



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
October 9, 2019**

1. CALL TO ORDER

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was called to order by Chair Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
John O'Malley
Hugh Brightwell
James G. Norcom III
Gloria Lucas

Commissioners Absent: James R. Bailey, Courtney Johnson Rose, Tim Haney, Monica L. Rasmus

Councilmembers Present: Anthony G. Maroulis

Staff Present:

Otis T. Spriggs, Director of Development Services
Jennifer Gomez, Planning Manager
Cliff Brouhard, Assistant Public Works Director
James Santangelo, Assistant City Attorney
Thomas White, Planner II
Gretchen Pyle, Interim Planning Specialist
Jeremy Davis, Assistant City Engineer

Others Present: See sign-in sheet.

3. READING OF THE MINUTES

- A. Consider approval of the minutes of the September 11, 2019 Planning and Zoning Commission Meeting.
- B. Consider approval of the minutes of the September 11, 2019 Planning and Zoning Commission Special Meeting.

Motion: Approval of the September 11, 2019 Meeting.

Made By: Commissioner O'Malley
Second: Commissioner Norcom III

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Norcom III, Commissioner Lucas

NAYES: None

ABSTENTIONS: Commissioner Brightwell

The motion passed.

Motion: Approval of the September 11, 2019 Special Meeting minutes.

Made By: Commissioner Norcom III
Second: Commissioner Lucas

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Norcom III, Commissioner Lucas

NAYES: None

ABSTENTIONS: Commissioner Brightwell

The motion passed.

4. REPORTS

A. COMMISSION REPORTS

- (1) Chairperson of the Planning and Zoning Commission – None
- (2) Planning and Zoning Commissioners – None

B. STAFF REPORTS

- (1) Development Services
 - a. Director – Otis T. Spriggs

Reported that every October is National Community Planning Month. Recognition was given to the professional staff. Council read a proclamation. Mr. Spriggs described urban community planning as a technical and political process concerned with the development and design of land use within the built environment. It includes water, air, infrastructure, transportation, communication, as well as distribution network. Urban planning is concerned with human layouts. The primary concern and focus is the public interest.

Mr. Spriggs informed that this year's theme chosen by the American Planning Association is "Planning for Infrastructure That Benefits All". Transportation projects are included as there is a focus on complete street networks; multi-model opportunities for pedestrians; bicycling, and other modes of transportation; including transit. Mr. Spriggs informed that there are other concepts such as shared vehicles as Uber and Lyft, autonomous vehicle technology, and drone deliveries. Things to be concerned of consist of broadband as well as planning for housing, parks and recreation. The helps boost the economy, provide opportunities and promotes equitable development.

Mr. Spriggs thanked the Planning team, Planning Commissioners, Communications Department, I.T. Department, and the public who are an important part of the planning.

- (2) Engineering
 - a. Assistant Public Works Director – Clifford Brouhard
- None

5. PUBLIC COMMENT

None

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a preliminary plat for Kurjee Plaza
- (2) Consider approval of a final plat for Shipmans Cove Boulevard Street Dedication
- (3) Consider approval of a final plat for Shipmans Cove Section 1

Motion: To pull items (1), (2) and (3) from the Consent Agenda for discussion.

Made By: Commissioner Brightwell

Second: Commissioner Lucas

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Norcom III, Commissioner Lucas, Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

- (1) Consider approval of a preliminary plat for Kurjee Plaza
Gretchen Pyle, Interim Planning Specialist, presented the item. Ms. Pyle informed that the applicant addressed several minor comments prior to the meeting. Therefore,

the staff report was updated. Plat notes were addressed and "Preliminary Plat" was added to the title of the plat. The only remaining condition of entering a utility agreement through the city would be required prior to the final plat application. Payment of any impact fees would be required prior to any plat approval and recordation. Building lines were incorrectly labeled, which the applicant corrected to reference a 30 foot front yard setback.

- (2) Consider approval of a final plat for Shipmans Cove Boulevard Street Dedication.

