

## PLANNING AND ZONING MINUTES

November 18, 2019

3:30 p.m.

The Planning and Zoning Commission convened in regular session in the Midland City Hall Council Chamber, 300 North Loraine, Midland, Texas, on, November 18, 2019.

Commissioners present: Chase Gardaphe, Josh Sparks, Kevin Wilton, Dianne Williams, and Karmen Bryant.

Alternate Commissioners present: Lucy Sisniega

Commissioners absent: Warren Ivey and Reggie Lawrence.

Staff members present: Development Services Director Chuck Harrington, Planning Division Manager Cristina Odenborg Burns, Senior Planner Elizabeth Shaughnessy, Senior Planner Taslima Khandaker, Planner Glenda Arroyo-Cruz, Administrative Assistant Mirna Granados, and Administrative Clerk Dalia Salinas.

Chairman Sparks called the meeting to order at 3:30 p.m.

### Opening Item

1. Pledge of Allegiance

### Announcements

### Public Comment

Commissioner Williams moved to approve the Public Comments; seconded by Commissioner Gardaphe.

The motion carried by the following vote: AYE: Wilton, Williams, Gardaphe, Sparks, Bryant, and Sisniega.  
NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence.

2. Approved a motion to adopt the following reasonable rules regarding the public's right to address the Planning and Zoning Commission during an open meeting:
  - I. Before the Planning and Zoning Commission (the "Commission") considers the items on the agenda for the meeting, the Commission shall hold a public comment period during which members of the public may address the Commission regarding items on the agenda for which public hearings will not be held.
  - II. A member of the public who desires to address the Commission regarding an item on the agenda for which a public hearing will not be held shall do so during the public comment period. Except during public hearings, the Commission is not required to allow members of the public to address the Commission during the meeting after the public comment period has been closed.
  - III. A member of the public who addresses the Commission shall limit the scope of his or her comments to items that are on the agenda for the meeting.
  - IV. A member of the public who addresses the Commission shall limit his or her comments to not more than three (3) minutes; provided, however, that a non-English speaking member of the public who addresses the Commission through a translator shall limit his or her comments to not more than six (6) minutes. The Secretary of the Commission, the Director of Development Services, the Planning Division

Manager, or a designee of said Secretary, Director, or Manager may notify the Commission upon the expiration of the applicable time limit. The Chairperson or presiding member of the Commission may allow additional time at his or her sole discretion.

V. The provision of Rule IV allowing a member of the public who addresses the Commission through a translator six (6) minutes to address the Commission shall apply only if simultaneous translation equipment that allows the Commission to hear the translated public testimony simultaneously is not utilized at the meeting of the Commission.

3. Receive comments from members of the public who desire to address the Planning and Zoning Commission regarding items on the present agenda for which public hearings will not be held. (Please limit comments to three minutes or less.)

Commissioner Williams moved to approve the Public Comments; seconded by Commissioner Gardaphe.

The motion carried by the following vote: AYE: Wilton, Williams, Gardaphe, Sparks, Bryant, and Sisniega. NAY: None. ABSTAIN: None. ABSENT: Ivey, Lawrence.

Commissioner Sparks opened the public comment period at 3:31 p.m. With no one wishing to speak the public comment period was closed at 3:31 p.m.

#### **Consent Items**

Commissioner Gardaphe moved to approve the Consent Items; seconded by Commissioner Wilton.

The motion carried by the following vote: AYE: Wilton, Williams, Gardaphe, Sparks, Bryant, and Sisniega. NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence.

