



MINUTES
PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS
August 8, 2018

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 call to order by Chairman Brown-Marshall, at 7:00 PM.

2. ROLL CALL

Commissioners Present:

Sonya Brown-Marshall
Hugh Brightwell
John O'Malley
Reginald Pearson
Ramesh Anand
James G. Norcom III

Commissioners Absent: Tim Haney, Courtney Johnson Rose, Douglas Parker

Councilmembers Present: None

Staff Present:

Otis T. Spriggs, Director of Development Services
Jennifer Gomez, Planning Manager
E. Joyce Iyamu, City Attorney
Jennifer Hobbs, Assistant City Engineer
Thomas White, Planner II
Mason Garcia, Planner I
Egima Brown, Planning Technician

Others Present:

Marie Escue / Geoff Freeman; LJA, David Glunt; Dry Creek Village

3. READING OF MINUTES:

Chairman Brown-Marshall called for a motion to accept the July 11, 2018 Planning and Zoning Commission meeting minutes.

Motion: Approval of the July 11, 2018 meeting minutes

Made By: Commissioner Pearson

Second: Commissioner Anand

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

NAYES: None

ABSTENTIONS: None

The motion passed.

4. REPORTS

A. COMMISSION REPORTS

(1) Chairman of the Planning and Zoning Commission
Chair Brown-Marshall had no reports. Chair Brown-Marshall stated that Commissioners raise hands when voting for record keeping.

(2) Planning and Zoning Commissioners
None

B. STAFF REPORTS

(1) Development Services
a. Director- Otis T. Spriggs
Reported on behalf of Communications, Development Services, Financial Services, and Administration that on August 16, 2018 from 11:30 – 1:30, the City will host a workshop titled "Doing Business with the City". The workshop will be an opportunity for individuals who are interested in pursuing business with the City from the procurement standpoint. Development Services will highlight the development review process. An invitation was extended to the Commissioners to attend.

(2) City Engineer
a. Assistant City Engineer – Jennifer Hobbs
None

5. PUBLIC COMMENTS:

None

6. PLATS

A. CONSENT AGENDA

- (1) Consider approval of a preliminary plat for 5th Street at Independence
- (2) Consider approval of a final plat for Avalon at Sienna Plantation Section 5
- (3) Consider approval of a final plat for Sienna Plantation Section 14

Commissioner Brightwell moved to pull item (3) of the consent agenda for further discussion.

Motion: The Planning and Zoning Commission grant conditional approval of items (1) and (2) of the Consent Agenda

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

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

NAYES: None
ABSTENTIONS: None

The motion passed.

(3) Consider approval of a final plat for Sienna Plantation Section 14

Thomas White presented this item. A partial revision of the plat in regards to lots 24 and 25 was submitted. The lot was subdivided. The applicant requested to have the property as one lot. The subdivision was created to develop townhomes. The location of the property is south and west of the intersection of Sienna Parkway and Scanlin Trace, east of the Brazos River and located in the ETJ (Extra Territorial Jurisdiction). The property changed from 101 lots to 100.

Motion: The Planning and Zoning Commission grant conditional approval of item (3) of the Consent Agenda.

Made By: Commissioner Brightwell
Second: Commissioner O'Malley

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

NAYES: None
ABSTENTIONS: None

The motion passed.

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A SPECIFIC USE PERMIT AMENDMENT

- (1) To receive comments for or against a request by Dean King, Executive Pastor, River Pointe Community Church, to amend the standards and regulations contained in ordinance O-15-62, pertaining to SUP, Specific Use Permit #197, to allow for the development of a fellowship pavilion and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

Thomas White presented this item. The subject site remains as SUP #197, place of assembly. The property consist of 18.9002 acres. It is located north of Knights Court, south of Colony Lakes, east of Elkins High School, and west of the Knights Court Shopping Center. The pavilion the applicant is seeking to build would be located in front of the current construction of the sanctuary. The pavilion will be utilized for special

events. Construction material consist of wood that is not a permitted architectural material. The permitted materials are masonry. The roof will have a pitched elevation constructed of wood. Mr. White presented images of the construction site of River Pointe Community Church, the surrounding locations of existing establishments, the proposed structure, renderings, and the same pavilion on another campus of River Pointe Church. Mr. White informed that there is an art feature that the applicant is seeking to have constructed. Staff does not regulate art work. The structure has been considered under the sign regulations. Mr. White informed that the height regulation is met at 41 ft. for the structure. The height restriction is 45ft. Staff recommends a positive approval to forward to City Council.

