

MINUTES
PLANNING AND ZONING COMMISSION
August 10, 2016

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Work Session on Wednesday, August 10, 2016 at 5:00 p.m. in the City Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items were considered:

PRESENT: Vice-Chair Amber Briggie, Commissioners: Devin Taylor, Larry Beck, Andrew Rozell, and Frank Dudowicz.

ABSENT: Chair Jim Strange, Gerard Hudspeth.

STAFF: Nikole Chew-Jones, Cindy Jackson, Julie Wyatt, Mike Bell, Hayley Zagurski, Munal Mauladad, and Jennifer DeCurtis.

WORK SESSION

Vice-Chair Amber Briggie called the Work Session to order at 5:05 p.m.

1. Clarification of agenda items listed on the agenda for this meeting, and discussion of issues not briefed in the written backup materials.

Vice-Chair Briggie asked if there were any questions or clarification of agenda items. There were no questions.

Vice-Chair Briggie asked that Cindy Jackson, Senior Planner, come forward to present Individual Consideration Item 2A.

Cindy Jackson, Senior Planner, provided the backup materials for this item. She stated that the request is to consider an Alternative Development Plan (ADP) for the construction of a 5,947 square foot outpatient medical clinic. The applicant is requesting three (3) deviations from the Denton Development Code (DDC). This new clinic will be located next to their pre-existing clinic located to the north of this site to create a campus atmosphere.

Jackson stated that the first deviation request is from the Denton Development Code (DDC) *Section 35.13.13.3.A.3, the primary orientation of a building shall be toward the street rather than the parking area.*

The applicant is requesting that the building orientation be away from the street. The applicant has proposed to add a covered walkway on the front and side of the building to facilitate access on the side of the building.

Jackson stated that the second deviation request is from the Denton Development Code (DDC) *Section 35.13.13.3.C.1, All parking areas are to be located behind the building or on one or both sides of the building.*

1 The applicant is requesting that the parking be located between the building and the
2 street.

3
4 Jackson stated that the third deviation request is from the Denton Development Code (DDC)
5 *Section 35.13.10.C.3, Landscaping Standards where front parking is allowed:*

6 a. *Parking lots shall be separated from the street frontage by a 15-foot landscape area to*
7 *reduce visual impacts.*

8 c. *A landscape berm with a maximum 1 on 4 side slope on both sides shall be designed*
9 *within the 15-foot landscape area to help screen the parking lot.*

10 The applicant is requesting an alternative front landscape buffer.

11
12 Jackson explained the applicants mitigation plan and how they are proposing to provide an
13 increased inch per caliper tree, three (3) percent more parking lot landscaping, 43 percent more
14 tree canopy, and 50 percent more street trees. Jackson distributed an updated landscape plan to
15 each Commissioner.

16
17 Jackson stated that staff recommends approval of this request subject to the following condition:

- 18
19 1. The proposed development shall substantially comply with the attached site plan,
20 landscape plan, and elevations.

21
22 Commissioner Beck asked if there was something in their packets that allowed them to add a
23 second entry. Jackson responded that at this time, a second entry is not definitive due to Texas
24 Department of Transportation's right of way for I-35.

25
26 Commissioner Taylor stated that this is a good example of how our general landscape
27 requirements work. Taylor asked if the 23 trees and shrubs will provide 26,000 square feet of
28 canopy. Jackson respond that is correct. Taylor asked if the current trees will be removed.
29 Jackson responded yes, they are within the building foot print. Taylor asked if the proposed tree
30 code would require them to keep some of the existing trees. Jackson responded that this project
31 will have to comply with the existing tree code requirements. Taylor asked if this is showing 56
32 percent tree canopy. Jackson responded yes. Taylor asked if the count for the pavement only
33 includes the pavement and medians. Jackson stated that only concrete that is a part of the parking
34 lot is included. The trees in the medians are included the parking lot canopy count.

35
36 Commissioner Beck asked is the 12,000 square feet of canopy for when they are mature. Jackson
37 responded yes.

38
39 Vice-Chair Briggles asked that Cindy Jackson, Senior Planner, come forward to present
40 Individual Consideration Item 2B.

41
42 Cindy Jackson, Senior Planner, provided the backup materials for this item. She stated that the
43 request is to consider an Alternative Development Plan (ADP) for the construction of a 5,200
44 square foot medical office with the parking between the building and the street.