Thomas White, Planner II, presented the item. Mr. White informed that the applicant addressed the remaining comments. Staff recommended approval.

- (3) Consider approval of a final plat for Shipmans Cove Section 1

Thomas White, Planner II, presented the item. Mr. White informed that the applicant acknowledged why there was a change in the number of lots; the cash-in-lieu of the land dedication for parkland and the minimum slab elevation note. The city engineer was currently reviewing to determine if the minimum slab elevation note could be approved. The requirement for the impact fees remained. Staff recommended approving with conditions.

Jennifer Gomez, Planning Manager, informed that on the minimum slab elevation, if the City Engineer cleared 66.2 ft. that was listed in the plat note, then the recommendation could be approved with the other items being done with the submission of the mylar.

Cliff Brouhard, Assistant Public Works Director, informed that the City Engineer would prefer to review prior to approval.

Motion: The Planning and Zoning Commission grants conditional approval of the consent agenda.

Made By: Commissioner O'Malley
Second: Commissioner Lucas

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Norcom III, Commissioner Lucas, Commissioner Brightwell

NAYES: None
ABSTENTIONS: None

The motion passed

Motion: The Planning and Zoning Commission suspend the rules.

Made By: Commissioner Brightwell
Second: Commissioner Norcom III

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Norcom III, Commissioner Lucas, Commissioner Brightwell

NAYES: None
ABSTENTIONS: None

The motion passed

Motion: The Planning and Zoning Commission to rescind the motion for items 6A (1), (2) and (3).

Made By: Commissioner Lucas
Second: Commissioner Norcom III

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Norcom III, Commissioner Lucas, Commissioner Brightwell

NAYES: None
ABSTENTIONS: None

The motion passed

(1) Consider approval of a preliminary plat for Kurjee Plaza

Motion: The Planning and Zoning Commission to grant approval as presented.

Made By: Commissioner Lucas
Second: Commissioner Brightwell

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Norcom III, Commissioner Lucas, Commissioner Brightwell

NAYES: None
ABSTENTIONS: None

The motion passed

(2) Consider approval of a final plat for Shipmans Cove Boulevard Street Dedication.

Mary Ross, 2507 Shadow Oaks, informed that she was a resident of the Creekmont community; immediate past President of the board. There was a traffic light issue and the plat did not show a signal. Ms. Ross questioned the progress of the traffic signal at Watts Plantation. Due to Highway 6 being a major and main ingress and egress point for Shipmans Cove, and substantial traffic would be added to Creekmont's ingress and egress.

Ms. Ross informed that there was an agreement that the developer would pay for the traffic signal to be located at Highway 6 and Watts Plantation. However, it was not seen on the plat. There was a promise that a Certificate of Occupancy (CO) would not be provided without first having the installation of a traffic signal at Watts Plantation.

Ms. Ross asked if there would be an area outside of Shipmans Cove and Creekmont that would drain into the retention/detention pond that was designed in advance of

the plat.

Tom Pierson, 5110 Newpoint Dr., member of the Newpoint Estates homeowners association board, informed that both Newpoint Estates and Creekmont had been trying to retain a copy of the drainage plan. There was a concern about the impact of flooding in the area. Mr. Pierson requested a decision by the Commission not be made until the residents have had an opportunity to review the drainage plan.

Mr. Pearson yielded the remainder of his time to Cindy Forney.

Cindy Forney, 1919 Mossback Cir, President of Newpoint Estates homeowners association, submitted an open records request for the drainage plan. Ms. Forney asked if the drainage plan is reviewed prior to the final plat; was designed for the 100 year or 500 year standards; did Ashton Woods have concern about the surroundings of the community. Ms. Forney asked if the base elevation of 66.2 would apply to the second section, or if it would be higher due the alteration of the natural drainage to drain from east to west. There was a concern about the detention pond and buffer.

Barry Brazil, 5019 Newpoint Dr., board member of Newpoint Estates homeowners association, informed that there was a settlement agreement that dictated the terms and approval of the drainage plan prior to going into effect.

