WATAUGA
TEXAS

"A GREAT PLACE TO LIVE"

MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 19, 2023
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.

CALL TO ORDER

Chairperson Karen Isbell called the meeting to order at 6:44 p.m.

ROLL CALL

Mike Arend	Place 1, Member
Quincy Adams	Place 2, Member
Jillian Giles	Place 3, Member
David Bry	Place 4, Member
Cristy McCauley-Blackburn	Place 5, Secretary
Karen Isbell	Place 6, Chairperson
Sharon Gehle	Place 7, Vice-Chairperson

And

Mark Taylor	City Council Primary Liaison
Randy Richards	Assistant Public Works Director
Jeannette Garcia	Planning and Zoning Coordinator

Other Council Members present:

Lovie Downey	Mayor Pro Tem
Andrew Neal	Council Member, Place 4
Jan Hill	Council Member, Place 7
Art Miner	Mayor

PUBLIC COMMENT

Chairperson Isbell called for Public Comment. Request to Speak forms were not received and there were no participants present requesting to speak.

ANNOUNCEMENTS

Chairperson Isbell announced that **Mayor Art Miner** asked that she remind all board members of the annual cybersecurity training to keep the City of Watauga protected and in compliance. An email was sent out on April 10 to each board member, and the assigned training will be due by **June 30, 2023**. In accordance with Texas Government Code 2054.519 (State Certified CyberSecurity Training programs), all local government and elected officials and board members shall annually complete a CyberSecurity Training program. All Board members have been assigned this training. You should have received an email from TML LocalGovU regarding this assigned 2022 CyberSecurity Training. If you did not receive an email, then please get in touch with Jeannette and she will notify HR.

REPORTS

CONSENT AGENDA

1. Consider action to approve the meeting minutes of the February 15, 2023, Regular meeting of the Planning and Zoning Commission

   Member Arend made a motion to approve the minutes as presented and Member Adams seconded the motion. Chairperson Isbell called for discussion.

   With there being no discussion, Chairperson Isbell called for a vote, with members present voting as follows:

AYES:	Arend, Adams, Giles, Bry, McCauley-Blackburn, Gehle
NAYS:	None
ABSENT:	None
ABSTAIN:	None

   The motion carried 6-0-0-0.

PUBLIC HEARINGS/ACTION ITEMS

1. **Z.23-01 w/SUP**: Public hearing to receive comments for or against a request for a zoning change from General Business (GB) to Commercial (C) with a specific use permit (SUP), for property commonly known as 6601 Watauga Road, being a portion of Lot 25 Block 3, of the Singing Hills Addition; and consider action to allow for a water/ice vending station in the Woodcrest Marketplace Shopping Center. The subject property is located on the north side of Watauga Road and west of Rufe Snow Drive. Owner: Woodcrest Marketplace LP. Applicant/Agent: Rick Kelly, Watermill Express.

   Chairperson Isbell introduced Randy Richards to introduce Case No. **Z.23-01 w/SUP.** Mr. Richards introduced the item as a request for a zoning change in accordance with Chapter 115-33 of the Code of Ordinances from General Business to Commercial with an SUP to allow for a water/ice vending station in the Woodcrest Marketplace Shopping Center. Public Hearing notices were duly posted and published by the City Secretary's Office in the Fort Worth Star-Telegram on January 30, 2023. Written notice of the public hearing on the proposed changes was sent to all owners of the property, or to the person rendering the same for city taxes within two hundred (200) feet of the subject properties affected, thereby giving them an opportunity to comment, in accordance with Section 115-35 (c)(3)(b) and Section 115-35 (c)(3)(d)(3) of the Code of Ordinances.

Mr. Richards stated that due to the proximity of the same type of business in the adjacent shopping center (794'), the Development Review Team does not support or recommend the approval of this zoning change and SUP.

Mr. Rick Kelly, Watermill Express, was then introduced to answer any questions.