4. Approved a motion approving the following minutes:
  - a. Planning & Zoning Commission Meeting Minutes for November 4, 2019.
5. Approved a proposed Preliminary Plat of Corporate Plaza, Section 25, being a Re-Plat of Lot 7, Block 3, Corporate Plaza, Section 16, and Lot 6A, Block 3, Corporate Plaza, Section 9, City and County of Midland, Texas. (Generally located on east side of N. Big Spring, approximately 75-feet south of Spring Park Drive. Council District 2)
6. Approved a reinstatement of an approved Preliminary Plat of Legacy Addition, Section 5, being a plat of a 120.625-acre tract of land out of Section 38, Block 40, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the west side of Arlington Road, approximately 1,780-feet south of State Highway 191. ETJ, Extraterritorial Jurisdiction).
7. Approved a proposed Final Plat of Legacy Addition, Section 9, being a plat of a 24.15-acre portion located in Section 38, Block 40, T-1-S, T&P Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Anthem Rd, approximately 124-ft. west of Minuteman Rd. Council Dist 4).
8. Approved a proposed Preliminary Plat of Plains Pipeline, being a plat of an 18.25-acre tract of land out of Section 41, Block 38, T-1-S, T&P. RR. Co. Survey, Midland County, Texas. (Generally located on the northeast corner of the intersection of North County Road 1160 and East County Road 90. ETJ, Extraterritorial Jurisdiction)
9. Approved a proposed Final Plat of Ortega Acres, being a plat of a 10-acre tract of land out of the west half

of Sec. 19, Block 39, T-2-S, T&P. RR. Co. Survey, Midland County, TX. (Generally located on the east side of S. County Rd 1226, approximately 1,315-ft south of W. County Rd 130. Extraterritorial Jurisdiction)

10. Approved a proposed Preliminary Plat of Quail Run, Section 1, being a plat of a 67.35-acre tract of land out of the NW/4 of Section 9, Block X, H.P. Hilliard Survey, City and County of Midland, TX. (Generally located on the southeast corner of the intersection of Passage Way and North Midkiff Rd. Council Dist. 1)

### **Public Hearings**

11. Hold a public hearing and consider a request by Family Promise of Midland, for site plan approval on the south half of Block 23, Gardens Addition, City and County of Midland, Texas. (Generally located on the northwest corner of Ward Street and W. Ohio Avenue. Council District 3)

Planner Elizabeth Shaughnessy gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 3:40 p.m.

The applicant, Tom Miller with Family Promise, gave a summary of the project and was open to questions.

Commissioner Gardaphe asked if there will be any fencing around the property. Mr. Miller explained that there would be.

The public hearing was closed at 3:41 p.m.

Commissioner Gardaphe moved to approve a request by Family Promise of Midland, for site plan approval on the south half of Block 23, Gardens Add., City and County of Midland, TX. (Generally located on the northwest corner of Ward St. and W. Ohio Ave. Council District 3); seconded by Commissioner Sisniega.

The motion carried by the following vote: AYE: Wilton, Williams, Gardaphe, Sparks, Bryant, and Sisniega. NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence.

12. Hold a public hearing and consider a proposed Preliminary Plat of Green Hill Terrace, Section 17, being a residential re-plat of Lots 12 and 13, Block 2, Green Hill Terrace, and a previously vacated 0.15 acre portion of public access easement adjacent to said lot, City and County of Midland, TX. (Generally located on the west side of Tattenham, approximately 613-ft. west of Keenland Dr. Council District 1)

Planner Elizabeth Shaughnessy gave an overview of the project. With one letter of objection received, staff recommended approval.

The public hearing was opened at 3:43 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 3:44 p.m.

Commissioner Bryant moved to approve a proposed Preliminary Plat of Green Hill Terrace, Section 17,

being a residential re-plat of Lots 12 and 13, Block 2, Green Hill Terrace, and a previously vacated 0.15 acre portion of public access easement adjacent to said lot, City and County of Midland, Texas. (Generally located on the west side of Tattenham corner, approximately 613 – feet west of Keenland Drive. Council District 1); seconded by Commissioner Sisniega.

The motion carried by the following vote: AYE: Wilton, Williams, Gardaphe, Sparks, Bryant, and Sisniega. NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence.

13. Hold a public hearing and consider a request by MBC Properties, Inc. for a Zone Change from AE, Agricultural-Estate District to SF-1, Single-Family Dwelling District on Tract 14, North Estates, Section 1, City and County of Midland, Texas. (Generally located on the southwest corner of Solomon Ln. and Hollyberry Ln. Council District 1)

Planner Elizabeth Shaughnessy gave an overview of the project. As of November 15<sup>th</sup> staff had received 29 letters of objection with an additional 4 letters received today; Staff recommended approval.

The public hearing was opened at 3:48 p.m.

