



**NOTICE AND AGENDA
CITY OF GLENN HEIGHTS
PLANNING AND ZONING COMMISSION
MONDAY, SEPTEMBER 9, 2024, 6:30 P.M.**

Notice is hereby given that the City of Glenn Heights Planning and Zoning Commission will hold a Planning and Zoning Commission Meeting on Monday, September 9, 2024, beginning at 6:30 P.M. in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, as prescribed by Vernon's Texas Civil Statutes, Government Code Section §551.041, to consider and possibly take action on the following agenda items. Items do not have to be taken in the same order as shown in this meeting Notice and Agenda.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at <https://www.glennheightstx.gov/129/Agendas-Minutes>.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

The Planning and Zoning Commission will recess temporarily.

**GLENN HEIGHTS CAPITAL IMPROVEMENT ADVISORY COMMITTEE
COMMISSION MEETING**

1. Discussion and Take Action of Land Use assumption (LUA) and water, wastewater and Roadway (Traffic) Capital Improvement Project (CIP).

Adjourn. The Capital Improvement Advisory Committee will adjourn its meeting.

The Planning and Zoning Commission will reconvene into its Regular Called Meeting.

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of May 13, 2024.
2. Discuss and take action to approve the meeting minutes of May 20, 2024.
3. Discuss and take action to approve the meeting minutes of June 24, 2024.

ADJOURNMENT

In accordance with the Americans with Disabilities Act, if you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodations, please contact the City Secretary at least 48 hours in advance of the event at 972-223-1690 ext. 125 or email brandi.brown@glennheightstx.gov. Advance notification within this guideline will enable the city to make reasonable arrangements to ensure accessibility.

I, Brandi Brown, City Secretary, do hereby certify that the above Meeting Notice and Agenda was posted in a place convenient to the Public at Glenn Heights City Hall, 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas by 6:30 P.M. on Friday, September 6, 2024.

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney at any time during the course of this meeting and to receive legal advice regarding any item listed on this agenda.

Brandi Brown, City Secretary

[illegible]



Water, Wastewater, and Roadway Impact Fee

September 9, 2024

AGENDA

- Impact Fee Process
- Service Areas
- Population Growth
- Capital Improvement Plans
- Action Items

CIAC – Capital Improvement Advisory Committee

IMPACT FEE PROCESS

Step 1

- Identify Service Areas and Develop Land Use Assumptions

Step 2

- CIAC Presentation #1 (Impact Fees)

Step 3

- Develop Impact Fee CIP

Step 4

- CIAC Presentation #2 (LUA and CIP Approval)

Step 5

- Public Hearing #1 (LUA/CIP Public Hearing)

Step 6

- Impact Fee Calculations and Benchmarking

Step 7

- CIAC Presentation #3 (Calculations and Benchmarking)