1 Jackson stated the applicant is requesting a deviation from the Denton Development Code
2 (DDC) Section 35.13.13.3.C.1. It states that all parking areas are to be located behind the
3 building or on one or both sides of the building. The applicant is requesting that the parking be
4 located in the front of the building. This deviation will allow the layout of the proposed medical
5 office to mirror the adjacent medical office with regard to placement, front landscape buffer, and
6 parking.

7
8 Jackson stated that in 2008, the Planning and Zoning Commission approved ADP08-0010 for the
9 adjacent medical office Alternative Development Plan (ADP) that permitted the same deviation
10 that the applicant is requesting.

11
12 Jackson stated that the applicant is proposing a 15-foot front landscape buffer along Medpark
13 Drive. The buffer will include:

- 14 • Four (4) large trees for every 40 linear feet of street frontage
- 15 • Two (2) foot high berm
- 16 • 48 landscape shrubs

17
18 The applicant is also proposing to plant three (3) ornamental trees between the large trees to
19 reduce the visual impact and provide 34.63 percent open space area on the site.

20
21 Jackson stated that staff recommends approval of this request subject to the following condition:
22 1. The proposed development shall substantially comply with the approved site plan,
23 and landscape plan.

24
25 Commissioner Dudowicz asked if the property across the street received an ADP because they
26 have front parking as well. Jackson responded yes.

27
28 Commission Rozell asked for clarification and stated that both Regional Center Commercial
29 Neighborhood (RCC-N) and Regional Center Commercial Downtown (RCC-D) both require
30 side or back parking by code. Jackson responded yes. Rozell asked for clarification to understand
31 why the parking is not allowed in the front. Jackson responded that the concept is to prevent
32 walls of concrete facing the street and to add street character.

33
34 Vice-Chair Briggles stated that potentially for this area, could there be an overlay of some type to
35 allow parking in the front, so that each applicant does not have to come in and request an ADP to
36 modify the code. This would be something that could save the applicant some money and staff
37 some time. Munal Mauladad, Deputy Director, responded parking would be addressed at the
38 time the Denton Development Code (DDC) will be reviewed. Mauladad stated that the
39 thresholds for an Alternative Development Plan (ADP) are currently under review and should be
40 coming before the Commission eminently.

41
42 Commissioner Dudowicz stated that he thinks this is a good example. This proposal will
43 complement the adjacent site and the proposed buffer is what is needed for this site. Businesses
44 should be able to pick up what is best for their business.

1 Vice-Chair Briggie asked that Mike Bell, Senior Planner, come forward to present Public
2 Hearing Item 3A. Briggie stated that the applicant has requested to continue this item on
3 September 14' 2016 Meeting.

4
5 Mike Bell, Senior Planner, stated that this item is being continued and he does not have a
6 presentation, but he would stand for questions. Commissioner Devin Taylor asked why this item
7 is being continued. Bell responded that the applicant is trying to find other options, so that they
8 don't have to rezone. They are trying to see if they can make the project work without having to
9 rezone.

10
11 Commissioner Dudowicz stated that staff is recommending denial and questioned the reasoning
12 for this recommendation. Bell stated that this is an intrusion into a single-family neighborhood.

13
14 Commissioner Beck stated this is a situation where a lot of notifications have gone out and we
15 have not received any responses back from the citizens. Bell responded that we do actually have
16 some responses. Bell stated that he did not bring them tonight because the item is being
17 continued. Bell stated that typically, we do not hand out the notices at the meeting, unless they
18 are received after the staff report has been sent out.

19
20 Commissioner Beck requested an update regarding the notification process. Munal Mauladad,
21 Deputy Director, stated this information is forth coming.

22
23 Vice-Chair Briggie asked for Hayley Zagurski, Assistant Planner, come forward to present
24 Public Hearing Item 3B.

25
26 Hayley Zagurski, Assistant Planner, provided the backup materials for this item. This item is a
27 rezoning request for 80.49 acres from Neighborhood Residential 2 (NR2) District and
28 Neighborhood Residential Mixed Use (NRMU) District to Community Mixed Use General (CM-
29 G) District and 1.67 acres changed from Rural Residential (RD-5X) District to Community
30 Mixed Use General (CM-G) District. This request relates to three (3) parcels of land. The
31 Community Mixed Use General (CM-G) District is consistent with the Future Land Use
32 designation. This rezoning will eliminate the non-conformity associated with the parcel
33 designated RD-5X and it will unify the zoning allowing for consolidation of all development and
34 streamlining the process for all future expansion.

