.
3. All landscape areas required by the Design Guidelines (referenced after PD-393-R/O-2) shall be irrigated by an underground, automatic sprinkler system.
4. All subsequent approved preliminary site plans for this tract shall conform to the Design Guidelines for the Plano Pkwy./SH 190 Corridor as adopted by the City Council and as placed by the owner as Restrictive Covenants on the tract binding both the current and future owners to such design guidelines.
5. The hours of operation for uses located within this district are limited to 5:00 a.m. to 12:00 a.m. (19 hours) except for convenience stores with gas pumps used.
6. No access to any tract shall be gained from the existing alley or alleys serving the residential area.
7. Truck docks and trash containers shall be to the interior of constructed buildings and at grade.
8. There will be no dedicated street adjacent and parallel to the residential district.
9. Parking structures shall be screened from view of the residential district through the use of natural screens.
10. Sodium vapor lights shall not be used for parking lots and other exterior lighting. All lighting shall meet the requirements of the Plano Lighting Ordinance.

Refer to Design Guidelines after PD-393-R/O-2 for additional stipulations.

Chair Barbera opened the public hearing. Andrew Malzer, Race Trac representative, registered to speak and was available to answer questions. Chair Barbera closed the public hearing.

Upon a motion made by Commissioner Samara and seconded by Commissioner Stone, the Commission voted 8-0 to approve the item subject to the stipulations recommended by staff.

Public Hearing: Zoning Case 2020-030

Project #ZC2020-030. This is a request to amend Urban Mixed-Use-3 on 103.6 acres located on the east side of Alma Drive, 760 feet south of 15th Street, in order to modify major development standards pertaining to certain blocks and uses. Zoned Urban Mixed-Use-3. Applicants: MM CCM 48M, LLC; MM CCM 7AJ, LLC; MM CCM 12S, LLC; and MM CCM 13MC, LLC (Public Hearing Agenda Item “4”). Staff recommended that the Commission approve the item with the following stipulations: (Additions are indicated by underlining; deletions are indicated by strike-through. The staff recommendation is not fully consistent with the petitioner’s request. The differing language is underlined in the recommendation below.)

10.700.2 Permitted Uses – Uses in Addition to Those Permitted in the UMU

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Use Type</th>
<th>Allowed</th>
<th>Restrictions</th>
<th>Blocks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory and Incidental Uses</td>
<td>Car Wash</td>
<td>P</td>
<td>Limited to parking garage only</td>
<td>M, N, P, R – X, Z</td>
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<tr>
<td>Concrete/Asphalt Batch Plant (Temp.)</td>
<td>36</td>
<td></td>
<td></td>
<td>All except A-D</td>
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<tr>
<td>Educational, Institutional, Public and Special Uses</td>
<td>Community Center</td>
<td>P</td>
<td></td>
<td>All</td>
</tr>
<tr>
<td>Fire Station/Public Safety Building</td>
<td>P</td>
<td></td>
<td></td>
<td>X, Z</td>
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<tr>
<td>Helistop</td>
<td>S</td>
<td></td>
<td></td>
<td>S, X, Z</td>
</tr>
<tr>
<td>Independent Living</td>
<td>P</td>
<td>Sec. 13.200.3, shall not apply Sec. 13.300.2, shall not apply and</td>
<td>M, N, P – X, Z</td>
<td></td>
</tr>
<tr>
<td>Uses</td>
<td>Use(s)</td>
<td>Notes</td>
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<td>-------------------------------------------</td>
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<tr>
<td>Residential Uses</td>
<td></td>
<td></td>
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<tr>
<td>Private Recreation Facility</td>
<td>P</td>
<td>All</td>
<td></td>
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<tr>
<td>Single-Family Residence (Detached)</td>
<td>P</td>
<td>A – L, Q</td>
<td></td>
<td></td>
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<tr>
<td>Two-Family Residence</td>
<td>P</td>
<td>Sec. 9.1100 shall not apply</td>
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<td></td>
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<tr>
<td>Retail Uses</td>
<td></td>
<td></td>
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<td>Shopping Center</td>
<td>P</td>
<td>Q, S</td>
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<td>Superstore</td>
<td>P</td>
<td>No drive-through windows Q</td>
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<td>Service Uses</td>
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<tr>
<td>Amusement, Commercial (Outdoor)</td>
<td>S</td>
<td>X, Z</td>
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<tr>
<td>Arcade</td>
<td>P</td>
<td>M, N, P, R – X, Z</td>
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<tr>
<td>Artisan’s Workshop</td>
<td>P</td>
<td>M, N, P, R – W</td>
<td></td>
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<tr>
<td>Business Service</td>
<td>P</td>
<td>M, N, P, R – X, Z</td>
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<tr>
<td>Cabinet/Upholstery Shop</td>
<td>P</td>
<td>S</td>
<td></td>
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<tr>
<td>Food Truck Park</td>
<td>P</td>
<td>M – Z</td>
<td></td>
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<tr>
<td>Kennel (Indoor)/Commercial Pet Sitting</td>
<td>P</td>
<td>Q, S</td>
<td></td>
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<tr>
<td>Veterinary Clinic</td>
<td>P</td>
<td>Q, S</td>
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<tr>
<td>Transportation, Utility, Communication</td>
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<tr>
<td>Uses</td>
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<tr>
<td>Electrical Substation</td>
<td>S</td>
<td>X, Z</td>
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<tr>
<td>Vehicle and Related Uses***</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Motorcycle Sales &amp; Service</td>
<td>P</td>
<td>Indoor only/No repair services Q, S</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Dealer (New)</td>
<td>P</td>
<td>Indoor only/No repair services Q, S</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Leasing and Renting</td>
<td>P</td>
<td>Parking of vehicles in garage only/No repair services Q, S</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