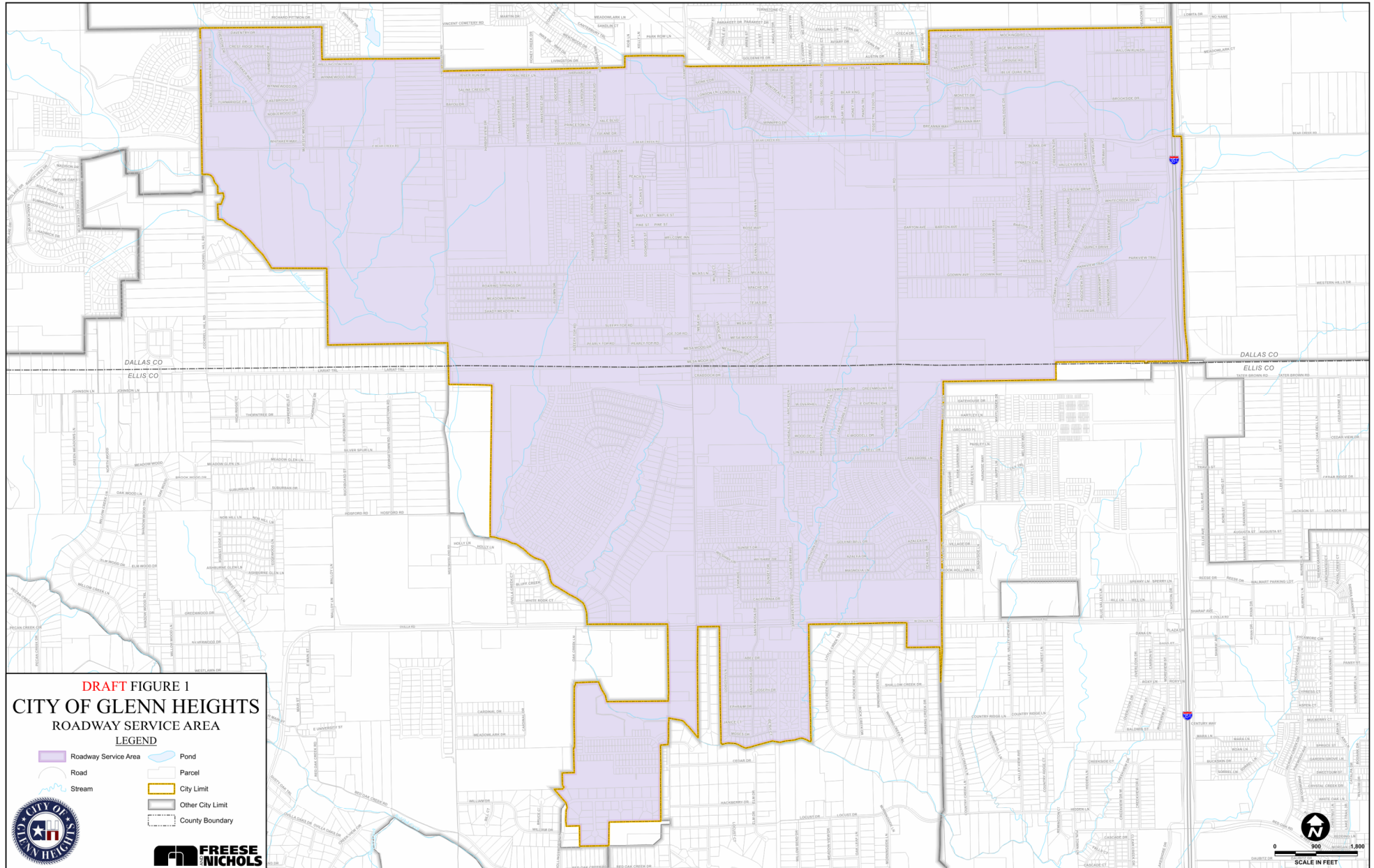
Step 8

- Public Hearing #2 (Calculations and Benchmarking) and Council Approval

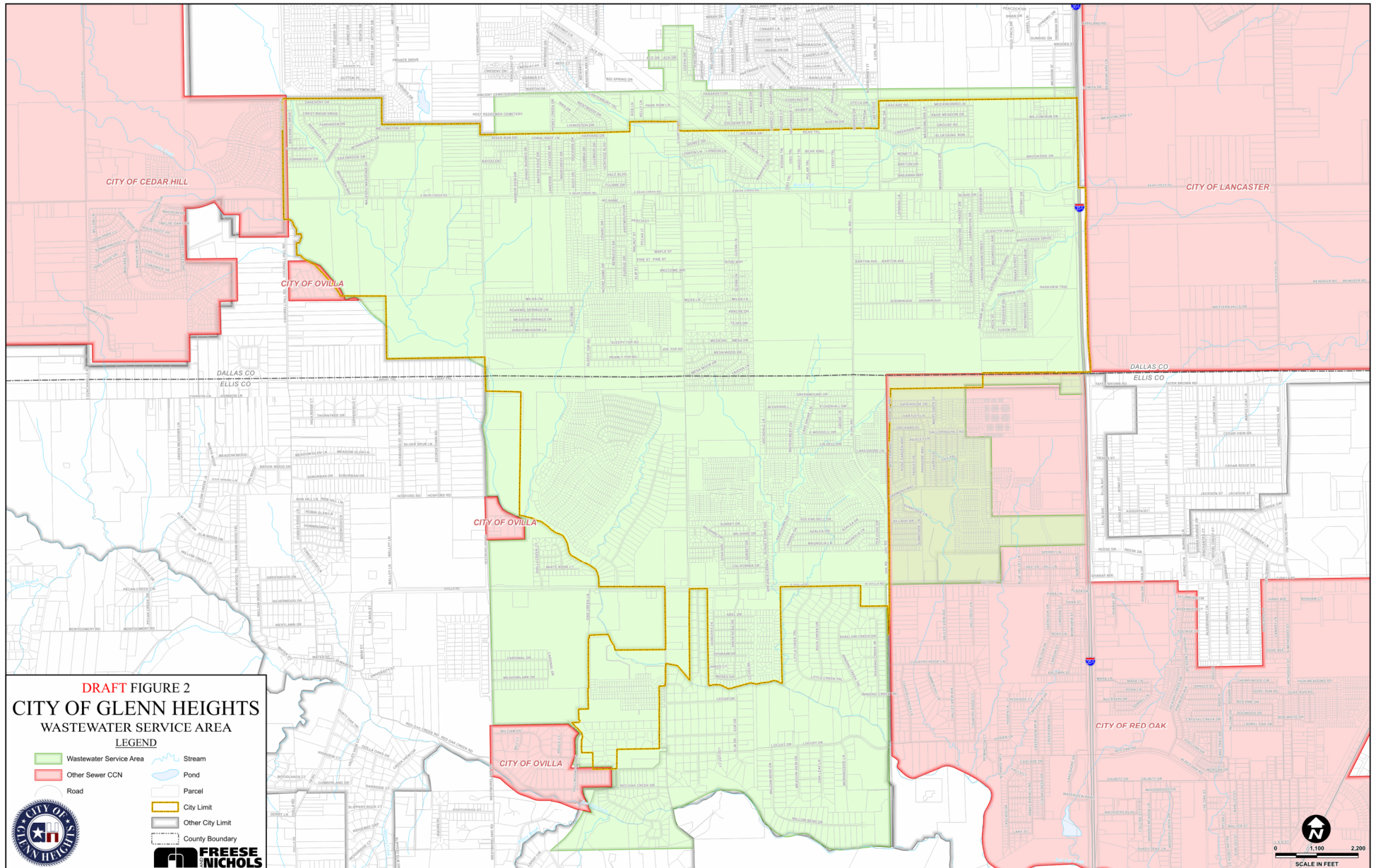
Step 9

- Impact Fee Ordinance and Calculator

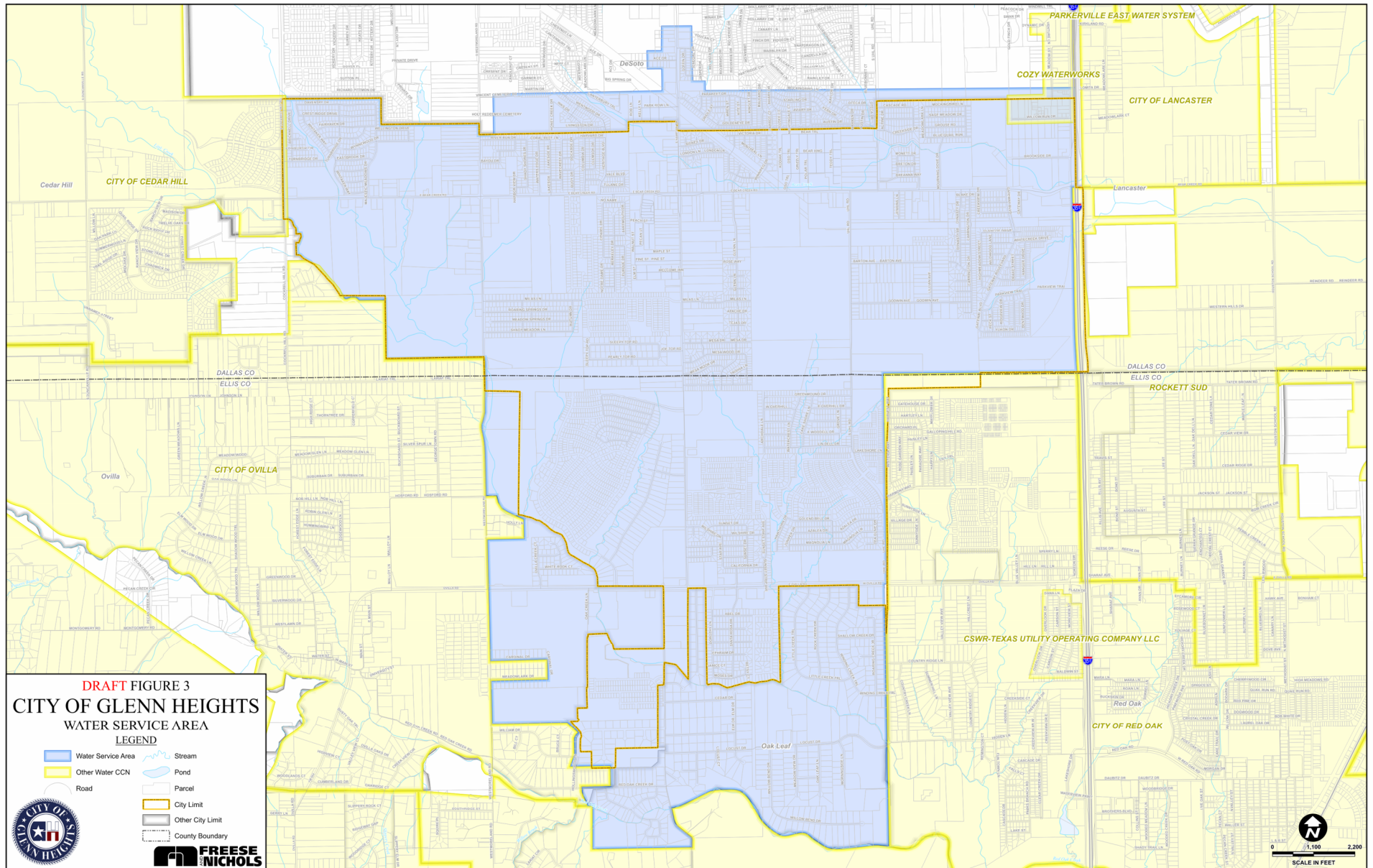
ROADWAY SERVICE AREA



WASTEWATER SERVICE AREA



WATER SERVICE AREA





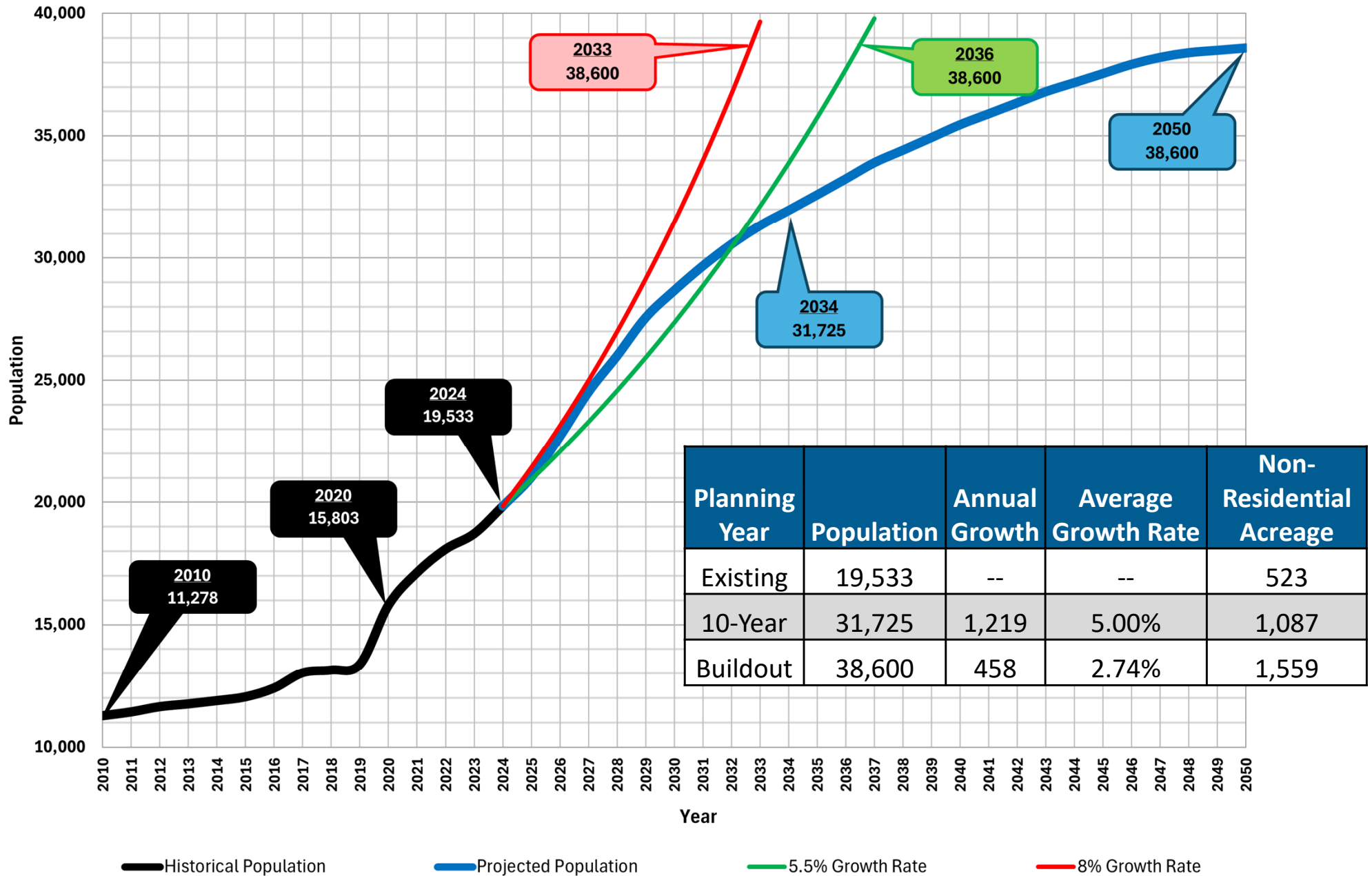
POPULATION GROWTH



HISTORICAL GROWTH

Year	Census Population	Population Growth	Growth Rate
2010	11,278	-	-
2011	11,433	155	1.37%
2012	11,645	212	1.85%
2013	11,758	113	0.97%
2014	11,891	133	1.13%
2015	12,046	155	1.30%
2016	12,405	359	2.98%
2017	13,030	625	5.04%
2018	13,140	110	0.84%
2019	13,377	237	1.80%
2020	15,803	2,426	18.14%
2021	17,134	1,331	8.42%
2022	18,087	953	5.56%
2023	18,718	631	3.49%
2024	19,533	815	4.35%
10-Year Average Growth Rate			5.19%
5-Year Average Growth Rate			7.99%
3-Year Average Growth Rate			4.47%

