

**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
FEBRUARY 4, 2019**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Vice-Chairperson John Lopez, Secretary Cheryl Smith, Commissioners Max Coleman, Clayton Fisher, Bill Moser, Lynn Motley, Eduardo Carranza, and Shawn Connor.

COMMISSIONERS ABSENT: None

CITY STAFF PRESENT: Steve Norwood, Director of Development Services, David Jones, Chief City Planner, Charles Lee, Senior Planner, Savannah Ware, Senior Planner, Ted Helm, Planner, Nyliah Acosta, Planner, Mark Dempsey, Deputy City Attorney, and Chris Hartmann, Executive Assistant.

Chairperson Josh Spare called the meeting to order in the Council Chambers in the City Hall Building at 6:30 p.m. Commissioner Motley gave the invocation, chairperson Spare led the pledge of allegiance to the US Flag, and commissioner Moser led the pledge of allegiance to the Texas Flag.

CONSENT AGENDA ITEMS #1: disapproval of plats without prejudice for the following Consent agenda Items P190301 - Final Plat - J.A. Duran Addition, Lot 1, Block 1, P190304 - Amending Plat - Dalworth Hills Addition, Amending Plat, P190305 - Final Plat - Crescent Heights Addition, Lots 1-90, Block A, RP190302 - Replat - Westchester Elementary School Addition, Lot 1R, Block A, RP190303 - Replat - Stephen F. Austin Addition, Lot 1, Block A, and RP190306 - Replat - Grand Prairie Athletic Addition, Lot 1R, Block 1.

AGENDA ITEM: #2-APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of January 7, 2019.

PUBLIC HEARING CONSENT AGENDA: Item #3- P190102 - Final Plat - Prairie Ridge, Phase 2B (City Council District -). Final Plat for 98 residential lots and 4 common lots. Approximately 23.201 acres out of the J. Stewart Survey, Abstract No. 961, City of Grand Prairie ETJ, Ellis County, Texas, generally located south of U.S. Hwy 287 between Prairie Ridge Boulevard and Lakeview Drive. The owner is Kyle Kruppa, PRA Prairie Ridge Dev. Corp.

Item #4- P190201 - Final Plat - Bush & Pioneer Centre, Lot 12, Block A (City Council District 2). Final Plat for Bush & Pioneer Centre, Lot 12, Block A. Tract 11, Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned C, within the SH-161

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Overlay District, generally located at the southeast corner of S HWY 161 and W Pioneer Pkwy, and addressed as 1201 Pioneer Pkwy. The agent is Bryan Burger, Burger Engineering, LLC, the applicant is Getra Sanders, Chick-fil-A, Inc., and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

Item #5-P190202 - Final Plat - Prairie Gate Addition, Lot 1, Block A (City Council District 2). Final Plat for 264-unit multifamily lot on 14.63 acres. 14.63 acre tract out of the Thomas J. Tone Survey, Abstract No. 1460, City of Grand Prairie, Dallas County, Texas, and generally located at the southeast corner of Dechman Drive and Fish Creek Drive. Zoned Planned Development 19 (PD-19) and lies within the Interstate 20 (I-20) Overlay Corridor District. The owner is Chase Debaun, Aerofirma Corporation.

Item #6-P190203 - Preliminary Plat - Robinson Apartments, Lot 1, Block 1 (City Council District 2). Preliminary Plat for Robinson Apartments, Lot 1, Block 1. Tract 2, Frederick Dohme Survey, Abstract No. 395 and Tract 2, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-383, within the SH 161 Overlay District and the I-20 Overlay District, and generally located south of Forum Dr between SH 161 and Robinson Rd. The agent is Jeff Linder, Bannister Engineering, the applicant is Chase Debaun, Aerofirma Corporation, and the owner is Rick O'Brien, Campbell-Belt Line LP.

