



**MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
July 14, 2021**

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 Chairman Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Tim Haney
Gloria Lucas
Karen Overton
Daniel Silva
John O'Malley
Rodney Griffin
James Bailey
Hugh Brightwell

Commissioners Absent: None.

Councilmembers Present: None.

Staff Present:

Jennifer Gomez, Director of Development Services
Mason Garcia, Planner II
Stori Nuri, Planner I
Gretchen Pyle, Development Review Coordinator
Egima Edwards, Planning Technician
Joseph Quintal, Assistant City Attorney
Shashi Kumar, Director of Public Works
Glen Martel, Assistant City Manager

Others Present:

William Cronin
Annette Simmons
Howard King
Stephanie Bush

Carol Andrews
Jeff Martin, Landplan Engineering, P.A.
Geoff Freeman, LJA Engineering
Katy Harrison, LJA Engineering
Chris Morris, Cabo Dogs Restaurant

3. READING OF MINUTES

Chairman Brown-Marshall called for a motion to accept the June 9, 2021 Planning and Zoning Commission meeting minutes.

Motion: Approval of the June 9, 2021 meeting minutes.

Made By: Commissioner Lucas
Second: Commissioner Brightwell

AYES: Commissioner Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Brightwell, Commissioner O'Malley, Commissioner Bailey

NAYES: None.
ABSTENTIONS: None.

The motion passed.

4. REPORTS

A. COMMISSION REPORTS

- (1) Chairman of the Planning and Zoning Commission

Chair Brown-Marshall recognized former Commission, Dr. Monica Rasmus for her service on the Planning & Zoning Commission from 2019 to 2021.

Dr. Monica Rasmus shared her gratitude to the Commission for her opportunity to serve, as well as for their kindness and guidance.

An appreciation award was presented to Dr. Rasmus during a Community Development Advisory Committee (CDAC) meeting and a certificate presented on the July 5, 2021 Council meeting for her time of service on both the CDAC (2012-2021) and the Planning & Zoning Commission.

- (2) Planning and Zoning Commissioners
None.

B. STAFF REPORTS

- (1) Development Services
a. Director
None.

- (2) Engineering
 - A. Director of Public Works
- None.

5. PUBLIC COMMENT

None.

6. PLATS

A. CONSENT AGENDA

- (1) Consider an application for a final plat for Heritage Park Drive Phase 4 and Waters Lake Boulevard Phase 4 Street Dedication
- (2) Consider an application for a final plat for Sienna Parkway Section 5 Street Dedication
- (3) Consider an application for a final plat for Oyster Creek Farms Estates on Underwood

Motion: To approve consent agenda with removal of agenda item 6.A.(3) for discussion

Made By: Commissioner Haney
Second: Commissioner Brightwell

AYES: Commissioners Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Brightwell, Commissioner O'Malley, Commissioner Bailey

NAYES: None.

ABSTENTIONS: None.

The motion passed.

- (3) Consider an application for a final plat for Oyster Creek Farms Estates on Underwood

Chair Brown-Marshall stated though the staff report was updated, staff had an additional comment.

Mason Garcia, Planner II, presented the agenda item. Mr. Garcia stated the added comment was in regards to private water and waste water system. Due to the site being divided into two lots from one, Section 86-182 provides that only one private water and waste water system would be permitted. The proposal would need to be presented to the Construction Board of Adjustment and Appeals to apply for two private systems.

Commissioner Brightwell inquired if the Commission could not approve the plat until it was presented to the Construction Board of Adjustment and Appeals.

Mr. Garcia replied he did not believe their vote would have any bearing on the plat specifically. If two separate buildings are on the site, the applicant would need to seek a variance to add the additional private system.

Chair Brown-Marshall asked for confirmation if currently the site is proposed to have one building, and an additional building would require a variance.

Mr. Garcia replied, yes.

Motion: To approve agenda item 6.A.(3)

Made By: Commissioner Haney
Second: Commissioner O'Malley

Commissioner Brightwell inquired about the motion needing to include staff's updated comments.