LAND USE ASSUMPTIONS: RECOMMENDED GROWTH

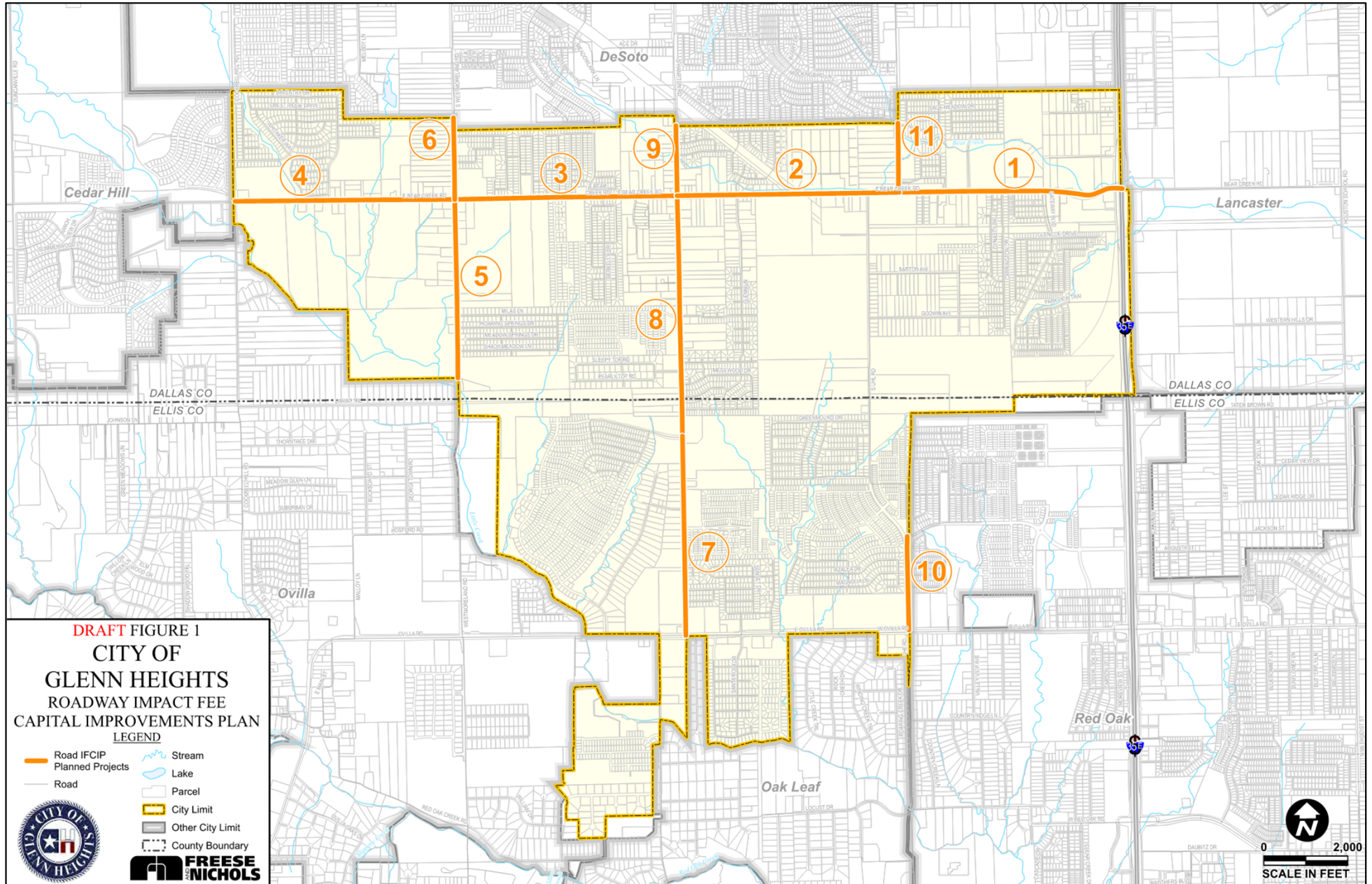




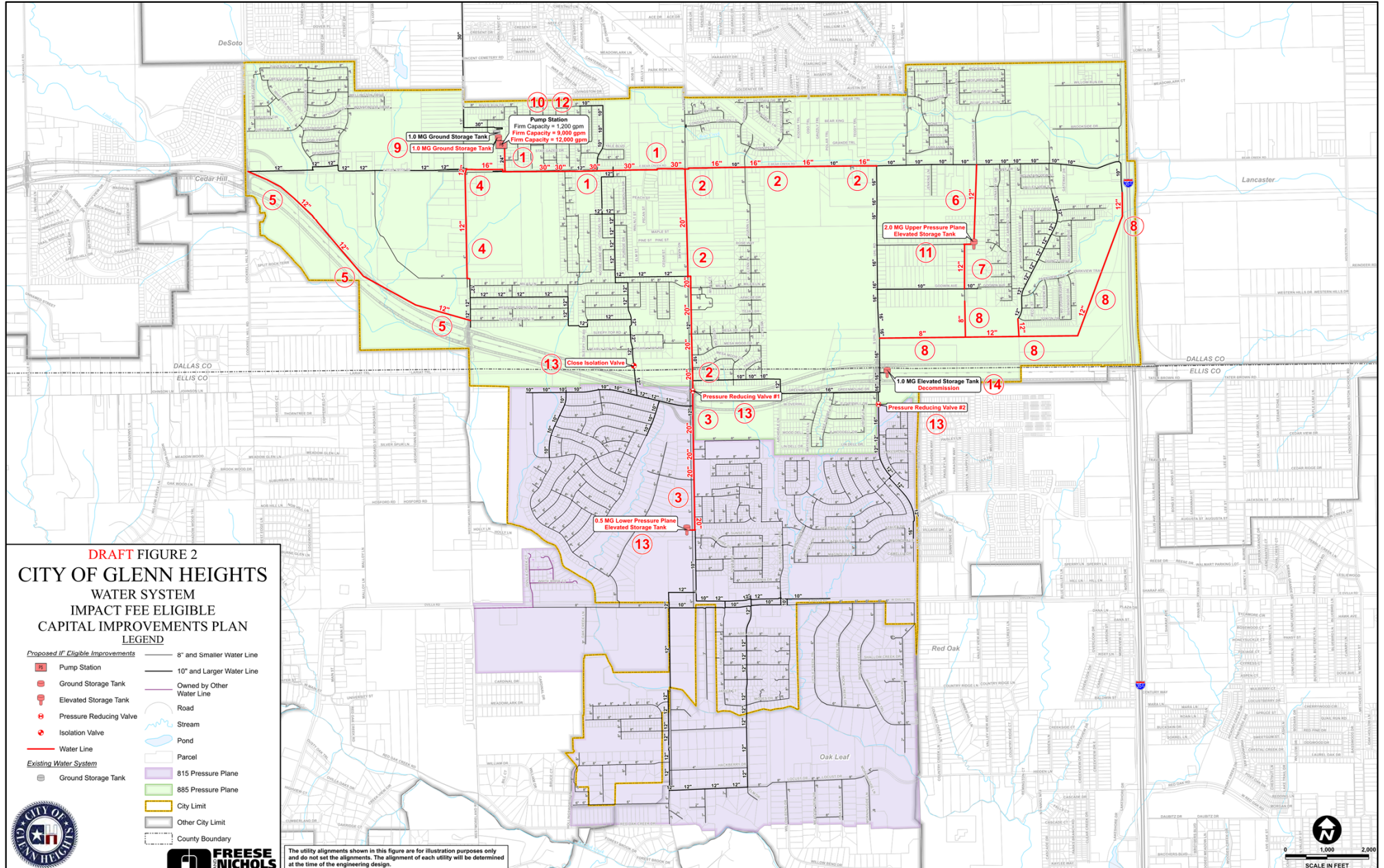
WATER, WASTEWATER, AND ROADWAY CIP



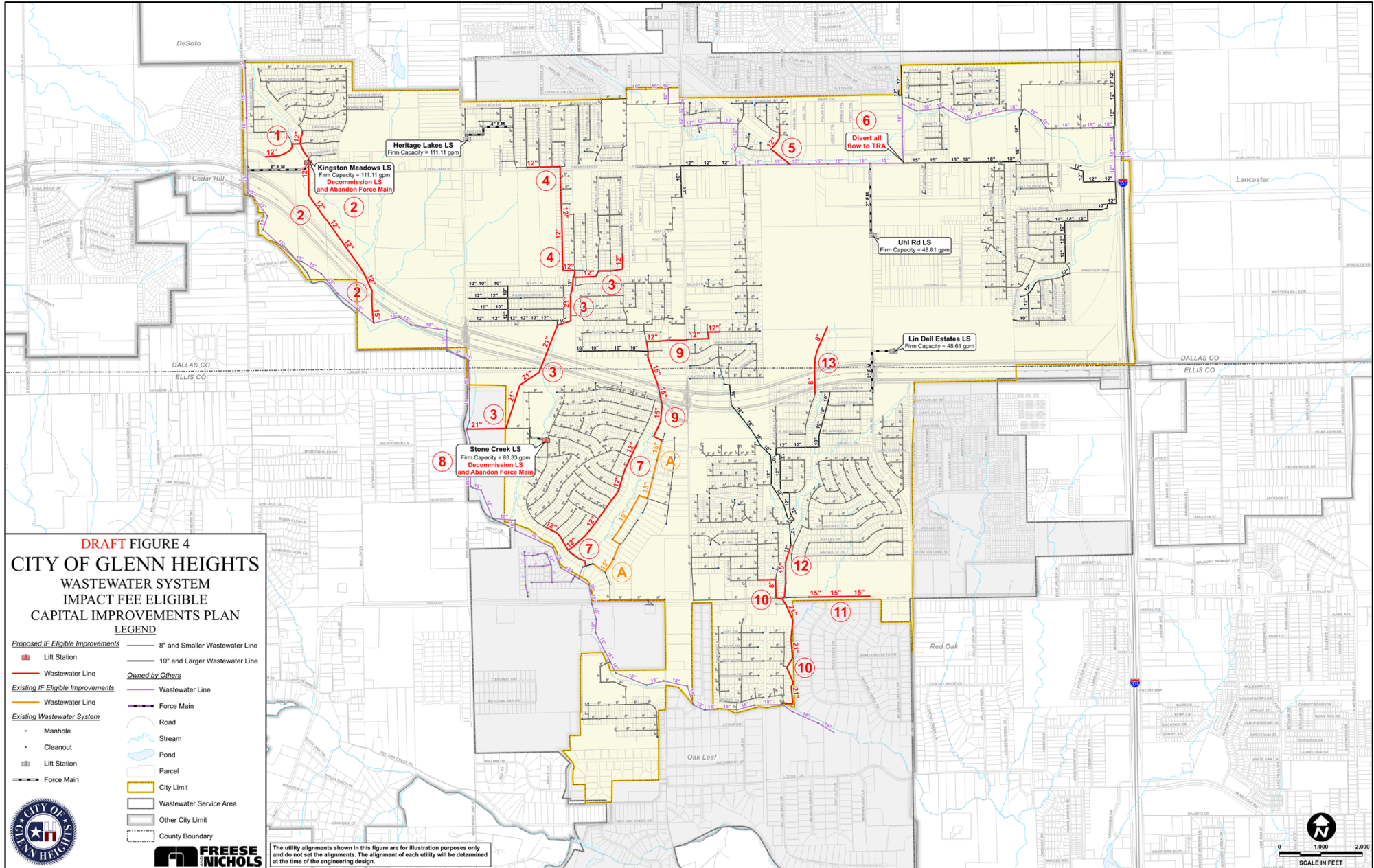
ROADWAY CIP



WATER CIP