Chair Brown-Marshall asked about the building that was shown under the pavilion.

Mr. White informed that the building under the pavilion would be used for storage.

E. Joyce Iyamu, City Attorney, clarified that the structure will not be considered art per say under the ordinance. In order for it to be regulated, it will be considered a sign. Ms. Iyamu informed that signs are included within the definition section, as "signs are attention getting devices". It is under those guidelines that the City would regulate the height of the structure of the property.

Motion: To close the public hearing.

Made By: Commissioner Anand
Second: Commissioner Pearson

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

NAYES: None

ABSTENTIONS: None

The motion passed.

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

Motion: The Planning and Zoning Commission grant conditional approval of a final report to City Council on item 7A(1) above.

Made By: Commissioner Brightwell
Second: Commissioner Norcom III

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

NAYES: None

ABSTENTIONS: None

The motion passed.

B. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT

- (1) To receive comments for or against a request by Stan Winter, Jones | Carter, to amend the regulations and restrictions of PD, Planned Development District No. 88 pertaining to fence regulations for the Dry Creek Village residential subdivision; and to the extent such rezoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

Jennifer Gomez presented this item. Ms. Gomez informed that PD 88 has been presented before the Commission many times. PD, Planned Development District 88, is along both sides of the Fort Bend Tollway. It contains all the land to the east towards the City limits and the portion shown in color on the presented site map. Ms. Gomez informed the portion consists of the single family residential, Dry Creek Village subdivision. The concept plan has been approved. The area shown in red on the site plan is the intersection of the Fort Bend Parkway and Lake Olympia. It is designated for commercial use. Ms. Gomez informed that the colored area presented shows the residential homes that are presently under development and the perimeter fence. Plans were submitted for a perimeter fence. The type of material proposed is an aluminum fence with a vinyl cladding that is not a permitted perimeter fence approved material. Ms. Gomez informed that in Sec. 14 (fence regulations), community fencing must consist of a minimum of wood with brick pilaster / brick columns. The fence can also be a masonry fence of brick, stone, stucco, and concrete. Coloring of the fence will be associated with the architectural standards of the beiges and earth tone colors. Ms. Gomez informed that the developer is seeking approval of an amendment of the PD to allow for the alternative material to be used for the fencing. A plan was provided showing the outline of the fence as proposed. An eight foot tall vinyl fence along the Lake Olympia Parkway and Dry Creek Village Drive is proposed. The fence will continue at eight feet tall, then transition into a six foot tall fence. Ms. Gomez informed that staff's recommendation is for the Commission to consider the fence material throughout the remainder of the subdivision in addition to the portion shown on the diagram.

Ms. Gomez informed that the developer could provide background information with some details on vinyl fencing. Different companies have conducted a side by side comparison of wood fencing and vinyl fencing. The consensus from the research showed that vinyl fencing can be an easier product to maintain over time. The upfront cost is more expensive as they describe. However, it is an easier product to maintain. The fence is present on the property today. Ms. Gomez informed that the fence is currently in the permitting process. It will require inspections. Perimeter fencing must be leveled and grounded. Staff's recommendation is for the Commission to allow the alternative material under two conditions. One condition is that the fence color meets the color requirements for the primary material that is typically seen on buildings of beige muted earth tone colors. The other condition is as required with wood fencing, masonry pilasters meet the requirement for perimeter fencing.