The applicant, Steve Sanchez (220 Carol Lane) and Jose Zertuche (4202 Merrill Road) with MBC Properties, gave a summary of the project. He questioned what the "condition A" was. Commissioner Sparks explained the condition to and that if approved, they would have to conform to it.

Commissioner Sparks asked what the applicant was planning on doing with the property and why the need for splitting the property into two properties. Mr. Sanchez explained he needed to split it into two in order to build another house to the west side of the land.

Mr. Zertuche stated that they agree with the position of the staff report and that they believe that there is already a precedent set in the area.

Commissioner Wilton asked what if the property was zoned AE or SF-1 at time of purchase. Mr. Zertuche explained that it was zoned AE at the time of purchase.

Resident, Dr. Tom Green 423 Solomon Lane, spoke in opposition of the project due to the change of the atmosphere in the neighborhood. Dr. Green also asked if this request was defeated the previous time it went before the Commission then why it was being presented again today. Planning Division Manager Cristina Odenborg Burns explained that the applicants 15 day time frame to appeal had expired so he chose to reapply. Dr. Green stated he thought the applicant had to wait a year. Planning Division Manager Cristina Odenborg Burns explained that the year rule was only if the applicant had been denied by City Council.

Resident Travis Ventavil, 406 Carol Lane, spoke in opposition of the project due to the negative precedent it would set.

Mr. Sanchez addressed some of the question by the residents. He explained that he does not intend to apply for a zone change for the newly purchased property. MBC properties spoke on behalf of Mr. Sanchez to further explain the need for the zone change on the current property.

The public hearing was closed at 4:05 p.m.

Commissioner Sparks moved to approve a request by MBC Properties, Inc. for a Zone Change from AE, Agricultural-Estate District to SF-1, Single-Family Dwelling District on Tract 14, North Estates, Section 1,

City and County of Midland, Texas. (Generally located on the southwest corner of Solomon Ln. and Hollyberry Ln. Council District 1); Motion failed due to lack of a second motion.

The motion failed to move by the following vote: AYE: None. NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence.

14. Hold a public hearing and consider a request by Jose Chavez for a zone change from MF-22, Multiple Family Dwelling District, to SF-3, Single Family Dwelling District, on Lot 11, Block 59, Park Avenue Heights Addition, City and County of Midland, Texas. (Generally located on the south side of E. Pennsylvania Avenue, approximately 99-feet west of S. Tyler Street. Council District 2).

Planner Taslima Khandaker gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 4:07 p.m.

The applicant was not present.

The public hearing was closed at 4:07 p.m.

Commissioner Williams moved to approve a request by Jose Chavez for a zone change from MF-22, Multiple Family Dwelling District, to SF-3, Single Family Dwelling District, on Lot 11, Block 59, Park Ave Heights Add, City and County of Midland, TX. (Generally located on the south side of E. Pennsylvania Ave, approximately 99-ft west of S. Tyler St. Council Dist 2); seconded by Commissioner Sisniega.

The motion carried by the following vote: AYE: Wilton, Williams, Gardaphe, Sparks, Bryant, and Sisniega. NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence.

15. Hold a public hearing and consider a request by Midland Community Development Corporation, for a zone change from SF-1, Single Family Dwelling District, in part, and MF-22, Multiple Family Dwelling District, in part, to MF- 16, Multiple Family Dwelling District on a 19.70-acre tract of land located in Sec. 30, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, TX. (Generally located on the south side of Princeton Avenue, approximately 824-feet west of N. Midland Dr. Council District 4)

Planner Taslima Khandaker gave an overview of the project. As of November 15<sup>th</sup> staff received 87 letters of objection with an additional 11 received today. In addition, staff has also received one letter of petition and one letter with owner and resident signatures; staff recommended approval.

The public hearing was opened at 4:22 p.m.

The applicant, Brad Bullock with Midland Community Development, gave a summary of the project and was open for questions.

Commissioner Wilton asked who the units would be used for. Mr. Bullock explained that a percentage of the units would be used for teachers and government staff.

Commissioner Wilton asked who the units would be open to for renting. Mr. Bullock explained 70 unites have been set up for the school district and 50 units for Midland Memorial Hospital, but they would be open to the general public in order to comply with fair housing laws.