WASTEWATER CIP



ACTION ITEMS

- Consideration/Approval of Land Use Assumptions
- Consideration/Approval of Water/Wastewater/Roadway CIP

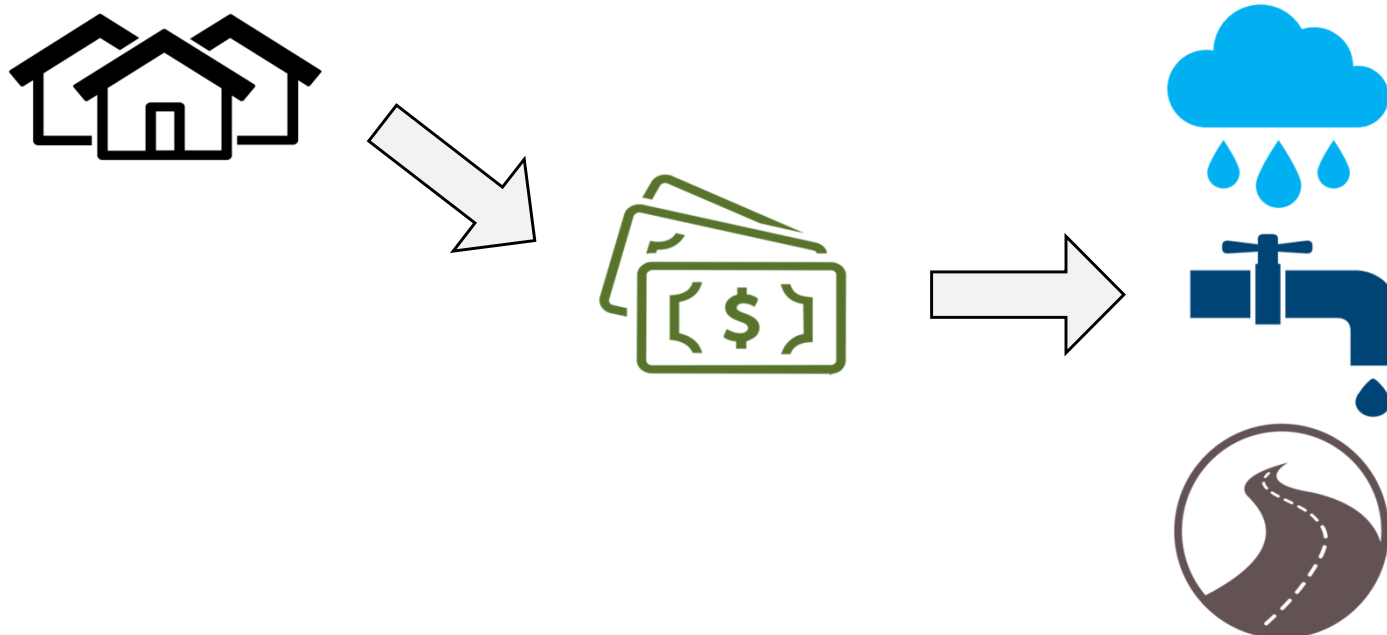
QUESTIONS AND DISCUSSION



IMPACT FEE BASICS

■ What is an impact fee?