David Glunt, project manager for Dry Creek Village, informed that the main reason for using the new type of fencing is due to the maintenance and long term viability. Traditionally a wood fence will last seven to ten years. It can be a maintenance headache. Mr. Glunt informed that the humidity and weather in the area makes the wood fence bend. Wood fencing deteriorates, stains very easily from irrigation and is not graffiti proof. Replacement of fences tend to not look like the previous fence and cost a lot of money to maintain. Mr. Glunt informed that there has been a fencing replacement along Vicksburg Blvd and Trammel Fresno and it was expensive.

Masonry fencing is more expensive and susceptible to problems due the ground movement. The type of installation can determine if the walls will move up and down. Replacing those panels can be very expensive, over time degrade and are not graffiti proof. Mr. Glunt informed that neither a wood fence nor a masonry fence are fire rated or wood rated. Wood fences burn and can have termites and insects in them that cause problems.

Mr. Glunt informed that the aluminum structural fence has a lifetime warranty. There is a thirty year warranty guaranteed by the manufacturer. The aluminum fence is graffiti resistant. If it is spray-painted, paint thinner and a brush will wash it off. Mr. Glunt informed that if a permanent marker is used, it can be removed with hair spray. The fence is easy to clean and does not stain with irrigation. From a maintenance stand point, to keep it clean and looking good, only soap and water has to be used. Mr. Glunt informed that the aluminum fence is a structural fence. The aluminum is thick with a vinyl covering. When the system is put together the columns, depending on the height of the fence, are three to four feet in the ground and are anchored in concrete. The horizontal units and the vertical units are tied, grooved and snap together. Once all in place and the post are anchored, concrete is poured into the columns. It develops a rigid frame. Mr. Glunt informed that the fence is fire rated and does not burn. The fence has also been wind rated. A six-foot fence has been rated to take up to 130 mph wind. The eight foot is almost 100 mph. Mr. Glunt informed that the aluminum fence can be made to look like wood. Different kinds of concrete or stone can be put into the fence. Landscaping can diminish the fence causing it to look like a traditional wood fence. Mr. Glunt informed that both the builders of the subdivision agree with the aluminum fencing because it looks clean and simple.

Mr. Glunt informed that the fence will be extended to sections two and three. Mr. Glunt informed that he did not currently own sections two and three. The amendment is being requested for the use of the proposed material. Mr. Glunt informed that he agrees with the requirements of the pilasters / brick columns so that there is a fence that resembles a wood fence.

Chair Brown-Marshall asked if the color of the fence would be bright white.

Mr. Glunt replied, no.

Ms. Gomez informed that once the fence is completed, it will not be bright white.

Chair Brown-Marshall informed that the statement of Mr. Glunt sounds good in terms of maintenance. The concern is in the uniformity and the consistency with the other subdivisions that are currently developed. The bright white sign, black letters and white fencing all around is a concern. Chair Brown-Marshall asked if the color will be taken to a different tone.

Mr. Glunt informed that the color is a muted gray. Once the landscaping is placed, the bright color will begin to diminish. Currently shrubs have been planted on the corners, where the fence is behind the landscaping.

Chair Brown-Marshall informed that the look is still not harmonious. The vinyl fencing will work, however, the fence being harmonious is still an issue.

Commissioner Brightwell informed that he understands the alternative materials for a wood look, however, from the street and public view, it currently does not have the look of wood. The current installation of part of the fence does not look presentable.

Mr. Glunt informed that it is not the permanent installation that has been currently placed. The post have only been placed in the hole without concrete.

Commissioner Brightwell informed that the fence looks as if it is more than eight feet.

Mr. Glunt informed that it looks more than eight feet due to the site being higher than the site that is next to the property.

Commissioner Brightwell asked if Mr. Glunt would accommodate the masonry pilasters.

Mr. Glunt replied, yes.

Commissioner Brightwell asked if the look will be like masonry pilasters.

Mr. Glunt informed that it will be based on specifications.

Ms. Gomez informed that the requirements are for every three hundred feet a column is required.

Mr. Glunt informed that the columns will be placed as required.