35
36 Zagurski stated that staff recommends approval and notices were sent out with no responses
37 received.

38
39 Commissioner Beck asked if all the parcels were owned by Denton Independent School District
40 (DISD). Zagurski responded yes, they are all owned by DISD.

41
42 Vice-Chair Briggie asked why this request for a zoning change is being done together instead of
43 three separate cases. Munal Mauladad, Deputy Director, responded that a zoning change can be
44 done separately or it can be combined. When there is a single owner, it is more cohesive to do it
45 this way.

1 Vice-Chair Briggles asked that Julie Wyatt, Senior Planner, come forward to present Public
2 Hearing Item 3C.

3
4 Julie Wyatt, Senior Planner, provided the backup materials for this item. This item is a rezoning
5 request for Planned Development 138 (PD-138) Hunter Ranch District to Regional Center
6 Commercial Neighborhood (RCC-N) District. PD-138 District was approved in 1991 and a
7 Detailed Plan was never prepared. The applicant is requesting this rezoning to develop this site
8 with a specialty hospital and medical offices. This parcel is the last tract in PD-138 that has not
9 be developed. This request is compatible with Future Land Use goals and objectives. Staff
10 recommends approval of this request. Notifications were mailed, but no responses have been
11 received.

12
13 Commissioner Taylor stated that there seems to be some land clearing and do they have a permit.
14 Taylor also asked if they are following the 1991 code or the current code. Wyatt stated that they
15 are following the current code. She stated that they have been issued a Clear and Grubbing
16 Permit, not a Clear and Grade. They would have to have an approved plat to Clear and Grade the
17 property. Wyatt stated that they have submitted a Tree Preservation Plan and it was reviewed and
18 approved by our Urban Forester, Haywood Morgan. He granted them a Clear and Grubbing
19 Permit based on the approved Tree Preservation Plan.

20
21 Commissioner Rozell asked which directive came first the Growth Concept or the Future Land
22 Use. There seems to be a conflict between the two. Wyatt stated that the Growth Concept came
23 first. Commissioner Rozell stated that the lines just seem to be blurred between the two.
24 Commissioner Dudowicz stated that prior to you joining the board, it was established that the
25 lines would be blurred, so things were not set in stone. This would allow flexibility.

26
27 Commissioner Rozell stated that it seems that we are being asked to rezone things that are not in
28 accordance with the Future Land Use Map. Wyatt stated when the request doesn't match the
29 Future Land Use Map, this requires staff to take a harder look at the request. There are specific
30 criteria that we look at and try to follow; like the character of the area and how it would develop
31 keeping the same zoning. Munal Mauladad, Deputy Director, stated when staff sees a conflict
32 between the Preferred Growth Concept Plan and the Future Land Use Map, there is a process
33 that allows staff to update all documents as modifications are warranted.

34
35 Commissioner Beck asked about the size and zoning of the Hunter Ranch Master Planned
36 Community (MPC). Julie Wyatt, Senior Planner, responded yes, the Hunter Ranch Master
37 Planned Community (MPC) is large and it is on both sides of the highway. It has mixed use
38 zoning and it is still an active Master Planned Community.

39
40 Commissioner Beck asked about Environmentally Sensitive Area (ESA) on the site. Julie Wyatt
41 responded that there are some Environmentally Sensitive Areas (ESA) on the site and they are
42 being reviewed by Deborah Viera to determine if they need to be removed or not.

43
44 Vice-Chair Briggles stated that the commission is taking a break at 6:03 p.m.

45
46 Vice-Chair Briggles reconvened the Work Session at 6:08 p.m.

1
2 Vice-Chair Briggie asked that Julie Wyatt, Senior Planner, come forward to present Public
3 Hearing Item 3D.