- A one-time charge assessed to new development for costs related to a specific capital improvement program.
- Impact fees are a mechanism for funding the infrastructure necessary to accommodate *new development*
 - Funding of certain new facilities or expansions
 - Recoupment of certain capital improvement costs
- Impact fees are limited to water, wastewater, roadways and drainage facilities



IMPACT FEE GOVERNANCE

- Governed by Chapter 395 of the Texas Local Government Code
- Why do Impact Fees?
 - Allows cities to recoup costs associated with infrastructure needed to serve future development
 - Alleviates burden of new facilities on existing customers
(lower increase in water and wastewater rates)
 - Enables “growth to pay for eligible percentage of total cost”

LOCAL GOVERNMENT CODE
TITLE 12. PLANNING AND DEVELOPMENT
SUBTITLE C. PLANNING AND DEVELOPMENT PROVISIONS APPLYING TO MORE
THAN ONE TYPE OF LOCAL GOVERNMENT
CHAPTER 395. FINANCING CAPITAL IMPROVEMENTS REQUIRED BY NEW
DEVELOPMENT IN MUNICIPALITIES, COUNTIES, AND CERTAIN OTHER LOCAL
GOVERNMENTS
SUBCHAPTER A. GENERAL PROVISIONS
Sec. 395.001. DEFINITIONS. In this chapter:
(1) "Capital improvement" means any of the following
facilities that have a life expectancy of three or more years and
are owned and operated by or on behalf of a political subdivision:
(A) water supply, treatment, and distribution
facilities; wastewater collection and treatment facilities; and
storm water, drainage, and flood control facilities; whether or not
they are located within the service area; and

WHAT CAN IMPACT FEES PAY FOR?



construction



surveying



engineering



land acquisition



debt service



water supply,
treatment,
distribution
lines and
facilities



wastewater
treatment,
collection
lines and
facilities



roadway facilities



stormwater
facilities

*And all appurtenances to
implement facility*

WHAT CAN IMPACT FEES **NOT** PAY FOR?

- ✗ Upgrading, updating, expanding, or replacing existing capital improvements that serve existing development (where there is no new development)
- ✗ Repair, operation, or maintenance of existing or new facilities
- ✗ Cost or debt service of projects not included in the Impact Fee CIP
- ✗ Administrative and operating costs of the impact fee program



ROLE OF THE CIAC



TAC – Section 395.058.(c)

- Provide input:
 - Land Use Assumptions (LUA) and growth rate
 - Capital Improvements Plans (CIP) for Water and Wastewater
 - Advise the need to update or revise LUA, CIP, and Impact Fee
- Recommend impact fee collection rate to City Council
- CIAC meetings
 - Scheduled meetings
 - Written recommendation to Council prior to 5 business days before Public Hearing

[illegible]

**MINUTES OF THE PLANNING AND ZONING COMMITTEE OF
THE CITY OF GLENN HEIGHTS, TEXAS**

MAY 13, 2024

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 13th day of May 2024, the Planning and Zoning Committee of the City of Glenn Heights, Texas met in a joint meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, with the following members present:

BOARD MEMBERS:

Austin Kelley	*	Chair, Place 1
April Stokes	*	Board Member, Place 2
Arnold Davis, Jr.	*	Board Member, Place 3
Stevelyn Miller	*	Board Member, Place 4
Francisco Alvarez	*	Board Member, Place 5
Dr. Kelvin Stroy	*	Board Member, Place 6

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services
Dr. LaSheyla Jones	*	City Planner

CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Meeting of the Planning and Zoning Committee to order at 6:35 PM

INVOCATION

Commissioner Kelly delivered the Invocation at 6:35 PM

PLEDGE OF ALLEGIANCE

Commissioner Kelly led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

No public comments delivered.

PLANNING AND ZONING COMMISSION RECESSING TEMPORARILY.

Glenn Heights Capital Improvement Advisory Committee Commission meeting.

1. Commission input and discussion water wastewater and roadway impact fee update.

Director Pourazizian notes that the City of Glenn Heights is in the process of updating the water. Per state requirements they have to have a CIAC committee to serve the

public interest. Frees and Nichols, presenter (Steven Johnson) is introduced by Director Pourazizian.

Steven Johnson presenting to inform commissioners and public what impact fees are, what and how they can be used. He also is intending to vote on gross projections for the city and vote to approve the roadway improvement CIAC. This is a new program for the city, a funding mechanism for water and wastewater. The requirement for the state is to update every 5 years.

Impact fee is a one-time charge assessed for a property when it is constructed. It is a one-time based charge collected by the City to pay for infrastructure properties. The point is to offset the increase in the water and wastewater fees. All of this is governed by Chapter 395. The impact fee can only be used for growth related projects, it cannot be used for existing assets serving existing customers, it can be used for new development and fees associated with that. Have to keep funds that are collected separate in a different accounting bucket so there is a clear view of what is being used for impact fees.

Commissioner Stroy gets clarity that the impact fee is accessed to the developer and not the homeowner. Mr. Johnson said that is correct.

Mr. Johnson introduces the role of the advisory committee. They are responsible for reviewing the projection given, the impact fees, they should have knowledge of developments coming to the city. They are responsible for making recommendations to the City Council. There are 3 advisory committees that all play a role in recommending to council.

Mr. Johnson identifies service areas, 3 service areas water, wastewater, and roadway. Reviewing the 1st line of refusal the wastewater CCN, and that if is not in the service area, it cannot be used. The Water CCN is the same and also cannot be used if it is not in the service area. The last is the roadway.

The next is to review the percentage of growth per year. They take the numbers in consideration to determine future development. Dr. Stroy ask what percentage of Glenn Heights is undeveloped. Mr. Johnson said they will check. Dr. Stroy has a concern of 40k people in 7 square miles. Commissioner Davis wants to know if they broke this down between Ellis and Dallas County

Mr. Johnson stated that for the water and wastewater they are still working on the details for that. Commissioner Alvarez asked if the wastewater run south or north. Mr. Johnson said the wastewater system is split in 2, half is going south, and the other half is going north. They have wastewater systems to determine the capacity of the City. Mr. Alvarez asked, with 40% of land undeveloped could it be assumed that the land was not made for 40k people. He wants to know if an impact fee will be used for all of them because it is updated. Mr. Johnson responded it is a possibility.