Commissioner Brightwell informed that he agreed with the color being a problem. The bright color white is not seen throughout the City. The monument sign is a concern with the allowance of it being constructed the way it currently is with the large lettering.

Ms. Gomez informed that the monument sign had been approved.

Commissioner Brightwell informed that the sign monument along with the fence, looks as if it is a system.

Ms. Gomez informed that based on the size of the subdivision, the developers are allowed 280 sq. ft. of signage. What is typically seen is that the signage is separated on either side of the intersection. The Dry Creek Village sign is combined into one sign.

Chair Brown-Marshall informed that color is still a concern and asked the Commissioners if they had any other comments.

The Commission agreed that the color is still an issue.

Commissioner Brightwell informed that the color needs to have more of a grain effect to the color.

Commissioner O'Malley informed that he agreed to the maintenance of the fence. Commissioner O'Malley asked Mr. Glunt if the fence will have brick columns every three hundred feet.

Mr. Glunt informed that it will be every three hundred feet or every time the fence turns.

Commissioner O'Malley informed that the construction of the fence will be different due to the moving of the brick columns. Mr. Glunt was asked if the columns were going to be cosmetic and not part of the structure of the fence.

Mr. Glunt informed that the fences that he has built in Missouri City do not connect to the columns.

Commissioner O'Malley asked how the fence will be attached to the columns.

Mr. Glunt informed that the aluminum post will rest against the column. It will look as if the fence and the column are connected. The column will not provide any support.

Commissioner O'Malley informed that the bell nature of the foundation for the column to keep it stable cannot have anything flushed against it due to the widening of the terrain.

Mr. Glunt informed that the columns are constructed all at once. When the footing for the column is placed, the posts are placed with it to fit in between.

Commissioner O'Malley asked the age of the technology and if it had been used for other subdivisions.

Mr. Glunt informed that he currently has a project where the same fence is being installed to replace an old fence. The fence is popular in Florida and California. Mr. Glunt informed that similar materials have been seen with horse fencing. The material is becoming more common due to the maintenance. When the HOA takes over the maintenance, it typically will cost \$40 to \$50 per linear foot. It is a lot of money for a HOA, Homeowners Association, to spend to replace the fencing.

Commissioner O'Malley asked if the solid color of gray or white, when the pigment is added, be wood grain.

Mr. Glunt replied, no. It comes from the factory resembling wood slats.

Commissioner O'Malley asked if the color palette is more of the earth tone color, would Mr. Glunt still be confident with the lifetime guarantee of the color staying permanent in Houston on vinyl.

Mr. Glunt replied that he can only inform of what the manufacture is warranting. Mr. Glunt informed that he has seen it being used in Florida and California where there is a lot of sun and it worked fine. He has not seen the material over a thirty year period and cannot answer the question.

Chair Brown-Marshall informed that the material is available in other shades.

Mr. Glunt informed that the material is available in four to five different colors. It is ordered from the manufacture by requesting the type of fence and color needed. The manufacture then customizes the fence and ships it to the customer.

Commissioner Norcom III asked if the material of the fence can be in the same shade of brown as the podium of where Mr. Glunt was standing or if the City is stuck with gray.

Mr. Glunt replied that at this point the City is stuck with gray due to it already being ordered from the manufacturer. Gray is one of the colors on the approved list in the City regulations.

Commissioner Norcom III asked if the material can be the same color of the podium wood.

Mr. Glunt replied that he would have to ask the manufacturer if it would be possible.

Chair Brown-Marshall asked if the Commissioners had any other questions of the applicant.

Commissioners replied, no.

Chair Brown-Marshall asked if there was any one from the public that would like to speak.

There was no response.

Motion: To close the public hearing

Made By: Commissioner Brightwell

Second: Commissioner Anand

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

NAYES: None

ABSTENTIONS: None

The motion passed

Commissioner Anand asked Ms. Gomez if there are any other subdivisions that have alternative fencing.