Commissioner Haney withdrew his first motion.

Amended Motion: To approve as final plat with the updated report based on staff's recommendation; should an additional building be added, a variance would be required.

Made By: Commissioner Haney
Second: Commissioner O'Malley

AYES: Commissioners Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Brightwell, Commissioner O'Malley, Commissioner Bailey

NAYES: None.

ABSTENTIONS: None.

The motion passed.

B. GREYDEN ESTATES

(1) Consider an application for a preliminary plat for Greyden Estates

Mason Garcia, Planner II, presented the agenda item. Mr. Garcia stated the subject site is located north of Truesdale Drive, south of Olympia Estates, east of Vicksburg Boulevard, and west of Vicksburg Sedona Creek. Zoning is R-2, single-family residential on 2.872 acre tract of land.

Staff recommends approve with conditions.

Mr. Garcia summarized staff's additional comments. Private streets may be permitted by the Commission if determined private streets will preserve aesthetic

environmental quality within the subdivision while providing property owners safe, functional, and lasting means of access, in accordance with Section 82-158. The width of the proposed private streets allows for sufficient access of emergency and utility vehicles in the subdivision.

Vice Chair Haney inquired about right-of-way width provided on plat.

Mr. Garcia replied to ensure the widths as well as poundage of fire trucks.

Motion: To approve agenda item 6.B.(1)

Made By: Commissioner Haney

Second: Commissioner Griffin

AYES: Commissioners Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Brightwell, Commissioner O'Malley, Commissioner Bailey

NAYES: None.

ABSTENTIONS: None.

The motion passed.

C. 1255 FM 1092

(1) Consider an application for a preliminary plat for 1255 FM 1092

Mason Garcia, Planner II, presented the agenda item. Subject site of 1.459 acre tract of land is located north of Walgreens at the intersection of Lexington Boulevard and FM 1092, southwest of Lexington Square residential neighborhood, and east of Burger King. Current zoning is LC-2, retail district.

Mr. Garcia stated the applicant cleared all comments.

Staff recommends approval.

Motion: To approve agenda item 6.C.(1)

Made By: Commissioner Haney

Second: Commissioner Lucas

AYES: Commissioners Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Brightwell, Commissioner O'Malley, Commissioner Bailey

NAYES: None.

ABSTENTIONS: None.

The motion passed.

D. ARCADIA

(1) Consider an application for a preliminary plat for Arcadia

Mason Garcia, Planner II, presented the agenda item. Subject site of 27.7 acre tract of land is located north of Cartwright Road, south of Bradford Village subdivision, east of Columbia Drive, and west of Texas Parkway. Current zoning is R-5, townhouse residential.

Staff recommends approve with conditions.

Mr. Garcia summarized additional comments referring to a drainage impact analysis requirement for the site.

Chair Brown-Marshall inquired if traffic impact analysis will be provided.

Mr. Garcia replied, it is a comment provided on staff's report; it shall be submitted.

Commission stated the comment was not provided on staff's report.

Chair Brown-Marshall stated the intersection is critical. There is an existing subdivision. When curbs and gutters were constructed, the subdivision was locked in. There are difficulties exiting the neighborhood. The traffic impact analysis (TIA) is critical; a traffic light should be installed.

Shashi Kumar, Director, Public Works, stated the TIA is critical and is required, as well as drainage impact analysis. The TIA will likely trigger a signal at Greendale as part of egress and ingress development.

Motion: To approve agenda item 6.D.(1) with updated report.

Made By: Commissioner Haney

Second: Commissioner Griffin

Katy Harrison, LJA Engineering, stated a traffic impact analysis has been submitted and they are in compliance. The analysis should be under review.

AYES: Commissioners Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Brightwell, Commissioner O'Malley, Commissioner Bailey

NAYES: None.

ABSTENTIONS: None.

The motion passed.