Commissioner O'Malley asked Mr. Brazil if the drainage plan was going to be reviewed by the homeowner's association or an engineer representing the homeowner's association.

Mr. Brazil informed that they had engineers that were ready to review the drainage plan.

Chair Brown-Marshall asked Mr. Brazil about the timing of which the request to review the plans was made, and if it was made to staff and the developer.

Mr. Brazil informed that it was made directly to the developer, Planning and Zoning Commission and the City Council at large.

Chair Brown-Marshall asked Mr. Brazil if the settlement agreement was between the homeowner's association and Ashton Woods.

Mr. Brazil replied, "That is correct."

Chair Brown-Marshall asked James Santangelo, Assistant City Attorney, if an executive session could be requested.

Mr. Santangelo replied, "Yes, it would be a motion under Chapter 551.07.1 of the Texas Government Code. You would have to state that that is the reason."

Mr. Santangelo reminded the Commission that they could receive legal advice in a public setting and would have to vote to do so.

Motion: The Planning and Zoning Commission enter into an executive session regarding items 6A.2 and 6A.3; authorized by Chapter 551.07.1 of the Texas Government Code to receive legal advice.

Made By: Commissioner Brightwell

Second: Commissioner Norcom III

AYES: Commissioner Brown-Marshall, Commissioner O'Malley,
Commissioner Norcom III, Commissioner Lucas,
Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

The Planning and Zoning Commission enter into an executive session at 7:40 pm.

Motion: The Planning and Zoning Commission move back into the regular open session.

Made By: Commissioner O'Malley

Second: Commissioner Norcom III

AYES: Commissioner Brown-Marshall, Commissioner O'Malley,
Commissioner Norcom III, Commissioner Lucas,
Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

The Planning and Zoning Commission resumed the regular open session at 7:50 pm.

Chair Brown-Marshall asked the city's engineer to summarize how the drainage study works in regards to conditions being placed prior to approval.

Mr. Brouhard informed that Fort Bend County guidelines are followed and there was a new guide "Atlas 14", which Fort Bend County had not adopted as of yet. The presented development would be under the existing guidelines. A drainage study would be conducted; the drainage shed areas and everything that drained to it would be taken into account. Mr. Brouhard informed that the applicant would be required to ensure that none of the site water runs onto the adjacent properties and all contained and stored on site; released slowly out into any drainage structure. Oyster Creek would be the drainage site. In order to not flood people downstream, calculations would have to be correct, and the pond must be large enough to capture all of the increase of the water that would be created by the development. All is reviewed to ensure that the Fort Bend County standards are met. Mr. Brouhard informed that if the requirements are met, then approval of the drainage study is provided, with the requirement to develop the site accordingly.

Chair Brown-Marshall asked if anyone would be able to request the Traffic Impact Analysis.

Mr. Brouhard replied, "Yes".

Chair Brown-Marshall asked if the drainage plan could be requested as well.

Mr. Brouhard replied, "Yes".

Motion: The Planning and Zoning Commission grants conditional approval of item 6A.2

Made By: Commissioner O'Malley
Second: Commissioner Brightwell

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Norcom III, Commissioner Lucas, Commissioner Brightwell

NAYES: None
ABSTENTIONS: None

The motion passed

(3) Consider approval of a final plat for Shipmans Cove Section 1

Motion: The Planning and Zoning Commission grants conditional approval of item 6A.3

Made By: Commissioner Lucas
Second: Commissioner O'Malley

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Norcom III, Commissioner Lucas, Commissioner Brightwell

NAYES: None
ABSTENTIONS: None

The motion passed

Mr. Spriggs informed that the plat would have to return before the Planning and Zoning Commission through the revision process.

Chair Brown-Marshall replied, "Yes".

Chair Brown-Marshall informed that the City Engineer provided clarification to a question that was previously asked concerning the minimum slab elevation of 66.2. The Commission voted that they would move forward, as written, with conditions. Due to the vote, the plat would be presented before the Commission at least one more time.