Commissioner Williams asked if the property would be fenced off. Andrew Mellen with Maverick engineering gave an explanation of the site plan and why they are not fencing in order to allow for walking trails.

Resident Tara Seegers, 2824 W. Dengar Ave, spoke in favor of the project because it would bring new talent to the Midland Area.

Resident Roberta Colorio, 906 Trinidad Place, spoke in favor of the project because it would help provide housing to incoming employees.

MISD Employee James Riggins, 615 W Missouri, spoke in favor of the project. He stated that MISD supports the efforts to help supply affordable housing for its teachers and staff.

MISD Employee Woodrow Baily, 615 W Missouri, spoke in favor of the project and all the hard work that MCDC has done to improve living condition for MISD teachers and staff.

MCDC Employee David Diaz, 208 S. Marienfeld, spoke in favor of the project. As an employee of the organization, he explained the need for more affordable housing.

Resident, Sharon Humphreys, 4504 Princeton, spoke in opposition of the project due to the number of residents objecting to the project. She stated that 130 residents signed an ongoing petition.

Resident Robert Rymal, 4605 Laura Ave, spoke in opposition of the project due to the increase in the utility uses. He also stated current streets need to be upgraded, and the traffic is already dangerous.

Resident Pricilla Valverde, 4622 W. Cuthbert, spoke in opposition of the project, she provided photos to the commissioners to show that the proposed property will look into their backyards.

Resident Earl Penner, 4622 Princeton Ave, spoke in opposition of the project he claimed that City Council verbally promised that there would not be more apartments added to the neighborhood.

Resident Justin Price, 4605 W. Cuthbert, spoke in opposition of the project due to the addition of lighting shining into his property.

Resident Andrea Seabrook, 4603 W. Cuthbert, spoke in opposition to the project. She stated that she is insulted by this project and that MCDC should be helping people in buying homes and not renting apartments.

Resident Mari Martin, 4736 Princeton, spoke in opposition of the project because of the traffic that it would bring to the area.

Resident Keven Fosbenner, 906 Goliad Drive, spoke in opposition of the project due to the precedent it will set and the bad image it will give the city.

Resident Cristina Cockwell, 4609 W. Cuthbert, spoke in opposition of the project due to the added parking across the street from her home.

Resident Sharon Humphreys, 4504 Princeton, readdressed the commission.

Resident Rob & Joely Wallace, 4623 W. Cuthbert, spoke in opposition of the project because the schools should be taking care of the teacher housing shortage. They are also concerned about the

decrease their property value.

Resident Laura Schwartz, 4503 Princeton, spoke in opposition of the project. She stated she is so embarrassed by the direction the city of Midland is going that she is moving.

Resident Richard Brantley, 4408 W. Cuthbert, spoke in opposition of the project. He stated that in allowing this project the city will be out of compliance according to one of the policies of the Tall City Tomorrow plan, on page 72.

Resident Ashley Boren, 4608 W. Princeton, spoke in opposition of the project, she stated that many teachers she has spoken to have said they do not want an apartment; they want a house.

Resident Carrie Hernandez, 4724 Bedford, spoke in opposition of the project due to the possible increase in the crime rate.

Resident Andrew Staler, 4415 Princeton, requested an explanation of the percentage of objection and what is needed for immediate denial. Planning Division Manager Cristina Odenborg Burns explained that only the properties that are in the 200 foot public notification area are part of the percentage. And that 20% is what is required for the city council to have a super majority vote.

Resident Kimberly Crisp, 3304 Douglas Ave, spoke in opposition of the project because this neighborhood will be unrepresented at City Council due to the changing of councilmen.

The applicant, Brad Bullock with Midland Community Development, readdressed the commission.

Commissioner Sisniega asked compared to the amount of apartments proposed with this project, how many houses you could build. Mr. Bullock explained that they have estimated 60 homes could be built.

The public hearing was closed at 5:23 p.m.

Commissioner Wilton asked at the current zoning how many units can be built. Mr. Bullock stated 176 units; however, they are proposing less than that.

Commissioner Sparks stated his support for the project because it is a good change of someone putting their foot forward to trying to solve the housing problem.