Item #7-RP190201 - Replat - Mountain Lakeview Addition, Lots 1-R & 2-R, Block 12 (City Council District 3). Replat request to establish two single family residential lots and incorporate the abandoned rights-of-way on 0.382 acre for the purpose to conform to SF-4 Zoning District's dimensional requirements. Mountain Lakeview Addition, Block 12, Lots 1R1 & 2R1, 0.382 acre parcel out of the Alex Cockrell Survey, Abstract No. 245. The property is generally located at the southwest corner of Armstead Avenue and Hardy Road (50' west of Hardy Rd). The property is zoned Single Family Four (SF-4) Residential District. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Antonia Monjaras.

Item #8-S190203 - Site Plan - Lockheed Martin, 1701 W. Marshall Drive (City Council District 1). Site Plan for construction of a two-story 1,700 square foot entry addition to an existing Lockheed Martin industrial facility. Tract 6, Benjamin J. Adair Survey, Abstract No. 19, City of Grand Prairie, Dallas County, Texas, 122.6 acres zoned LI, Light Industrial within the SH 161 Corridor Overlay. The agent is James Tanner, Page Southerland Page, Inc., Steve Heilburn with Pacheco Koch, and Robert Shaw with Lockheed Martin.

Item #9-S190204 - Site Plan – Elevation ONE SIX ONE Apartments (City Council District 2). Site Plan for Elevation ONE SIX ONE Apartments, a 322-unit multi-family development on 14.447 acres. Tract 2, Frederick Dohme Survey, Abstract No. 395 and Tract 2, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-383, within the SH 161 Overlay District and the I-20 Overlay District, and generally located south of Forum Dr between SH 161 and Robinson Rd. The agent is Jeff Linder, Bannister

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Engineering, the agent is James Tanner, the applicant is Chase Debaun, Aerofirma Corporation, and the owner is Rick O'Brien, Campbell-Belt Line LP and Robert Shaw

AGENDA PUBLIC HEARING ITEMS TO BE POSTPONED: Item#10- CPA190201 – Comprehensive Plan Amendment – from Commercial to Mixed Use and Item #11 - Z190202 - Zoning Change - Woodhaven Mixed Use Development.

Motion was made to approve the consent agenda items regarding the Disapproval of Plats without Prejudice pending completion of the City's review process and submittal of corrections by the applicants for cases P190301, P190304, P190305, RP190302, RP1903031 and RP190306, approve the minutes of January 7, 2019, and approve public hearing consent agenda items P190102, P190201, P190202, P190203, RP190201, S190203, and S190204 and postpone cases CPA190201 and Z190202.

Motion: Lopez

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #12- Z190201/CP190201 - Zoning Change/Concept Plan - Hillside Multi-Family at SH-360 and Doryn (City Council District 4). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for Hillside, a 140-unit multi-family development on 8.24 acres. Tracts 6D & 5C, Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Overlay District, generally located east of S HWY 360 and south of Doryn Dr, and addressed as 2500 Webb Lynn Rd. The agent is John Bezner, Civil Point Engineers, the applicant is Vino Patel, MPH Partners, and the owner is Robert Barham, KP Development Partners, LP.

Ms. Wares stated the applicant intends to construct a 140-unit multi-family development for adults aged 62 and older. The proposed residential density is 19.4 dwelling units per acre. Multi-Family Three allows up to 26 dwelling units per acre. The site will be accessible off of Doryn Drive with emergency only access off of Magna Carta Blvd. The Concept Plan shows an access easement that extends past the proposed drive to the west property line. This is intended to provide the property to the west with access from Doryn Drive in the event that it is developed for commercial use in the future. The three-story building surrounds a courtyard which will feature a pool and outdoor space. Other amenities include a fitness center, library, theater-media room, salon, and dog park. The proposal is consistent with the 2018 FLUM and following goals, policies, and objectives in the 2010 Comprehensive Plan:

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- Goal 12: Achieve a broad housing selection for a diverse population.
- Objective 3, Policy 13: Locate higher density residential uses along roadways designated as minor arterials, principle arterials or limited access thoroughfares.