4
5 Julie Wyatt, Senior Planner, provided the backup materials for this item. This item is a request to
6 approve a Detail Plan for Planned Development 174 (PD-174) Country Lakes North District for
7 a private amenity center. This request does meet the criteria for approval which come from the
8 1991 Denton Development Code (DDC). The Concept Plan was approved in 1999. The Detail
9 Plan for the residential development was approved in 2000. At that time, the approved ordinance
10 required that a separate Detail Plan be submitted for the amenity center and the school location.
11 This amenity center will have a swimming pool, a putting green, two bocce ball courts, a soccer
12 field, and multi-age playground equipment. Staff recommends approval.

13
14 Commissioner Beck asked if there are existing pools within this development. Wyatt, responded
15 yes there is pool and it located within the Argyle city limits.

16
17 Vice-Chair Briggie asked if the amenity center was included within the PD-174 and that the
18 commission is only looking at the flow of traffic, landscaping, and what it is going to look like.
19 Wyatt responded yes, the amenity center was a part of the original plans.

20
21 Vice-Chair Briggie adjourned the Work Session at 6:19 p.m.

22 23 REGULAR MEETING

24 Vice-Chair Briggie called the Regular Meeting to order at 6:33 p.m.

25
26 The Planning and Zoning Commission convened in a Regular Meeting on Wednesday, August
27 10, 2016 at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney at which time
28 the following items were considered:

29 30 1. PLEDGE OF ALLEGIANCE

- 31 A. U.S. Flag
32 B. Texas Flag

33 2. ITEMS FOR INDIVIDUAL CONSIDERATION

- 34
35 A. ADP16-0005 Consider approval of an Alternative Development Plan (ADP) for the
36 construction of a 5,947 square foot medical clinic. The subject property is generally located
between Mesa and the South Interstate 35 East Service Road, approximately 215 feet south
of the intersection of Mesa Drive and Barcelona Street within a Regional Center
Commercial Downtown (RCC-D) District. (ADP16-0005, Health Services of North Texas,
Cindy Jackson)

37
38 Cindy Jackson, Senior Planner, provided the backup materials for this item. She stated that the
39 request is to consider an Alternative Development Plan (ADP) for the construction of an

1 outpatient medical clinic. The applicant is requesting three (3) deviations from the Denton
2 Development Code (DDC). The deviations requested are front orientation of the building,
3 parking on the side or the rear, and a fifteen foot landscape buffer. This new clinic will be
4 located next to their pre-existing clinic located to the north of this site. They are trying to create
5 campus atmosphere. Staff recommends approval of this request.

6
7 Vice-Chair Briggles asked that the applicant come forward for questions. Rob Hudson,
8 representing Health Services of North Texas, spoke in favor of the request.

9
10 Commissioner Devin Taylor motioned, Commissioner Andrew Rozell seconded to approve this
11 request. Motion approved (5-0). Vice-Chair Briggles "aye", Commissioner Frank Dudowicz
12 "aye", Commissioner Larry Beck "aye", Commissioner Andrew Rozell "aye", and Commissioner
13 Devin Taylor "aye".

14
15 B. ADP16-0009 Consider approval of an Alternative Development Plan for the construction of
16 a 5,200 square foot medical clinic. The subject property is generally located on the south
17 side of Medpark Drive, approximately 327 feet southeast of the intersection of Medpark
18 Drive and Brinker Road within a Regional Center Commercial Neighborhood (RCC-N)
19 District. (ADP16-0009, Medpark Medical Office, Cindy Jackson))

20
21 Cindy Jackson, Senior Planner, provided the backup materials for this item. She stated that the
22 request is to consider an Alternative Development Plan (ADP) for the construction of a medical
23 office with the parking between the building and the street. The applicant is requesting that the
24 parking be located in the front of the building. This deviation will allow the layout of the
25 proposed medical office to mirror the adjacent medical office with regard to placement, front
26 landscape buffer, and parking. Staff recommends approval of this request.

27
28 Vice-Chair Briggles asked that the applicant come forward for questions.

29
30 Matt Moore, Clay Moore Engineering, spoke in favor of the request.

31
32 Commissioner Larry Beck motioned, Commissioner Frank Dudowicz seconded to approve this
33 request. Motion approved (5-0). Vice-Chair Briggles "aye", Commissioner Frank Dudowicz
34 "aye", Commissioner Larry Beck "aye", Commissioner Andrew Rozell "aye", and Commissioner
35 Devin Taylor "aye".