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT

- (1) To receive comments for or against a request by Harrier Houston Group, LP, on behalf of Heron Houston Partners, LP to rezone an approximate 1.4197 acre tract, from "CF", community facilities district to "I", industrial district; and to the extent such zoning deviates from the Future Land Use and Character Map of the Comprehensive Plan, to provide for an amendment therefrom.

Thomas White, Planner II, presented this item. Mr. White informed that the property is located north of Highway 90A, south of East Hampton Circle, East of McLain Boulevard,

and west of Fondren Road. The subject property is a total of 23.279 acres. The applicant was requesting 1.4197 acres to be rezoned from "CF", Community Facilities to "I", Industrial. Nine buildings were being proposed. Mr. White informed that the surrounding land was undeveloped. The City of Houston is to the east of the property; west of an industrial park and a water control district facility.

Mr. White informed that the request conformed to the 2017 Comprehensive Plan. Staff recommended approval; to make the land consistent with the remaining acreage. The property was currently being platted.

Chair Brown-Marshall asked staff about how the carved out portion was detached from the rest of the property.

Mr. Spriggs informed that typically per annexation history, the SD District was a holding district; probably for utility purposes after the larger tract was rezoned. Sometimes parcel lines do not align with the zoning.

Jeanette Quinby, 11814 South Willowdale Circle, informed that the notice for the rezoning was not provided to Fondren Park property owners because they were not within the 250 feet of property owners to be notified. Traffic was a concern. Ms. Quinby asked for consideration by Planning and Zoning to make a one-way street in and out of the industrial complex.

Motion: To close the public hearing.

Made By: Commissioner O'Malley
Second: Commissioner Norcom III

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Norcom III, Commissioner Lucas, Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

Mr. Spriggs informed that staff sent a courtesy notice to the management company that works on behalf of the homeowners association; which staff provides when residential property owners are beyond the 250 feet notice boundary.

Chair Brown-Marshall asked staff about signage being placed on land that were proposed to be rezoned.

Mr. Spriggs informed that notice signs were made. The process was being finalized due to certain liabilities that must be cleared when posting signs in the right-of-way because of the utilities. Some cities allow the developer to place the signs.

(2) Consideration of the approval of a final report to City Council on item 7A(1) above.

Motion: The Planning and Zoning Commission forwards a positive recommendation to Council.

Made By: Commissioner Brightwell
Second: Commissioner O'Malley

AYES: Commissioner Brown-Marshall, Commissioner O'Malley,
Commissioner Norcom III, Commissioner Rasmus,
Commissioner Brightwell

NAYES: Commissioner Lucas
ABSTENTIONS: None

The motion passed

B. PUBLIC HEARING FOR A ZONING MAP AMENDMENT

- (1) To receive comments for or against **an updated** request by Cynthia Ramirez, STOA Architects to zone a property from LC-2, local retail district and SUP, Specific Use Permit No. 40 (Ordinance O-01-33) to PD, Planned Development District to allow for a unified development to include independent living and assisted living; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

Jennifer Gomez, Planning Manager, presented this item. Ms. Gomez informed that the case was presented before the Commission as a senior living community in August of 2019. Based on public comments, the applicant had made revisions to the original plan.

Ms. Gomez informed that the site was located at the intersection of Brightwater Drive and Cartwright Road. The primary change was a shift of the building locations. The independent living facility was relocated to be directly behind the assisted living facility. Southminster Church and school would be behind the assisted living facility. Ms. Gomez informed that the updated proposal included the same phasing schedule; assisted living in phase I, followed by the independent living in phase II.

Ms. Gomez informed that the independent living was revised. Previously, the applicant was proposing a 4 story structure at 45 feet. The proposal was updated to three stories, with the height remaining at 45 feet. There was a reduction of dwelling units from 72 to 52.

Ms. Gomez informed that staff's recommendation for height and area remained the same, to apply the multifamily district (MF-2) standards to both the assisted and independent living. The applicant's revised proposal is consistent with staff's recommendations.