Commissioner Williams's also stated her support. She thinks it is a good alternative to a high density project that could come in at the current zoning.

Commissioner Sparks moved to approve a request by Midland Community Development Corporation, for a zone change from SF-1, Single Family Dwelling District, in part, and MF-22, Multiple Family Dwelling District, in part, to MF- 16, Multiple Family Dwelling District on a 19.70-acre tract of land located in Section 30, Block 39, T-1-S, T&P RR Co. Survey, City and County of Midland, Texas. (Generally located on the south side of Princeton Avenue, approximately 824-feet west of N. Midland Drive. Council District 4); seconded by Commissioner Sisniega.

The motion carried by the following vote: AYE: Williams, Sparks, Bryant, and Sisniega. NAY: Wilton. ABSTAIN: Gardaphe. ABSENT: Ivey and Lawrence.

16. Hold a public hearing and consider a request by Patrick A. Brown dba Thriving United for a Specific Use Designation without Term for Transitional Housing on Tract 42, Melody Acres, Section 2, City and

County of Midland, Texas. (Generally located on the northeast corner of the intersection of Oriole Drive and Robin Lane. Council District 1)

Planner Taslima Khandaker gave an overview of the project; with 66 letters of objection received, staff recommended denial.

The public hearing was opened at 5:33 p.m.

The applicant, Pat Brown with Thriving United, gave a summary of the project and then verbally requested a deferral of the project, asking for it to be moved to the December 16th agenda.

Resident Bill Klingensmith, 4902 Oakwood Ct, spoke in opposition of the project because the applicant started operations without a permit. He also stated he has an online petition for denial with hundreds of signatures.

Resident Robert Garrett, 4508 Robin Lane, spoke in opposition of the project; he stated that per code the approval of an SUD should not disrupt or be incompatible with the district.

Resident Jeff Minor, 14 Tattenham, spoke in opposition of the project; he presented a list of signatures on a petition requesting denial of the project.

Resident Anna Neal, 4514 Robin Lane, spoke in opposition of the project. She stated that through her work experience with recovering addicts she can testify that this type of facility does not belong in a residential area with a school just down the road.

Resident Doug Patterson, 4509 Cardinal Lane spoke in opposition of the project due to the area of other recovery centers and due to the increased damage to the roads.

Resident James Reeves, 4706 Hilltop Drive, asked what the deferral entails. Commissioner Sparks explained that a deferral would allow the applicant an opportunity to readjust the proposal and a new design to the home.

Resident Charles Green, 4922 Keenland Drive, spoke in opposition of the project due to the added traffic. He also stated his dislike for the noticing practices done by the city.

Resident Larry Adams, 4508 Meadowlark Lane, spoke in opposition of the project as the spokesman of the Green Belt Community.

Resident Susan Conway, 4100 Cardinal Lane, wanted to get clarity of what the applicant could do if permitted the deferral. Planning Division Manager Cristina Odenborg Burns explained that without the SUD he could not continue to operate the business.

Resident Nephi Mourik, 4501 Robin Lane, spoke in opposition of the project because the applicant violated the zoning laws and should be fined on a daily basis for those violations.

Resident Austin Grey, 4509 Meadowlark Lane, spoke in opposition of the project because it would set a terrible precedent for the neighborhood.

Resident Nancy Peterson, 4916 Tattenham Corner, spoke in opposition of the project, she pleaded that the Commissioners do to not approve the deferment.



Resident Christopher Snow, 405 Robin Lane, spoke in opposition of the project. He also questioned if the applicant, Mr. Brown, had done any research before entering a neighborhood.

Resident Suzanne Adams, 4508 Meadowlark Lane, readdressed the commission. She asked if the deferral is accepted today will they be able to continue to operate. Development Services Director Chuck Harrington explained that it has been explained to Mr. Brown that he will be fined if he continues to operate. He also stated that even with a deferral, the city will continue to enforce the code.

Resident Jennifer Booker, 4511 Cardinal Lane, spoke in opposition of the project due to the change in environment and the added danger to her three children. She also mention the increase in traffic and population to the neighborhood.

The applicant, Patrick Brown with Thriving United, readdressed the audience and the commission.

The public hearing was closed at 6:20 p.m.