36 3. PUBLIC HEARINGS

37
38 A. Z16-0012 Hold a public hearing and consider making a recommendation to City Council
39 regarding a rezoning request from a Neighborhood Residential 4 (NR-4) District to a
40 Neighborhood Residential Mixed Use (NRMU) District on an approximately 0.17 acre
41 property located at 309 Hettie Street, in the City of Denton, Denton County, Texas. (Z16-
42 0012, McKinney Street Office, Mike Bell)

1 Vice-Chair Briggie stated that this item will be continued to the September 14, 2016, Planning
2 and Zoning Commission Meeting.

3
4 Vice-Chair Briggie opened the Public Hearing. Vice-Chair Briggie closed the Public Hearing.
5 There was no one to speak on this item.
6

- 7
8
9
10 B. [Z16-0010 Hold a public hearing and consider making a recommendation to City Council](#)
11 [regarding a rezoning request of approximately 80.49 acres of land from a Neighborhood](#)
12 [Residential 2 \(NR-2\) District and a Neighborhood Residential Mixed Use \(NRMU\) District](#)
13 [to a Community Mixed Use General \(CM-G\) District, and an initial zoning of](#)
14 [approximately 1.67 acres of land from Rural Residential \(RD-5X\) District to a Community](#)
15 [Mixed Use General \(CM-G\) District, generally located on the east side of Teasley Lane,](#)
16 [approximately 825 feet south of Montecito Drive. \(Z16-0010, Teasley Lane High School](#)
17 [Addition, Hayley Zagurski\)](#)

18 Vice-Chair Briggie opened the Public Hearing.

19
20 Hayley Zagurski, Assistant Planner, provided the backup materials for this item. This item is a
21 rezoning request for Neighborhood Residential 2 (NR2) District and Neighborhood Residential
22 Mixed Use (NRMU) District to Community Mixed Use General (CM-G) District and 1.67 acres
23 changed from Rural Residential (RD-5X) District to Community Mixed Use General (CM-G)
24 District. This rezoning will eliminate the non-conformity and it will unify the zoning. Zagurski
25 stated that staff recommends approval and notices were sent out with no responses received.
26

27 Bill Coleman, Coleman & Associates, representing Denton Independent School District, spoke in
28 favor of this request.

29 There was no one to speak on this item. Vice-Chair Briggie closed Public Hearing.

30 Commissioner Frank Dudowicz motioned, Commissioner Devin Taylor seconded to approve this
31 request. Motion approved (5-0). Vice-Chair Briggie "aye", Commissioner Frank Dudowicz
32 "aye", Commissioner Larry Beck "aye", Commissioner Andrew Rozell "aye", and Commissioner
33 Devin Taylor "aye".

- 34 C. [Z16-0009 Hold a public hearing and consider making a recommendation to City Council](#)
35 [regarding a rezoning request from Planned Development 138 \(PD-138\) Hunter Ranch](#)
36 [District to Regional Center Commercial Neighborhood \(RCC-N\) District on approximately](#)
37 [3 acres, located east of I-35W, approximately 710 feet north of Crawford Road. \(Z16-0009,](#)
38 [Ranch View Specialty Hospital, Julie Wyatt\)](#)

39 Julie Wyatt, Senior Planner, provided the backup materials for this item. This item is a rezoning
40 request for Planned Development 138 (PD-138) Hunter Ranch District to Regional Center
41 Commercial Neighborhood (RCC-N) District. The applicant is requesting this rezoning to
42 develop this site with a specialty hospital and medical offices. Staff recommends approval of this
43 request. Notifications were mailed, but no responses were received.

1 Vice-Chair Briggie opened the Public Hearing.

2
3 Commissioner Taylor asked about the Tree Preservation Plan for this site. Wyatt put the plan up
4 on the podium for review and explained what the applicant was proposing. Taylor asked about
5 the various designation shown on the plan. Wyatt responded that the symbols show the trees that
6 are being removed and the trees that are being preserved.

7
8 Daniel Franklin, representing the applicant, spoke in favor of the request. His address is 5013
9 Vineyard Lane, McKinney, Texas.

10
11 There was no one to speak on this item. Vice-Chair Briggie closed the Public Hearing.

12
13 Commissioner Devin Taylor motioned, Commissioner Andrew Rozell seconded to approve this
14 request. Motion approved (5-0). Vice-Chair Briggie "aye", Commissioner Frank Dudowicz
15 "aye", Commissioner Larry Beck "aye", Commissioner Andrew Rozell "aye", and Commissioner
16 Devin Taylor "aye".