Ms. Gomez replied that the closest fence would be the Fenccrete and Woodcrete material such as what was used at the Parkway Trails subdivision behind City Hall. The material is concrete made to resemble wood. These fences were allowed via PDs, Planned Development and SUPs, Specific Use Permits.

Commissioner Anand asked if it was a common practice.

Ms. Gomez replied, no. It would be seen more throughout the City. Ms. Gomez informed that the fencing appeared to be introduced in the mid 80's. For the life of the material, the thirty year mark is just being seen, however, not in the City of Missouri City. The material is still being tested. Ms. Gomez informed that the City's

fence regulations have not been updated since they were adopted. A new material is being introduced. The City and/or the Commission would have to consider allowing the material on a case by case and watching the performance of the material.

Chair Brown-Marshall asked about the color "gray" being mentioned by Mr. Glunt.

Ms. Gomez informed that Mr. Glunt mentioned the color gray that is listed in the architectural standards. The recommendation is that it matches a primary color for materials made of brick, stone or architectural masonry units. There are colors that are defined for each material. Gray is one the colors listed. Ms. Gomez informed that the developers can have gray brick. There are no specifications of the shades of gray that are allowed. Gray is a permitted color. White is not a permitted color, however, it is an accent color.

Commissioner Brightwell asked if the color gray that the developer is currently presenting was muted, would it fall under the allowed palate.

Ms. Gomez informed that staff will work with Mr. Glunt with the color specification to insure that the color will not be white. Going into the project, the fence looked white, along with the sign. The sign was approved as a grayish color. It is the same situation. Ms. Gomez informed that it could be a very light version of gray. With architectural standards, the requirement is for the developer to provide color samples. Staff will work with the developer and the manufacturer that was used.

Commissioner Brightwell informed that the fence should not stay in the current installment.

Ms. Gomez informed that the current installment is not a completed fence. Additional steps would be taken until completed. The current installment is not the finished version.

Commissioner Brightwell informed that he understands that the current fence installment is temporary. However, the color and material did not fit the requirements. Between staff's recommendation and Mr. Glunt's statement of, "you're stuck with that" (the material and color) is a struggle. Commissioner Brightwell informed that it was obvious that the fence was installed and tagged prior to the delivery of the site.

Commissioner Norcom III informed that he recalled Mr. Glunt stating that the material and color was ordered.

Chair Brown-Marshall informed that the Commission would be comfortable if the condition focused on the color resembling a fence. A weather colored fence would be acceptable. As time passes, the color will transition into a darker gray.

Ms. Gomez asked if the Commission is seeking a color other than gray or a standard wood color.

The Commission replied a darker gray, weathered cedar, patented gray.

Commissioner O'Malley informed that when a new fence is installed and has the look of fresh lumber, in six months it is gray.

Chair Brown-Marshall informed that that is what is meant by "weathered gray".

Commissioner O'Malley informed that no matter the color of gray or white, the color at first can be shocking. Tree and plant placements with contrast will assist in softening the color. Commissioner O'Malley informed that old fences are crooked, falling down and discolored. In five years the proposed fence will be prettier than a wooden fence. A conversation with the manufacturer about having the options of earth tone colors would be a benefit.

Chair Brown-Marshall informed that the product is good, however, the color is still an issue.

Commissioner Pearson asked from a manufacturer's point of view, what are the range of colors that are offered.

Mr. Glunt replied that the options are light beige, gray and white. White is the most popular because it looks clean. The gray was chosen to offset the white once landscaping was placed. Mr. Glunt informed that the fence looks taller than the neighboring fences due to the requirements of having to raise the property.

Chair Brown-Marshall asked if the vinyl on the fence could be painted.

Mr. Glunt replied, no.

Commissioner Brightwell informed that D & D's website showed a light brownish type color fence with an ornamental screening and a cap on the posts. There is an option to have a more reasonable color for the area.

Ms. Gomez suggested to read the colors that are permitted for the primary material and within the color families.

Commissioner O'Malley informed that Fenccrete has been installed within the City and is mortar color.