E. SIENNA

- (1) Reconsider an application for a concept plan for Sienna 3F

Stori Nuri, Planner I, presented the agenda items. Ms. Nuri stated the concept plan was presented during last month's Planning & Zoning Commission meeting; it was approved. Presented is a revised concept plan. Revisions include amount of lots from 457 to 461, as well as an increase of sections from 9 to 12. Seven sections are on the current agenda.

Motion: To approve agenda item 6.E.(1) revised concept plan

Made By: Commissioner Haney

Second: Commissioner Lucas

AYES: Commissioners Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Brightwell, Commissioner O'Malley, Commissioner Bailey

NAYES: None.

ABSTENTIONS: None.

The motion passed.

- (2) Consider an application for a preliminary plat for Sienna Section 44
- (3) Consider an application for a preliminary plat for Sienna Section 46
- (4) Consider an application for a preliminary plat for Sienna Section 49
- (5) Consider an application for a preliminary plat for Sienna Section 52
- (6) Consider an application for a preliminary plat for Sienna Section 53
- (7) Consider an application for a preliminary plat for Crescent Spring Drive Street Dedication Section 1
- (8) Consider an application for a preliminary plat for Waters Lake Boulevard Street Dedication Phase 5

Motion: To approve agenda items 6.E.(2 - 8)

Made By: Commissioner Haney

Second: Commissioner Overton

Chair Brown-Marshall inquired about agenda items 6.E.(4-7) regarding size of lots and whether they were for single-family development. Lots showing on current plat are narrow.

Confirmation of single-family development was provided.

Chair Brown-Marshall requested confirmation on the number of counted lots totaling 97 versus 102 for Sienna Section 49.

Jennifer Thomas Gomez, Director, Development Services, replied that there may be reserves mistaken for residential lots.

Ms. Nuri stated for agenda item 6.E.(2), staff recommends approval with conditions due to street names. Currently standards are met; however, they are redundant and confusing.

Geoff Freeman, LJA Engineering, stated he counted lot numbers for Sienna Section 49; total is 102 lots.

AYES: Commissioners Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Brightwell, Commissioner O'Malley, Commissioner Bailey

NAYES: None.

ABSTENTIONS: None.

The motion passed.

7. ZONING MAP AMENDMENTS

A. PLANNED DEVELOPMENT DISTRICT

- (1) To receive comments for or against a request by Cannon Capital Company, LLC to amend Planned Development District #85 to allow for MF-2, multifamily residential uses, 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. The site location is to the north of the Pine Meadows residential subdivision, south of US 90A, east of Bull Lane, and west of S Cravens Road

Stori Nuri, Planner I, presented the agenda item. Ms. Nuri stated the application is to amend PD 85 (Planned Development) to MF-2, multifamily, in the eastern most portion of the 11 acre tract. Location is northeast of Texas Parkway, south of US 90A, east of Bull Lane, and west of South Cravens Road. The PD currently allows for LC-3, retail district, warehouse, and industrial uses.

Ms. Nuri stated the amendment will allow zoning MF-2 for a multifamily apartment development. The development will consist of 105 dwelling units, clubhouse, swimming pool, and a dog park. Applicant anticipates completion of development on or before December 2022.

Ms. Nuri stated the proposed amendment is in conformance with the 2017 Comprehensive plan; however, the Future Land Use Plan will need to be amended.

Staff recommends approval.

Ms. Nuri stated there are no proposed changes outside the base zoning requirements of MF-2. Staff request the applicant clarifies how they will comply with landscaping regulations of Section 11, particularly the transitional buffer

requirements. The site plan provides reduced parking. Staff recommends the applicant meet minimum parking requirements or submit parking study that supports the deviation.

Commissioner Griffin inquired about the number of dwelling units.

Ms. Nuri replied, proposal of 105 units.

Jeff Martin, Landplan Engineering, P.A., stated there is a misprint for the number of units; it should be 108. The plan is preliminary. The purpose for choosing the site, per Mr. Martin, is due to the positioning of the location between single-family and industrial for a low-density apartment complex. The area is marketable and is moving through transitions.

Chair Brown-Marshall inquired if development consists of 2-story.