P = Use permitted in block(s) indicated
S = Use may be approved in block(s) indicated upon approval of a specific use permit (See Sec. 6.100)
Numbers = Additional conditions/restrictions apply per Zoning Ordinance. See the Table Notes in Sec. 14.300.
*** = Vehicle and Related Uses are limited to a total allocation of 30 parking spaces for inventory storage.
10.700.15 Additional Requirements and Restrictions

A. A UMU district or a group of buildings within the district may not be walled, fenced, or restricted from general public access, except where single-family residences abut a major thoroughfare or non-residential district that is not a part of the UMU development. Fencing would be subject to approval of the Director of Planning or designee.

B. The second building constructed and all subsequent buildings may not be further than 300 feet from another building. Construction of another phase of construction may begin before completion of a preceding phase.

C. Signage located along exterior public rights-of-way must comply with Subsection 22.600 (Requirements for Freestanding Signs Located within an Overlay District) of Article 22 (Signs). All signage internal to the development must be consistent with the signage standards of Subsection 10.800.6 (Signs) of Section 10.800 Downtown/Business Government) of Article 10 (Nonresidential Districts).

D. The landscape edge along Alma Drive may be reduced to 15 feet.

E. Maximum Building Height: Within 400 feet of Alma Drive, the maximum building height shall be 50 feet. Between 400 and 800 feet from Alma Drive, the maximum building height shall be 75 feet.

F. A Pattern Book shall be approved by the Planning & Zoning Commission as part of the site plan approval process for all phases of development.

G. This district is exempted from restrictions in Section 13.500 (Yard Regulations) wherever the BG or CB-1 districts are exempted.

H. Blocks A, D, E, F, K, L, Q, U, and V may be excluded from the residential district boundary line benefits in Section 13.500.2.N, .3.I, and .4.D (Yard Regulations). This exclusion is triggered only when an adjacent property’s development application includes this provision as a note on the plan.

I. Allocation of Multifamily and Independent Living Facility Units:
   i. The maximum number of allowed multifamily units is 2,300. The maximum number of independent living facility units is 300. The number of independent living facility units may exceed 300 if the total number of combined multifamily and independent living facility units does not exceed 2,600.
   ii. The number of multifamily units and independent living facility units may vary per block where the use is designated on the development plan.
Exceptions by Designated Block:

Block B
i. Maximum Block Length: 1,000 feet if mews or other streets, and adequate internal pedestrian access is provided
ii. Maximum Block Size: 3.6 acres

Block K
i. Minimum Freestanding Nonresidential Building size: None
ii. Minimum Building Height: One story

Block Q
If developed as a Superstore, the following exceptions shall apply:
i. Maximum Block Length: 500 feet
ii. Maximum Block Size: 5.6 acres
iii. Minimum Lot Coverage: 30%
iv. Maximum Single-Tenant Ground Floor: 100,000 square feet
v. The building is not required to be lined with individual store fronts
vi. Building setbacks: None