Adding and extending roadway lanes will enhance capacity for the city. Once they get through CIP, then they have formula that will determine the impact cost, and they will take that and use 50% credit.

Commissioner Stroy want to know if fee access for entire development or each individual dwelling. He said no it would be determined by the collective. Water and Wastewater will be determined by meter, whereas the roadway will be determined by land use.

Director Pourazizian said they will create a table based on meter size that will determine how much will be allowed based on meter size.

Motion by Commissioner Davis, 2nd by Commissioner Stroy

VOTE – Kelley, Stokes, Davis, Miller, Alvarez, Stroy
CARRIED (6-0)

ADJOURNMENT

Capital Improvement Advisory Committee

CONSENT AGENDA

1. Discuss and take action to approve the meeting minutes of April 22, 2024.

Motion by Commissioner Davis, 2nd by Commissioner Stokes

VOTE – Kelley, Stokes, Davis, Miller, Stroy, Alvarez
CARRIED (6-0)

AGENDA

1. **Land Use Chart (Update):** Public hearing to discuss and consider making a recommendation to City Council regarding amending Section 1 (“Use Chart”) of Article XI (“Permitted Uses”) of the “Zoning Ordinance” of Chapter 14 (“Zoning”) to amend the land use chart of the city’s comprehensive zoning ordinance.

Public Hearing Opened

Commissioner Davis Motion, Commissioner Stroy 2nd

VOTE – Kelley, Stokes, Davis, Miller, Stroy, Alvarez
CARRIED (6-0)

Closed Public Hearing

Commissioner Stroy Motion, Commissioner Stokes 2nd

VOTE – Kelley, Stokes, Davis, Miller, Stroy, Alvarez
CARRIED (6-0)

Director Pourazizian presented the land use chart. Explaining the use of land use chart and how the chart is used. Excel file was sent to the commissioners. A PDF was also sent with updated definitions. This is a discussion, but no action will be taken until it comes back to P&Z.

Commissioner Davis Motion to table land use chart to next scheduled meeting may, 20, 2024, Commissioner Stroy 2nd

VOTE – Kelley, Stokes, Davis, Miller, Stroy
CARRIED (5-0)

1. **Zoning Case (Traffic Study):** Public hearing to discuss and consider making a recommendation to City Council regarding a change of zoning request by Raghu Raj Reddy on behalf of BR Estates at Shermans to change the zoning classification from retail (R) to retail with a specific use permit for restaurant (Dine-In and Drive Thru) (R SUP) for an approximately 4.26 acres tract of land described as portion of Lot 7 and portion of Lot 9, Block K, Hollywood Addition, Phase II, located at the Northeast corner of Ovilla Road and Santa Rosa Drive, Glenn Heights, Ellis County, Texas.

Public Hearing Opened
Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE – Kelley, Stokes, Davis, Miller, Stroy
CARRIED (5-0)

Closed Public Hearing
Commissioner Stroy Motion, Commissioner Stokes 2nd

Director Pourazizian explains the traffic study needed to have a 2nd engineering report. 2nd engineer did a traffic count for Santa Rosa. Engineer is to do projected traffic, and one is an assumption. The developer reached out for financial reason wanted to proceed with P&Z to allow time for them to get their finances in order. The city will work with the developer to come up with an agreement for the traffic system. There is still time to stop this if it is something the council does not want. The staff does not approve, only provide recommendation not approval.

Director Pourazizian states that by right they can have retail at the property, but the SUP will allow food services to be allowed. The site plan has not been approved thus far and typically we do not see drive through.

Commissioner Davis motion for the SUP, Commissioner Stokes 2nd

VOTE – Kelley, Stokes, Davis, Miller, Stroy
CARRIED (5-0)

ADJOURNMENT

Motion to Adjourn by Commissioner Stroy, 2nd by Commissioner Stokes

VOTE – Kelley, Stokes, Davis, Miller, Story
CARRIED (5-0)

Commissioner Austin Kelley adjourned the meeting at 7:26 PM

Austin Kelley, Chairperson

Attest:

Dr. LaSheyla Jones, City Planner
Passed and approved on the 9th day of September 2024

[illegible]

**MINUTES OF THE PLANNING AND ZONING COMMITTEE OF
THE CITY OF GLENN HEIGHTS, TEXAS**

MAY 20, 2024

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 20th day of May 2024, the Planning and Zoning Committee of the City of Glenn Heights, Texas met in a joint meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, with the following members present:

BOARD MEMBERS:

Austin Kelley	*	Chair, Place 1
April Stokes	*	Board Member, Place 2
Arnold Davis, Jr.	*	Board Member, Place 3
Stevelyn Miller	*	Board Member, Place 4
Francisco Alvarez	*	Board Member, Place 5
Tabitha Gamble	*	Board Member, Place 7

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services
Dr. LaSheyla Jones	*	City Planner

CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Meeting of the Planning and Zoning Committee to order at 6:31 PM

INVOCATION

Commissioner Kelly delivered the Invocation at 6:31 PM

PLEDGE OF ALLEGIANCE

Commissioner Kelly led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

No public comments delivered.

AGENDA

1. **Land Use Chart (Update):** Public hearing to discuss and consider making a recommendation to City Council regarding amending Section 1 ("Use Chart") of Article XI ("Permitted Uses") of the "Zoning Ordinance" of Chapter 14 ("Zoning") to amend the land use chart of the city's comprehensive zoning ordinance.

Public Hearing Opened
Commissioner Davis Motion, Commissioner Stokes 2nd

VOTE – Kelley, Stokes, Davis, Miller, Alvarez, Gamble
CARRIED (6-0)

Closed Public Hearing
Commissioner Stokes Motion, Commissioner Davis 2nd

VOTE – Kelley, Stokes, Davis, Miller, Alvarez, Gamble
CARRIED (6-0)

Director Pourazizian presented the land use chart. Explaining the use of land use chart and how the chart is used. Excel file was sent to the commissioners. A PDF was also sent with updated definitions. This is a discussion, but no action will be taken until it comes back to P&Z.

Dr. Jones explaining something of the uses that are not understood like libraries. Also, explaining why SUP is in place and how and why they are used.

Director Pourazizian gives further explanation into SUP changes. This will give more flexibility on what is by right verses not. He is also explaining the process of how a site may be declined due to the land percentage.

Commissioner Miller question where the final decision is determined. Director Pourazizian confirms that staff only make recommendations, the council will determine approval or denial as they are the body that approves. Commissioner Davis also gives her position in having more senior living facilities.