Mr. Martin replied, 3-story.

Commissioner Griffin inquired about the distance to single-family dwellings.

Mr. Martin replied, he believes to the southeast existing single-family exists. An area may be a detention pond, green space, parking may move to the north, and a dog park may be added west to provide distance between the development and seven houses.

Chair Brown-Marshall inquired about the description of the buffer.

Mr. Martin replied initially they were thinking green spaces with a fence to block the view. It had been suggested that detention may be required, which would be shallow.

William Cronin, 902 Pine Meadow Drive, stated his home is adjacent to the location of the proposed detention pond. Mr. Cronin inquired if a detention pond would be included during construction or later. He is concerned about drainage onto his property. Verification of consistent fencing along the perimeter of the properties on Pine Meadow was requested. Mr. Cronin inquired about timing of construction, removal of trees along the property and who is responsible for removal / cutting of all trees that may fall onto his property.

Mr. Cronin inquired if the development will allow for outdoor barbequing or if tenants will take liberty to use their patios. He is concerned about the 3-story complex, noise, traffic, a sign currently placed announcing multifamily, drainage issues for Pine Meadow subdivision, interference with present transformers, and utility easements covered with trees.

Howard King, 1118 Mesa Verde, stated apartment complexes in general tend to degrade over age, there may be residents that were not originally intended. Mr. King is concerned about the floodplain elevation being affected by current development in the area. He expressed an unease for the billions of truckloads of dirt being hauled in, no sight of retention ponding for 26 acres developing adjacent to Echo Creek, and the possible flood impact for their property on Mesa Verde.

Annette Simmons, 1126 Mesa Verde, stated her concern towards flooding. Currently they do not flood. In prior zoning cases, the Commission has listened to concerns of residents and not rezoned. Additional inquiries consist of traffic access, 18 wheelers are experiencing issues with the narrow streets, and better signage may be needed. Curbs are being damaged. The promise that development will not impact the neighborhood has not been true.

Stephanie Bush, 807 Pine Meadow Drive, reiterated expressed concerns regarding drainage and traffic.

Carol Andrews, 310 Pine Meadow Drive, stated they had flooding from Hurricane Harvey, efforts with retention ponds, and traffic has increased with dangerous situations exiting the subdivision. Unresolved overgrown vegetation exists on Pine Meadow. Ms. Andrews stated she contacts the Police Department about 2 to 3 times a month due to street racers since the warehouse construction. She is requesting reconsideration on the apartment complex that will place additional pressure on streets. High piles of dirt are causing flooding on South Cravens.

Chair Brown-Marshall inquired about resident's vision for the vacant land.

Ms. Andrews replied she believed an industrial use with proper drainage and buffer yards would be a better resolution.

Motion: To close public hearing

Made By: Commissioner Lucas

Second: Commissioner Griffin

AYES: Commissioners Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Brightwell, Commissioner O'Malley, Commissioner Bailey

NAYES: None.

ABSTENTIONS: None.

The motion passed.

Chair Brown-Marshall requested City Engineer address drainage issues.

Shashi Kumar, Director, Public Works, stated regardless of development, drainage impact analysis are required. Detention will be required for mitigation. City Engineering is aware of drainage concerns in the area. The City presently has an ongoing project to widen the Cangelosi Ditch and detention pond in Buffalo Run Park. This is to improve drainage in the area. Specifically for the proposed development, there will be a need for detention ponds

Vice Chair Haney stated the plan provided access that does not connect to South Cravens.

Mr. Kumar replied, that is correct. A TIA (Traffic Impact Analysis) will dictate the type of connectivity needed. It is very likely Paloma Bend Drive will need to be extended further west to support development, possibly established connectivity to Adams Street as well. That is the purpose of a TIA to see what type of improvements may be necessary.

Chair Brown-Marshall stated other items are outside of the project. She encouraged residents to contact the City with concerns not regarding the proposed development.

Commissioner Overton inquired if expansion of streets would take place before or after the proposed development.