Block R
i. Maximum Block Length: 900 feet
ii. Maximum Block Size: 4.2 acres
iii. Minimum Freestanding Nonresidential Building Size: None
iv. Minimum Building Height: One story

Block S
i. Maximum Block Length: 1,320 feet if two paseos are provided
ii. Maximum Block Size: 9.2 acres
iii. The 60% requirement for uses along the main street may include primary, secondary, and tertiary uses

Block W
i. Maximum Block Size: 3.2 acres
ii. Minimum Freestanding Nonresidential Building Size: None
iii. Minimum Building Height: One story

Block X
i. Maximum Block Length: 790 feet
ii. Maximum Block Size: 3.7 acres
iii. Minimum Lot Coverage: 30%
iv. Minimum Building Height: 10-story, 150 feet
v. Maximum Building Height: 20-story, 300 feet
vi. Maximum Single-Tenant Ground Floor: 40,000 square feet

Block Y
i. Maximum Block Size: 5.1 acres
ii. Minimum Freestanding Nonresidential Building Size: None
iii. Minimum Building Height: One story
Block Z
i. Maximum Block Length: 810 feet
ii. Maximum Block Size: 4.1 acres
iii. Minimum Lot Coverage: 22%
iv. Minimum Building Height: 10-story, 150 feet
v. Maximum Building Height: 20-story, 300 feet
vi. Maximum Single-Tenant Ground Floor: 40,000 square feet

Chair Barbera opened the public hearing. Rob Romo, applicant, and Ralph Bush, an architect with Bush Architects, registered to speak and answer the Commission's questions. Chair Barbera closed the public hearing.

Upon a motion made by 2nd Vice Chair Gibbons and seconded by 1st Vice Chair Downs, the Commission voted 8-0 to approve the request with the changes recommended by staff.

Public Hearing: Preliminary Replat and Revised Site Plan: West Plano Retail Center, Block 1, Lot 1R

Projects #PR2020-024 and RSP2020-075. This is a retail and professional/general administrative office on one lot on 15.7 acres located on the west side of the Dallas North Tollway, 865 feet south of Park Boulevard. Zoned Planned Development-220-Regional Commercial and Regional Commercial and located within the Dallas North Tollway Overlay District. Applicant: Costco Wholesale Corporation (Public Hearing Agenda Item “5”). Staff recommended that the Commission approve the item as follows:

Preliminary Replat: Approved subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Revised Site Plan: Approved as submitted

Chair Barbera opened the public hearing. Applicant representative Jud Mullinix with Kimley-Horn was available to answer questions from the Commission. Chair Barbera closed the public hearing.

Commission Cary noted that the location is on the west side of the Dallas North Tollway. The minutes reflect the change. Upon a motion made by Commissioner Horne and seconded by 2nd Vice Chair Gibbons, the Commission voted 8-0 to approve the item subject to the stipulations recommended by staff.

END OF PUBLIC HEARING
NON-PUBLIC HEARING

Revised Site Plan: Dallas North Industrial District Section 4, Block A, Lot 6B

Project #RSP2020-072. This is a used vehicle dealer, service contractor, and open storage on one lot on 2.3 acres located on the south side of Summit Avenue, 145 feet west of N Avenue. Zoned Light Industrial-1. Applicant: 1304 Summit Partners, LP (Public Hearing Agenda Item “6”). Staff recommended that the Planning & Zoning Commission grant the applicant’s request for the 30-day extension of the revised site plan review period.

Chair Barbera opened the public hearing. Chair Barbera closed the public hearing with no one registered to speak.

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Walters, the Commission voted 8-0 to approve the applicant’s request for the 30-day extension of the revised site plan review period.

Request to Call a Public Hearing

Project #CPH2020-008. This is a request to call a public hearing to rezone approximately 4.5 acres located on the north side of Park Boulevard, 150 feet west of K Avenue. Applicant: City of Plano (Public Hearing Agenda Item “7”). Staff recommended that the Planning & Zoning Commission call a public hearing for this purpose.

Chair Barbera opened the public hearing. Chair Barbera closed the public hearing with no one registered to speak.

Upon a motion made by 1st Vice Chair Downs and seconded by Commissioner Stone, the Commission voted 8-0 to approve the call for a public hearing.

Items for Future Discussion

No items were discussed.

END OF NON-PUBLIC HEARING

With no further business, Chair Barbera adjourned the meeting at 8:41 p.m.

M. Nathan Barbera, Chair