17
18 D. [PDA16-0004 Hold a public hearing and consider making a recommendation to City Council
regarding approval of a Detailed Plan of Planned Development 174 \(PD-174\) Country
Lakes North District to depict an amenity center on approximately 3.26 acres. The subject
property is generally located on the southeast side of John Paine Road, approximately 110
feet northeast of Athens Drive within Planned Development 174 \(PD-174\) Country Lakes
North District. \(PDA16-0004, Country Lakes North Amenity Center, Julie Wyatt\)](#)

19 Vice-Chair Briggie opened the public hearing.

20
21 Julie Wyatt, Senior Planner, provided the backup materials for this item. This item is a request to
22 approve a Detail Plan for Planned Development 174 (PD-174) Country Lakes North District for
23 a private amenity center. This request does meet the criteria for approval based on the 1991
24 Denton Development Code (DDC). The approved ordinance requires that a Detail Plan be
25 submitted for the amenity center. Staff recommends approval of the request based on the
26 following conditions;

- 27 1. All original conditions of approval and subsequent modifications associated with PD-174
28 shall remain valid, unless specified herein.
- 29 2. The Detailed Plan and Landscape Plan as submitted shall guide the development of the
30 site.
- 31 3. The Elevations and Site Details submitted shall guide the development of the cabana
32 building.

33
34 Notifications were sent out to all parcels within the Planned Development.

35
36 Commissioner Taylor asked about the Detail Plan meeting the code. Wyatt responded yes, it
37 meets the code. Taylor stated that it looks like it is similar to what we have been seeing. Wyatt
38 responded that she had applied the current code requirements during her review because it is

1 within a residential area. Taylor stated that this exceeds the 1991 code requirements. Wyatt
2 responded yes it does.

3
4 The applicant, Mr. Jim Douglas, 2309 K Ave, Suite 100, Plano, Texas 75074, spoke in favor of
5 this request.

6
7 The following individuals spoke during the Public Hearing:

8 Mrs. Davie Lloyd 9813 Meadow Creek Dr., Argyle, Texas, shared her concerns about a
9 school being across the street from the amenities center.

10 Ms. Beverly Braddy, 5717 Tawakon Dr., Argyle, Texas. She shared her concerns about
11 parking.

12 Mr. Tim Maddox, 5720 Balmorhea Dr., Argyle, Texas. He spoke in support of the
13 request. He asked if the soccer fields would be used by the city, or just for the neighborhood.

14 Mrs. Tracy Maddox, 5720 Balmorhea Dr., Argyle, Texas. She spoke in support of the
15 request. She also wanted to know when will there be more discussion between the City of Argyle
16 and the City of Denton to coordinate the road improvements for Crawford Road.

17 Mr. Anthony McDovan, 5200 Brookside Dr., Argyle, Texas. He asked what happened to
18 the school that was supposed to be built within Country Lakes.

19 Ms. Theresa Pennypacker, 5809 Tawakoni Dr., Argyle, Texas. She spoke in support of
20 the request. She shared her concerns about the limited access to get in and out of the subdivision.

21 Mr. Bradley Quick, 9204 Benbrook Lane, Argyle, Texas. He spoke in support of the
22 request.

23 Mr. Donald Padila, 5353 Teasley Lane, Denton, Texas. He spoke in favor of the request.

24 Mr. Jeff Greesa, 5916 Eagle Mountain Dr., Argyle, Texas. He spoke in favor of the
25 request.

26
27 Vice-Chair Briggles closed the public hearing.

28
29 Commissioner Larry Beck motioned, Commissioner Andrew Rozell seconded to approve this
30 request. Motion approved (5-0). Vice-Chair Briggles "aye", Commissioner Frank Dudowicz
31 "aye", Commissioner Larry Beck "aye", Commissioner Andrew Rozell "aye", and Commissioner
32 Devin Taylor "aye".

33 34 4. CONCLUDING ITEMS

35 Commissioner Beck asked about eliminating parking requirements. Munal Mauladad, Deputy
36 Director, requested that Commissioner Beck email his request and it will be incorporated in the
37 Matrix.

38
39 Vice-Chair Briggles adjourned the Regular Meeting at 7:45 p.m.