Mr. Kumar replied, if TIA required expansion, it would happen prior to or concurrently with the project.

Chair Brown-Marshall inquired about timeframe of City drainage project.

Mr. Kumar replied, currently they are in the design phase, possibly next year.

Chair Brown-Marshall asked for confirmation of a 5 year timeframe allowed for developers to complete the project.

Jennifer Thomas Gomez, Director, Development Services, replied if zoning is approved and Council adopts an ordinance for the zoning, the site plan is approved, the applicant would have to take the next step in the development process to plat / replat property and submit permit application. All must be taken within 5 years.

Commissioner Bailey asked for verification that warehouses can currently be built on the vacant property.

The Commission confirmed.

Commissioner Bailey inquired about traffic / truck traffic improvements for such development and if it would be on the developer or the City.

Mr. Kumar replied, the City request the next developer to take the existing traffic analysis and traffic count to update the TIA. Industrial will increase truck traffic. Though volume is less, 18 wheeler traffic will determine widths of streets and driveways. Multifamily would increase volume of traffic.

Commissioner Bailey inquired who pays for traffic improvements.

Mr. Kumar replied, typically the developer. If driven by developer, developer pays for improvements. If City is looking long term, developer and City will share responsibility. A speed study will be conducted.

- (2) Consider a final report and recommendation on item 7.A.(1)

Motion: To approve a final report and forward a positive recommendation to City Council

Made By: Commissioner Brightwell
Second: Commissioner Haney

AYES: Commissioner Haney, Commissioner Silva,
Commissioner Brightwell, Commissioner O'Malley,
Commissioner Bailey

NAYES: Commissioner Brown-Marshall, Commissioner
Lucas, Commissioner Griffin, Commissioner
Overton

ABSTENTIONS: None.

The motion passed.

8. ZONING TEXT AMENDMENTS
A. ZONING BOARD OF ADJUSTMENT

- (1) Discuss amendments to Section 18, Board of Adjustment, of the City of Missouri City Zoning Ordinance.

James Santangelo, Assistant City Attorney, presented the agenda item. Mr. Santangelo stated last year's amendment to Section 18 had an error that needed correcting. In 2019, Texas Legislature amended state statues regarding Zoning Board of Adjustment and Appeals to change who can file a case post certain time frames after a hearing process. Through the zoning text amendment process early last year, City Council adopted the ordinance in March 2020. When the ordinance was adopted, a drafting error occurred to two subsections, regarding granting of variances and special exemptions, being inadvertently omitted from the final product.

Staff recommends those two subsections be restored.

Mr. Santangelo stated a draft will be available soon; first public hearing will be on August 11, 2021 during the Planning & Zoning Commission meeting.

Chair Brown-Marshall stated the Commission looks forward to seeing the amendments.

B. OUTDOOR COOKING AND SEATING

- (9) Discuss possible amendments to the City of Missouri City Zoning Ordinance to allow for outdoor cooking and seating services.

Mason Garcia, Planner II, presented the item. Mr. Garcia stated requests had been

received over the last few months regarding outdoor cooking and seating. Previous provisions allowed for special events to occur for 14 days, once every six months. City Council recently adopted a new ordinance allowing three special events per week until the end of the year.

Mr. Garcia summarized that outdoor seating gained prominence throughout the United States due to COVID 19 and social distancing. Restaurants have had to rethink their model of business. Outdoor cooking and seating will complement the indoor experience.

Mr. Garcia summarized current requirements for temporary health permit / outdoor cooking permit for food, sanitation, fire extinguisher, and tobacco use. Feedback from Health Inspectors were provided regarding how many inspections per week; Certified Food Manager on site; additional details on the Temporary Health Application i.e. details of food preparation, cooking temperatures, method to maintain food temperature, method for handwashing; and clean-up plan.

Mr. Garcia summarized items to consider regarding inspection process; disposal of trash and grease; keeping grease out of sewers; is an amendment required to Texas Food Establishment Rules; parking, signage; emergency access; fire safety for outdoor seating; sidewalk access; outdoor food trailer requirements; and hot / cold food storage.