Informing Commissioners that we need any changes suggested for the land use chart no later than June 10th, 2024. Commissioner Gamble questions libraries being removed. Dr. Jones informs her that it is not necessarily addressing large libraries but rather the library kiosk that is becoming more normal in individual residences.

ADJOURNMENT

Motion to Adjourn by Commissioner Gamble, 2nd by Commissioner Alvarez

VOTE – Kelley, Stokes, Davis, Miller, Alvarez, Gamble
CARRIED (6-0)

Commissioner Austin Kelley adjourned the meeting at 7:26 PM

Austin Kelley, Chairperson

Attest:

Dr. LaSheyla Jones, City Planner

Passed and approved on the 9th day of September 2024



AGENDA SUMMARY SHEET

September 9, 2024

CONSENT AGENDA, ITEM 1

Discuss and take action to approve the meeting minutes of June 24, 2024.

[illegible]

**MINUTES OF THE PLANNING AND ZONING COMMITTEE OF
THE CITY OF GLENN HEIGHTS, TEXAS**

JUNE 24, 2024

STATE OF TEXAS *

COUNTIES OF DALLAS AND ELLIS *

CITY OF GLENN HEIGHTS *

On the 24th day of June 2024, the Planning and Zoning Committee of the City of Glenn Heights, Texas met in a joint meeting in the City Hall, City Council Chambers, located at 1938 South Hampton Road, Bldg. C, Glenn Heights, Texas, 75154, with the following members present:

BOARD MEMBERS:

Austin Kelley	*	Chair, Place 1
Arnold Davis, Jr.	*	Board Member, Place 3
Stevelyn Miller	*	Board Member, Place 4
Dr. Kelvin Stroy, Sr.	*	Board Member, Place 6

STAFF:

Parviz Pourazizian	*	Director of Planning & Development Services
Chief Keith Moore	*	Deputy City Manager

CALL TO ORDER

After establishing a quorum, Commissioner Austin Kelley called the Meeting of the Planning and Zoning Committee to order at 6:31 PM

INVOCATION

Commissioner Stroy delivered the Invocation at 6:31 PM

PLEDGE OF ALLEGIANCE

Commissioner Kelly led the assembly in the Pledge of Allegiance.

PUBLIC COMMENT

No public comments delivered.

AGENDA

1. **Planned Development PD-1 (Amendment):** Public hearing to discuss and consider making a recommendation to City Council regarding a request by Randell Curington on behalf of Spring Haven Investments amending the planned development zoning of a 41.167+/- acre tract out of a 199.7+/- acre tract generally located at the Southwest corner of E. Bear Creek Road and US Interstate Highway 35E, in the City of Glenn Heights, Dallas County, Texas, and providing for certain tracts within the property to be used for commercial, multifamily, and single family residential purposes.

Director Pourazizian giving a presentation of Planned Development PD-1 (Gateway South). Explains that the entire edge is actually zoned for commercial according to land use chart, and that the industrial zone could go there as it is allowed by right, based on existing PD. The discussion tonight is to discuss what the apartment will look like as multifamily is allowed by right based on the existing ordinance.

Mr. Randall Currington explains that he has been developing in Glenn Heights for 20 years. Mr. Currington explains how they determined their design for this portion of the PD and gives more detail of the specifics in how the development is proposal.

Commissioner Kelley explaining the process of public comments

Public Hearing Opened

Commissioner Stroy Motion, Commissioner Davis 2nd

Cynthia Dixon: Traffic concerns, security (police) concerns

Mila Wilson: Want to keep the community the same, it was an issue previously because in her opinion the single family was not up to the standards of the current homes. She is concerned that the 6 ft fence will not provide enough security. Traffic is also an issue, because she feels the residents from the new community will come through their neighborhood to get out of the subdivision

Gelda Washington: Concerned because it is not what they want. She did not want multifamily, more students, possible high theft, heavy traffic, concerned about Bear Creek road infrastructure.

Wanda Freeman: Traffic and Safety Concern

Shirley Arsono: Do not want low income apartments behind her, it's a bad idea

Gregory Rathford: Speak against rezoning, dangerous, do not want to be crowded out.

LA Barbara: Traffic and privacy concern

Courtney Slaughter: What commercial property will be there? Privacy is concerned, do not want apartments, but not opposed to the homes being built.

Irma Nelson: Traffic concern and oppose apartments

Nelda Griffin: Oppose to apartments but not homes

Rosiland Gates: Traffic Concern, crime, congestion, age of the people that will be moving into the apartments.

Janice King: Oppose apartments

Christina Moore: Totally Opposed to apartments, housing a min of 1800 sq ft which is small. Do not want small homes or lots.

Sandra: Said she did not get a letter, concerned about the apartment affecting their apartment values.

Matthew Chafen: Do not need anymore apartments, traffic, like the greenery; has a question about the commercial;

Losy: like her neighborhood and would like better communication

VOTE – Kelley, Stroy, Davis, Miller

Closed Public Hearing

Commissioner Davis Motion, Commissioner Stroy 2nd

VOTE – Kelley, Stroy, Davis, Miller
CARRIED (4-0)

Commissioner Kelley explains that P&Z make recommendations on zoning not on the development. If zoning is decided, P&Z cannot change zone, but they only make recommendations. The council approves or disapproves. P&Z only decides the zoning.

Motion to make a recommendation by Commissioner Davis, 2nd by Commissioner Stroy

VOTE – Kelley, Stroy, Davis, Miller
CARRIED (3-1)

2. **Land Use Chart (Update):** Public hearing to discuss and consider making a recommendation to City Council regarding amending Section 1 (“Use Chart”) of Article XI (“Permitted Uses”) of the “Zoning Ordinance” of Chapter 14 (“Zoning”) to amend the land use chart of the city’s Comprehensive Zoning Ordinance.

Public Hearing Opened
Commissioner Davis Motion, Commissioner Stroy 2nd

VOTE – Kelley, Stroy, Davis, Miller
CARRIED (4-0)

Closed Public Hearing
Commissioner Stroy Motion, Commissioner Davis 2nd

VOTE – Kelley, Stroy, Davis, Miller
CARRIED (4-0)

Director Pourazizian presented the land use chart. Explaining the use of land use chart and how the chart is used. Also, highlighted all changes that were made.

Motion to recommend by Commissioner Stroy, Commissioner Davis 2nd

VOTE – Kelley, Stroy, Davis, Miller
CARRIED (4-0)

ADJOURNMENT

Motion to Adjourn by Commissioner Davis, 2nd by Commissioner Stroy

VOTE – Kelley, Stroy, Davis, Miller
CARRIED (4-0)

Commissioner Austin Kelley adjourned the meeting at 8:19 PM

Austin Kelley, Chairperson

Attest:

Dr. LaSheyla Jones, City Planner
Passed and approved on the 9th day of September 2024