Ms. Gomez informed that the updated architectural design standards had items that were removed and the applicant revised their plan to reflect the city's minimum architectural standards. However, the orientation of the buildings and screened parking areas were still recommended as a deviation from the architectural standards, which were unchanged from the previous proposal.

Ms. Gomez informed that the garage recommendations had been updated. The updated proposal shows landscaping between carport sections. The only deviation from the city's requirements would be the location of the detached garages.

Ms. Gomez informed that all other recommendations remained unchanged and tracked with multifamily (MF-2) standards.

Nastasya Shannon, Vice President of Operations, Tarantino Properties, Inc, informed that the project consisted of independent living dwelling units for people aged 55 years plus; assisted living; and memory care units that would be in the community.

Chair Brown-Marshall asked if the entrance would only be off of Cartwright Road.

Ms. Shannon replied, "Correct."

Cynthia Ramirez, Architectural Designer, STOA Architects, informed that there would be an emergency exit; therefore, two points of exits was required.

Chair Brown-Marshall asked if the Brightwater entrance could be used.

Ms. Ramirez informed that it would be gated.

Ms. Ramirez informed that previously they were required to have a Fort Bend County Drainage District no objection letter. The district had provided a letter in 2006 indicating that impact fees had been paid to improve the middle of Oyster Creek system to allow for the run-off of the site. Ms. Ramirez informed that they would meet the requirements of ATLAS 14.

Ms. Shannon informed that the height of the development met staff's recommendations. To understand the generated traffic of the development, a brief study was conducted on some existing senior living communities. Traffic would be much less than a commercial development that could be developed under the existing zoning of the site. Ms. Shannon informed that typically less than half of independent living residents drive. Assisted living may have 6 to 7 residents that may drive and memory care would not have any drivers. The peak drive time hours of the surrounding residential areas would not be affected by the development of the community.

Ms. Shannon informed that most senior living communities were within a subdivision.

Chair Brown-Marshall informed that during a previous meeting, she made a comment about 45 feet being a little high. It did not seem as if the height came down despite the change from a 4 story to a 3 story. Chair Brown-Marshall asked the applicant if they chose not to come down from 45 feet because they moved the buildings closer to Cartwright Road.

Ms. Ramirez informed that that was the reason, along with following the city's standards. In order to blend in with the Brightwater community, pitched roofs were added and that design tends to be higher. They requested flat roofs, however, that was not approved by staff.

Tom Simon, 4111 Harbor Point Dr. informed that he was against the development due to the jeopardy it would place its occupants. If and when Oyster Creek floods, the occupants would have to be evacuated. During heavy rains, the only way out would be Brightwater Drive. The provided traffic survey was not done to national standards. Mr. Simon asked if the survey could be reviewed.

Greg Wettman, 9318 Crosby Way, yielded his time to Tiera Pennix.

Tiera Pennix, 26 Waters Lake Blvd, head of Southminster School, resident of Sienna Plantation, informed that the school meets the needs of the community through their ensemble choir by singing at nursing homes during the holidays and at the end of the

school year. Nursing homes do not receive a lot of visitors. Ms. Pennix informed that they would like to teach the children, kindergarten to fifth grade, about generational respect, compassion, shared history, and hobbies outside of their own family.

Al Sutton, 1815 Lakefront Dr. informed that the Brightwater residents opposed the project.

Jennifer Plummer, 4403 Waterlily Ct, informed that the development would be a wonderful addition to the neighborhood. Pertaining to the traffic, there were currently 700 homes. Some had four or five cars in the driveway every day. Three cars in the driveway was average; two and one cars in driveways was rare. Ms. Plummer informed that the Brightwater subdivision currently generated traffic. The concern of thirty extra cars during a shift change was not understood. As a member of the Southminster Presbyterian church, Ms. Plummer was excited about the development.