Commissioner Brightwell informed that the fence system is a great idea.

Commissioner O'Malley informed that a builder would look at the ordinance and see gray as an allowed color.

Commissioner Brightwell informed that the project site is located within a PD.

Commissioner Norcom III asked Mr. Glunt if the fencing was part of the permitting process.

Mr. Glunt replied that the fence is currently in the permitting process.

Ms. Gomez confirmed, yes.

Mr. Glunt informed that the material has already been delivered and is currently in a warehouse. The gray was chosen due to the color gray being listed in the ordinance. Vinyl cannot be painted.

Mr. Otis Spriggs read the primary colors listed in Section 7A, Architectural Design Standards, of the ordinance. The colors for architectural masonry units / brick are beige, brown, burgundy, gray, orange, red, rose, and sage. For the stone family, the colors of beige, brown, cream, and tan.

Chair Brown-Marshall informed that the targeted color is the color that a fence has once it is old.

Ms. Gomez informed that it would be a weathered color.

Chair Brown-Marshall informed that the white or light gray color that has been currently purchased is not acceptable. It is not harmonious.

Ms. Gomez informed that if the motion stands, staff would pull samples of the color and would work with the developer and manufacturer to seek a color closer to a darker weathered gray.

Mr. Glunt informed that the manufacturer only makes certain colors. The manufacturer would not make a special color.

Ms. Gomez asked Mr. Glunt if the manufacturer had anything closer to a darker weathered gray.

Mr. Glunt informed that they have gray, tan and white.

Commissioner Norcom III asked Mr. Glunt if the manufacturer's "gray" the gray that was delivered.

Mr. Glunt replied, correct.

Commissioner O'Malley informed that everything in Houston weathers. The current color will not be a glossy gray in two years.

Chair Brown-Marshall informed that the Commission had spent a lot of time planning and shaping how Missouri City should look. The fence that has been temporarily installed did not flow with the other subdivision fencing currently in place. Chair Brown-Marshall informed that it is important that the Commission stays committed to the plan to shape the City in the way that it was designed.

Commissioner O'Malley informed that if brick columns were around the curb appeal when first entering the site and framing the fence sections, the fence will look more attractive.

Chair Brown-Marshall informed that consistency is needed.

Commissioner Pearson asked staff if Mr. Glunt needed to go through the approval process prior to ordering the fence or was it due to the current standards the reason for the case being brought before the P & Z Commission.

Ms. Gomez provided background. Fences in general under seven feet are not required to pull permits. The understanding from the history is that a phone call was made asking if a permit was required. The response was "no". Ms. Gomez informed that the fence was purchased and ordered to be installed. At that point, due to the fence being a perimeter fence, staff stopped the construction. Staff then required plans from the developer for review. Ms. Gomez informed that under review, the fence was disapproved for the stated reasons and brought before the Commission. Whether the fence was purchased prior to approval could still be an issue.

E. Joyce Iyamu clarified that the fence was disapproved due to the material and not disapproved due to the color.

Ms. Gomez informed that the purpose of the case is due to the disapproval of the material as stated in the staff report.

Motion: The Planning and Zoning Commission grants conditional approval of a darker gray, muted, earth tone.

Made By: Commissioner Brightwell
Second: None

The motion failed.

Motion: The Planning and Zoning Commission grants conditional approval of brick columns per three hundred feet.

Made By: Commissioner O'Malley
Second: None

The motion failed.

Chair Brown-Marshall asked if there was another motion.

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

Made By: Commissioner Brightwell
Second: Commissioner Pearson

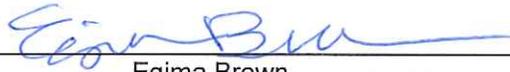
AYES: Commissioner Brown-Marshall, Commissioner Anand, Commissioner Norcom III, Commissioner Pearson, Commissioner Brightwell

NAYS: Commissioner O'Malley
ABSTENTIONS: None

The motion passed.

8. ZONING TEXT AMENDMENTS
None.

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**



Egima Brown
Planning Technician