Ms. Ware stated the applicant is proposing a base zoning district of Multi-Family Three. The current property owner has requested that the existing commercial zoning be retained so that the property could be developed for commercial or multi-family uses. The applicant is proposing the following modifications to the Multi-Family Three standards:

1. Required Parking Spaces: The applicant is proposing to provide 1.3 parking spaces per unit. Appendix W requires 1.25 parking spaces per one-bedroom units and 2 parking spaces per two- and three-bedroom units. Exhibit C - Project Narrative contains the applicant's explanation for this variance. Exhibit i - Parking Comparison compares the proposed parking standards with standards approved for similar projects.
2. Covered Parking and Garages: The applicant is proposing garages for 20% of required parking spaces and carports for 30% of required parking spaces. Appendix W requires garages for 30% of required parking spaces and carports for 20% of required parking spaces.
3. Unit Composition: The applicant is proposing 72% one-bedroom units. Appendix W allows one-bedroom units to account for up to 60% of total units.

Ms. Ware stated the proposal includes amenities from the High-Quality Features or Designs and Technology Categories. The proposal meets Appendix W requirements for amenities. The Development Review Committee recommends approval on the basis that the proposed use is consistent with the FLUM. Staff recommends that the proposal comply with the 30% garage requirement and the number of one-bedroom units not exceed 60%.

Commission Lopez asked if the adjacent neighborhood has an HOA and did the developer reach out to them on the proposed development. Ms. Ware replied yes, the applicant did meet with the surrounding neighborhood and HOA.

Chairperson Spare asked if the property could be access off of Doryn, and would there be enough visitors parking onsite. Mr. Jones replied there would be an access off Doryn Drive. Ms. Ware stated the parking spaces are determined on the number of one-bedrooms, at this time they are proposing 1.3 parking spaces per unit.

Commissioner Smith asked if there are any other developments of this type in the area. Ms. Ware replied no, this would be the first one for this area.

Commissioner Connor asked if the applicant is in agreement with the coved parking and garages requirements. Ms. Ware stated she would refer the question to the applicant to respond.

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Commissioner Moser stated they are proposing garages for 20% of required parking spaces and carports for 30% of required parking spaces, but the requirements are 30% of required parking spaces and carports for 20% of required parking spaces, which makes it about 35 parking spaces less than what is required.

Chairperson Spare noted there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Marc Tolson with Arrive Architectural Group, 2344 Highway 121, Ste 100, Bedford, TX stated they conducted a market study that shows Grand Prairie has a great number of seniors, this location would be adequate for the surrounding neighbors and their families to keep their loved ones close. The site would be accessible off of Doryn Drive with emergency only access off of Magna Carta Blvd. According to a market study conducted seniors require less parking therefore they are requesting an exception to the required parking spaces. They held a meeting with adjacent neighborhood and HOA members who express no concerns with the proposed development. Mr. Tolson gave a brief power-point presentation to the commission on their other developments in the metroplex.

Commissioner Motley asked if staff had received a copy of the market study that shows seniors require less parking spaces. Ms. Ware replied no. Mr. Motley asked that a copy of the study be provided to staff.

Chairperson Spare asked how many of the parking spaces off Doryn Drive are not handicapped. Mr. Tolson replied there are 12 parking spaces. Mr. Spare said with only 12 visitor parking spaces, how would the overflow parking be addressed, his concern is people parking along Magna Carta. Mr. Tolson stated he understands his concern, but parking has never been an issue if the commission would like to request additional parking they would more than happy to comply.

Commissioner Connor asked why they are proposing a multilevel development instead of single level for seniors. Mr. Tolson said the numbers would not allow them to purchase the land for a single level development. Mr. Connor asked if someone would live onsite to manage the property. Mr. Tolson replied no.