Mr. Garcia summarized possible outdoor cooking requirements for permanent food establishments. A site plan demonstrating the ability to meet all criteria required for sufficient parking and access to the site; location of outdoor cooking area; and an on-site plan showing hot / cold food storage.

Mr. Garcia summarized items to consider for outdoor seating. Items consist of how businesses will account for parking spaces used for outdoor seating as well as increased occupancy from said seating; will occupancy load increase due to outdoor seating; ensure walkways between businesses in strip malls are clear for safe pedestrian access; and compliance with ADA standards.

Mr. Garcia summarized possible requirements for outdoor seating, consisting of submission of a site layout plan; cannot block or impede traffic; cannot block or impede flow from building exits; seating must be adjacent to restaurant; compliant with fire and safety codes; compliant with all TABC (Texas Alcoholic Beverage Commission) rules; and provide a depiction of structure or barricade to delineate dining area and provide protection to customers from vehicles should it be in parking lot.

Mr. Garcia stated next steps are to receive input and guidance from Planning and Zoning Commission through discussion.

Vice Chair Haney inquired if existing restaurants currently operating with outdoor seating were in violation, though they are cooking inside.

Mr. Garcia replied, some restaurants have outdoor seating with decks built-in with the restaurant. Use of sidewalks and / or area in front of the business would be exercised. An emergency ordinance was just passed allowing outdoor cooking and

seating three days out of the week.

Commissioner Brightwell requested clarity of the agenda item.

Mr. Garcia replied, allowance for such events to occur more frequently.

Commissioner Lucas inquired if the agenda item referred to established businesses or food trucks.

Ms. Gomez replied, the agenda item is a result of the pandemic. Some businesses reached out to the City throughout last year during staggered openings. There were limitations on occupancy within businesses. Opportunities for flexibilities were sought.

Chris Morris, Cabo Dogs Restaurant, 7022 Highway 6, stated when they presented the opportunity to Council, their focus was on gathering the community together as far as eating outside. UV protection was added to their HVAC system that disinfects 99.1 % of all airborne pathogens. People are still hesitant on being around other people. Eating outside will help.

Chair Brown-Marshall stated she heard from Mr. Morris that the current permitting system does not last long enough.

Mr. Morris replied, yes ma'am.

Commissioner Lucas stated her concern was in regards to outdoor seating utilizing space of other businesses and inquired how it would be handled.

Ms. Gomez replied, that is the discussion we are having.

Commissioner Overton stated Cabo Dogs had an outdoor event. Traffic was limited due to guest being too far out for safety; how does that affect other businesses and parking spaces. An additional concern is the air quality due to outdoor cooking.

Commissioner Lucas suggested restaurants consider their neighbors.

Commissioner Brightwell requested a workshop and inquired how zoning is involved.

Commissioner Lucas requested a workshop for outdoor cooking / seating and food trucks.

Chair Brown-Marshall stated workshops are warranted. Out of discussion, a workshop is requested. Relaxation of some standards are warranted. Other cities have provided flexibility. It is essential that policy allows relaxation of standards as needed. Businesses must be allowed to make money. Businesses need the tools to prosper and remain in Missouri City.

Motion: To conduct a joint workshop with City Council and all required parties

Made By: Commissioner Brightwell
Second: Commissioner Lucas

AYES: Commissioners Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Brightwell, Commissioner O'Malley, Commissioner Bailey

NAYES: None.

ABSTENTIONS: None.

The motion passed.

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

None.

10. 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.

11. RECONVENE

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

12. ADJOURN

Motion: To adjourn

Made By: Commissioner Haney
Second: Commissioner Lucas

AYES: Commissioners Brown-Marshall, Commissioner Haney, Commissioner Lucas, Commissioner Silva, Commissioner Overton, Commissioner Griffin, Commissioner Brightwell, Commissioner O'Malley, Commissioner Bailey

NAYES: None.

ABSTENTIONS: None.

The motion passed.