Dong Chen, 1815 Shoreline Dr. informed that the development was over populated. Three existing senior living facilities were within one mile. The amount of density on the site would cause a lot of problems like traffic, noise and safety. Mr. Chen informed that there were residents that were willing to negotiate with the developer for a better plan.

Chair Brown-Marshall asked staff to provide examples of uses that are currently zoned to the proposed site.

Ms. Gomez informed the permitted uses within the LC-2, local retail.

Chair Brown-Marshall informed that the community needed to know.

Joan Sharp, 4006 Water Stone, informed that it was her understanding that Brightwater was supposed to be a gated community. The church was going to sell the property and was willing to work with the residents. Ms. Sharp informed that it was her understanding that the developer took into consideration some of the resident's concerns. She wished it would not be 45 feet high. There are 790 homes in Brightwater. The church's proposal was the best considering what other alternatives would be. Pertaining to the mentioning of crime, no matter where one lives, crime is everywhere.

Charles Brod, 2011 Tradewinds Dr. informed that he was also a member of the church. He would rather the proposed development than a carwash, gas stations, fast food restaurants or anything else. Mr. Brod informed that he did not see any issues with traffic and drainage due to the development.

Robert Browning, 4018 Bay Shore Dr. informed that he was a member of Southminster Presbyterian Church. The synergy between the school and the development was repeated.

Bill Johnson, 3314 Palm Desert Ln, informed that the development would assist in improving the tax base for the city.

Will Hardy, 18 Cypress Ridge Ln, informed that the developer met with the city and complied with the requirements. The church met with the residents and the developer. The highest and best purpose was the proposed development.

Susan Evans, 3531 Pointe Clear, informed that there were demographic mistakes made during a previous meeting. More elderly facilities were needed. The church's support for the development was repeated.

Motion: To close the public hearing.

Made By: Commissioner Norcom III

Second: Commissioner Lucas

AYES: Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Norcom III, Commissioner Lucas, Commissioner Brightwell

NAYES: None

ABSTENTIONS: None

The motion passed

Commissioner Lucas asked staff if the only buffer would be trees and wood fencing.

Ms. Gomez informed that the required buffers along Brightwater Drive and Cartwright Road would be a 20 foot transitional buffer, which would be a combination of trees and shrubs. Per the layout, shrubs would be along the parking areas. A 20 foot wide buffer of wood fencing and landscaping would be provided where the site is adjacent to the residential area.

Commissioner O'Malley informed that there were discussions that the church was allowing Brightwater to keep their monument sign on the site.

Chair Brown-Marshall asked staff if other potential offers by other developers had been received for the site.

Ms. Gomez informed that the city had not been approached by another developer.

Mr. Santangelo informed that if the Commission wished to discuss the matter further, a motion and a second would be needed to forward the report for discussion. The motion and the second opened the floor for discussion.

(2) Consideration of the approval of a final report to City Council on item 7B(1) above.

Motion: The Planning and Zoning Commission consider a final report to Council on item 7B(1).

Made By: Commissioner Lucas

Second: Commissioner O'Malley

The height of the proposed buildings was a repeated discussion.

Motion: The Planning and Zoning Commission forwards a negative report to Council.

Made By: Commissioner Lucas

Second: Commissioner Norcom III

AYES: Commissioner Brown-Marshall, Commissioner Norcom III, Commissioner Lucas

NAYES: Commissioner O'Malley, Commissioner Brightwell

ABSTENTIONS: None

The motion passed

7. ZONING TEXT AMENDMENTS

None.

8. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.

None.

9. CLOSED EXECUTIVE SESSION

The Planning and Zoning Commission may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.

10. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

11. ADJOURN

Motion: To adjourn

Made By: Commissioner Lucas

Second: Commissioner Brightwell

AYES: Commissioner Brown-Marshall, Commissioner Haney,
Commissioner O'Malley, Commissioner Rasmus,
Commissioner Norcom III, Commissioner Lucas

NAYES: None

ABSTENTIONS: None

The motion passed



Egima Edwards
Planning Technician