Commissioner Fisher asked once the development is developed would the property be sold to someone else. Mr. Tolson said this client would sell the property to a larger national firm, but the property would always remain for senior living, the developer is spending a great amount of money on this development including amenities, elevators, and security.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z190201/CP190201 with the following conditions:

1. The number of one-bedroom units shall not exceed 65%;
2. Garages shall account for 25% of the required parking spaces;

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3. Carports shall account for 30% of the required parking spaces;
4. The applicant shall construct the portion of the drive intended to provide cross access to the adjacent site at the same time as the project; and
5. The number of required parking spaces shall be calculated in accordance with Appendix W of the UDC.

The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #13- S190205 – Site Plan – Echo Park Canopies – (City Council District 4). Planner Ted Helm presented the case report and gave a Power Point presentation for a Site Plan for Echo Park Solar Canopies, a solar canopy addition on 20.17 acres. Lot 1R, Block 1, Autonation Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-46, within the I-20 Overlay District, and located at the address 2615 W. Interstate Highway 20. The applicant is David Lindsay, Tri-Tex and the owner is Anthony Mucerino, Sonic Development LLC.

Mr. Helm stated the owner intends to construct solar canopies over most of its parking lot along the north side of the site. The solar canopies will serve the dual function of protecting the vehicles parked under them and producing over 1000 kW of usable power for the site. Any development within a planned development district or overlay district requires City Council approval of a Site Plan. The 20.1 acre dealership will be building solar canopies along much of its northern parking lot. The canopies will be made primarily of steel and other modern materials. The site is completely developed, so this is an addition to the existing parking lot. The Development Review Committee recommends approval of this request with the condition that the inverter boxes are screened and that there is FAA approval for the development.

Chairperson Spare noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Anthony Mucerino with Sonic Development LLC, 4401 Colwick Road, Charlotte, NC stepped forward in support of the request. He stated they would like to be able to protect their vehicles from future hail storms.

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Davis Lindsey with Tri-Tex, 931 Levingston Drive, Rockwall, TX stated the inverter boxes would be raised as high as they can and painted the same color as the canopies in order for them not to be visible they cannot cover them up, because of the heat they produce, but they can add a screen on the ones facing onto Interstate 20. They are in the process of working with the FAA for approval.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case S190205 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Coleman

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #14-SU190201/S190201 - Specific Use Permit/Site Plan - Chick-fil-A (City Council District 2). Senior Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site Plan for Chick-fil-A, a 5,242 sq. ft. restaurant with a drive-through, on 1.44 acres. Tract 11, Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned C, within the SH-161 Overlay District, generally located at the southeast corner of S HWY 161 and W Pioneer Pkwy, and addressed as 1201 Pioneer Pkwy. The agent is Bryan Burger, Burger Engineering, LLC, the applicant is Getra Sanders, Chick-fil-A, Inc., and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development.

Ms. Ware stated the proposed use is a restaurant with drive-thru. The site plan includes the 5,242 sq. ft. restaurant with a drive-through, dumpster enclosure, drive aisles, and 62 parking spaces. The site will be accessible from northbound SH 161 frontage road and Pioneer Pkwy using the center's internal access drives, which are part of Lot 1. The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code. The proposal meets the density and dimensional requirements. The proposal meets or exceeds the landscape and screening requirements. The building is primarily clad in two types of brick and stone. Appendix F requires a stone accent on primary façades. The stone accent must be a different color and surface texture used for the main structure. The proposal meets the stone accent requirement.

Ms. Ware noted the following architectural features are required: articulation, parapet with projecting cornice, windows, covered walkways or awnings, and roof profile variation. The proposed building elevations substantially conform to the building design requirements in Appendix F. The applicant is not requesting any exceptions. The Development Review Committee recommends approval with the following conditions: Prior to construction, the

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applicant shall submit the final plat with the cross access easement located on Lot 1 amended to reflect the proposed drive depicted on the site plan. The amended easement and instrument number shall be added to the plat and the plat shall be filed prior to construction and the wall-mounted equipment on the west façade shall be screened from view from the SH 161 frontage road. The applicant shall select, plant, and maintain plantings with adequate height and spread to screen the wall-mounted equipment.