Commissioner Williams moved to approve the deferral to be moved to the December 16, 2019 commission meeting; seconded by Commissioner Sisniega.

Commissioner Sparks stated that he doesn't support a motion to defer and does not believe that any more resources need to be wasted on this item.

With a motion and a second on the table, the commissioners agreed to vote on the deferral request.

The motion failed by the following vote: AYE: Sisniega. Nay: Wilton, Williams, Gardaphe, Sparks, and Bryant. ABSTAIN: Nay. ABSENT: Ivey and Lawrence.

Commissioner Gardaphe moved to deny a request by Patrick A. Brown dba Thriving United for a Specific Use Designation without Term for Transitional Housing on Tract 42, Melody Acres, Section 2, City and County of Midland, Texas. (Generally located on the northeast corner of the intersection of Oriole Drive and Robin Lane. Council District 1); seconded by Commissioner Wilton.

The motion carried by the following vote: AYE: Wilton, Williams, Gardaphe, Sparks and Bryant. NAY: Sisniega. ABSTAIN: None. ABSENT: Ivey and Lawrence.

17. Hold a public hearing and consider a request by Lilly Terrazas for a zone change from a LI, Light Industrial District to SF-3, Single-Family Dwelling District on Lot 3, Block 6, Moody Addition, City and County of Midland, Texas. (Generally located on the west side of North Lee Street, approximately 122-foot south of Houston Avenue. Council District 2)

Planning Division Manager Cristina Odenborg Burns gave an overview of the project. With no letters objection received, staff recommended approval.

The public hearing was opened at 6:26 p.m.

The applicant was not present.

The public hearing was closed at 6:26 p.m.

Commissioner Gardaphe moved to approve a request by Lilly Terrazas for a zone change from a LI, Light Industrial District to SF-3, Single-Family Dwelling District on Lot 3, Block 6, Moody Addition,

City and County of Midland, Texas. (Generally located on the west side of North Lee Street, approximately 122-feet south of Houston Ave. Council District 2); seconded by Commissioner Williams.

The motion carried by the following vote: AYE: Wilton, Williams, Gardaphe, Sparks, Bryant, and Sisniega. NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence.

18. Hold a public hearing and consider a request by Sergio Arias for a Specific Use Designation with Term, for the sale of all alcohol beverages, for on-premises consumption, in a bar, on a 7,700 square foot portion of Lot 7, less the west five feet, and Lots 8 through 10 , Block 20, Belmont Addition, City and County of Midland, Texas. (Generally located northeast of the intersection of Rankin Highway and West Francis Avenue. Council District 2)

Planning Division Manager Cristina Odenborg Burns gave an overview of the project. With no letters of objection received, staff recommended approval.

The public hearing was opened at 6:29 p.m.

The applicant was present but deferred to staff.

The public hearing was closed at 6:29 p.m.

Commissioner Gardaphe moved to approve a request by Sergio Arias for a Specific Use Designation with Term, for the sale of all alcohol beverages, for on-premises consumption, in a bar, on a 7,700 square foot portion of Lot 7, less the west five feet, and Lots 8 through 10 , Block 20, Belmont Addition, City and County of Midland, Texas. (Generally located northeast of the intersection of Rankin Highway and West Francis Avenue. Council District 2); seconded by Commissioner Bryant.

The motion carried by the following vote: AYE: Wilton, Williams, Gardaphe, Sparks, Bryant, and Sisniega. NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence.

### Miscellaneous

19. Approved a motion approving the 2020 Planning and Zoning Commission meeting dates.


Commissioner Sparks moved to approve a motion approving the 2020 Planning and Zoning Commission meeting dates, removing the December 21st date from the schedule; seconded by Commissioner Wilton.

The motion carried by the following vote: AYE: Wilton, Williams, Gardaphe, Sparks, Bryant, and Sisniega. NAY: None. ABSTAIN: None. ABSENT: Ivey and Lawrence.

With no further items or business to come before the Commission, Chairman Sparks adjourned the meeting at 6:27 p.m.

  
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Josh Sparks, Chairman

12/2/2019  
Date

  
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Cristina Odenborg Burns, Planning Division Manager  
Development Services Department

12/2/2019  
Date