Commissioner Smith stated her concern is the congestion at this location. Ms. Ware stated this building would have more separation from the other restaurants and is the last pad-site on the northern side for this development.

Chairperson Spare noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Bryan Burger with Burger Engineering, LLC, 17103 Preston Road, #180, Dallas, TX stepped forward representing the case.

There being no further discussion on the case commissioner Coleman moved to close the public hearing and approve case SU190201/S190201 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #15- Z190203 – Zoning Change - 2579 W. Jefferson Street, Used Auto Sales (City Council District 1). Planner Ted Helm presented the case report and gave a Power Point presentation for a Zoning Change from CO, Commercial District to a PD, Planned Development for DFW CARS to operate a Used Car Dealership on a 0.358 acre tract of land. 0.358 acres out of Tapley Holland Survey, Abstract No. 750, City of Grand Prairie, Tarrant County, Texas, zoned CO, Commercial District. The applicant is Olge Eveseev, DFW Cars and the owner is Patrick Lawler, Lawler Enterprises LLC.

Mr. Helm stated the original DFW CARS is located at the address 8315 C F Hawn Frwy. in Dallas, Texas. The used car dealership has been in operation since 2012. The site can be accessed from W. Jefferson Street. Inoperable vehicles will not be allowed at any point on the property. The 2018 Comprehensive Plan's Future Land Use Map designates the rezoning area as Commercial/Retail/Office. The proposed zoning change fits with the character of the area and is

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compatible with the FLUM. The Development Review Committee recommends approval of the requested Zoning Change.

Chairperson Spare noted there were no questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Richard Ulrich, 4106 Pembroke Parkway, Colleyville, TX stepped forward representing the case.

Commissioner Lopez asked if there would be any auto repairs conducted onsite. Mr. Ulrich replied not major repairs just minor repairs such a make ready.

Commissioner Moser stated the owner of the property is responsible for making sure there are no violations on this property.

There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case Z190203 as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser

Second: Connor

Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith, Spare

Nays: None

Approved: 9-0

Motion: **carried.**

PUBLIC HEARING AGENDA Item #16- TA180701B – Amendment to the Unified Development Code of the City of Grand Prairie. Chief City Planner David Jones presented the case report and gave a Power Point presentation for the purpose of creating additional standards and revising existing standards for new industrial development and amending the zoning use charts to establish new definitions and uses related to industrial warehouse development.

Mr. Jones stated in response to the adoption of a moratorium on industrial development in November 2018, Council was presented with an analysis of the SH 161 north corridor at its January 22, 2019 meeting. One of the analysis recommendations involved the strengthening of development standards for industrial development. These amended standards are presented in the form an appendix to the Unified Development Code to be known as Appendix. The amendment is created with the goal of providing the highest industrial and warehouse design standards in the Metroplex by regulating building design, materials, landscaping, screening, and common area amenities. As with Appendix W residential standards adopted in March 2018, developers of industrial will be given flexibility in providing architectural detailing and amenities as long as base standards are met. Under Appendix X, base standards for industrial design are similar to

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standards for office and commercial development, with the goal of having equitable requirements for all non-residential development throughout the City and avoiding the monolithic look common to many large industrial developments with long stretches of featureless walls or truck docks. The standards were developed after reviewing requirements in our peer cities and determining how to improve upon the standards in those cities. Along with adoption of Appendix X, staff is recommending updates to Article 4 of the Unified Development Code to create new categories of industrial uses and Article 30 to create definitions for these new categories per the recommendation of the Corridor Study. Other changes to the Unified Development Code include updates of the use charts to remove industrial uses from the C, Commercial district and requiring SUPs for most industrial uses in the corridor overlay, along with updates to landscaping and screening standards and design requirements for industrial buildings under 20,000 square feet.

Commissioner Coleman stated the 300 foot notification rule might not be enough for these types of developments.

Steve Norwood stated we have received a number of concerns with the proposed changes noting staff did not reach-out to more of the industrial developers. The city hired a consulting firm, Freese and Nichols, who are conducting a study on industrial developments in our corridors they met with some of the industrial developers for their input. He stated the Moratorium for Industrial Warehouse expires today.

Chairperson Spare asked how these standards compare to other cities. Mr. Jones stated these standards exceed the other cities requirements, but our city is more desirable when it comes to industrial warehouse uses.

Chairperson Spare noted there were no more questions for staff, opened the public hearing, and called for individuals wishing to speak on this item.

Tyler Riek with Crow Holdings, 3819 Maple Avenue, Dallas, TX stepped forward in opposition. He said they oppose the Specific Use Permit requirement, it supersedes the industrial requirements, and no other city has this type of requirement.

Chairperson Spare stated their buildings are speculative building with no tenants. Mr. Riek stated they do build them without tenants, but these standards would prevent developers to pursue the sites if they are not allowed to build their warehouses by right, and asked that this case be delayed in order for them to meet with staff to discuss the proposed changes.

Todd Marchesani, with Frontier Equity, 5950 Berkshire Lane, Suite 900, Dallas, TX stated he is the owner of three buildings in the Great Southwest Industrial District and his concern is the changes to the Use Charts, by making these changes his buildings would become non-conforming. Mr. Jones stated the building would become legal non-conforming they would need City Council approval if the building became vacant for more than six-months. Mr. Marhesani

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stated this would become a big issue if they would have to apply for an SUP, and asked that the Use Charts remain as is.

Ahmad Khammash, 2411 Garden Park Court, Arlington, TX stepped forward in opposition to this request. He is the owner at 2590 W. Warrior Trail he was not notified of the Text Amendment the change affects all of the stakeholders, it is important for them to know what is happening. He stated they have had hardships with their property since the moratorium they had a contract on their property that was canceled due to the moratorium.

Mr. Jones stated staff was seeing a great number of buildings going up with no tenants Council got concern with these developments and asked staff to look at adding higher standards and to close some of the loop holes in our ordinance.

Commissioner Moser noted the moratorium was placed by the City Council and is about to expire.

Commissioner Motley stated we always find ourselves wanting to do better for our city, sometimes we have to make changes that are good and not so good, but this change should have been made a long time ago we have had a lot of warehouses where some other use could have been a better use, we need to look at what is best for our city and the people of Grand Prairie.

Commissioner Moser stated if Grand Prairie is desirable then there should be some limitations this is a step in the right direction.

Chairperson Spare said he agrees with Mr. Moser, by these changes we are doing what is best for our city and closing all of the loop holes in our ordinance.

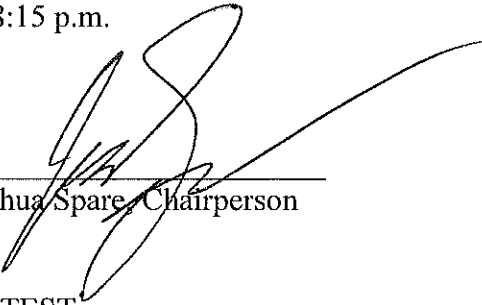
There being no further discussion on the case commissioner Moser moved to close the public hearing and approve case TA180701B as presented and recommended by staff. The action and vote being recorded as follows:

Motion: Moser
Second: Motley
Ayes: Carranza, Coleman, Connor, Fisher, Lopez, Moser, Motley, Smith, Spare
Nays: None
Approved: 9-0
Motion: **carried.**

Commissioners Comments: None

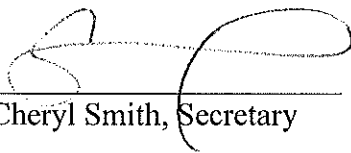
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Commission Motley moved to adjourn the meeting of February 4, 2019. The meeting adjourned at 8:15 p.m.



Joshua Spare, Chairperson

ATTEST:



Cheryl Smith, Secretary

An audio recording of this meeting is available on request at 972-237-8255.