Chairperson Isbell stated with the introduction of the case being complete, she opened the public hearing at 6:50 p.m. Mr. Rick Kelly approached the podium to introduce the proposed use by Watermill Express. He advised he received a letter regarding the inconsistency with the One Watauga development strategy. The location is classified as Regional Retail in the Comprehensive Plan, which is described as a high-quality development, unique in nature. He advised this is a strong heavily traveled area and most successful in their line of business. The aesthetic features and matching accents to be proposed will blend in and compliment the surrounding shopping center. He also referenced comment regarding a development objective in the City of Watauga is to monitor closely the number and location of similar uses to reduce their proliferation and evaluate their effects on community. One criterion used in this instance has been whether the use replaces and upgrades an existing like-use. Lastly noted was that DRT does not support the location for this development and recommends selection of an alternate site. He feels the city is discouraging competition. This was struck as odd.

Member Giles asked of Mr. Kelly's association to the company, and he advised that he is an employee. Member Giles questioned the assessment completed by the company with regards to the local competition. Watermill has an extensive sales model and feels the location is best.

Member Mike Arend questioned other factors which were considered for the non-support of the request, as it seems to be a good location and fit. Mr. Richards advised that the Design Review Team (DRT) met having concern of the location and the proximity with being less than 800' from the adjacent business being the main objection. DRT has no concern with this business going into a different location in the city.
Council Member Mark Taylor, liaison to the City Council, reminded all that he has no vote, however, has question whether other alternative sites were considered, such as Denton Hwy. Mr. Kelly responded that this location, due to the sales model indicating this intersection, proves to be most successful for them. Council Member Taylor inquiring after receiving letter from the city, did the company

consider alternate locations due to proximity of an existing business. Mr. Kelly advised "no"; that they had already signed a lease agreement and currently have one in place. Council Member Taylor reminded that there is competition throughout the shopping center and the general vicinity. He then yields the floor.

Member Gehle inquired if the lease agreement included a contingency. Mr Kelly advised that they do and are still currently paying on the lease. She also offered that they consider a different location. Mr. Kelly advised that tenants in various locations also restrict the parking lot, common area, not having options due to larger retailers restricting the parking lot.

Member McCauley reminded all the cannibalization of the market throughout the city.

With there being no other discussion, the public hearing was closed at 7:03 p.m. Chairperson Isbell then asked the commission if they had any discussion.

Member Giles made a motion to approve as presented. Member Adams seconded the motion. Chairperson Isbell called for a vote. Council Member Taylor called point of order, advising approving the item as presented, are you voting to reject or approve, or due to recommendation to reject the zoning change. He asked to be more precise as to the motion being made.

To clarify, Member Giles commented that she is voting to approve the request for the zoning change to allow for the business as presented. Chairperson Isbell called for a second. Member Adams seconded.

Chairperson Isbell stated a motion was made by Member Giles and a second by Member Adams to approve the item to be allowed to be built.

With there being no other discussions, Chairperson Isbell called for a vote, with members present voting as follows:

AYES:	Arend, Adams, Giles, Bry, McCauley-Blackburn, Gehle
NAYS:	None
ABSENT:	None
ABSTAIN:	None

The motion carried 6-0-0-0.

PUBLIC TESTIMONY FOR ACTION ITEMS

A point of order was called to attention by staff liaison reminding the commission of the need to call for Public Testimony for action items on the agenda.

Chairperson Isbell called for Public Testimony. Speakers who submitted a request to speak form were called to the podium as follows:

Paul Hopkins, 7509 Meadowbrook Dr., spoke to text amendments to ordinance regarding item #4 and vapes. The ordinance is de facto prohibition. The city does not have the right to ban vapes but ban where vapes can be sold. Regarding item #5 and rezoning of the park land for the development of The Pointe at Capp Smith Lake, the townhomes look like an apartment complex. Capp Smith Lake is a community fishing lake and should be protected as designated by the Texas Parks and Wildlife Department. It also abuts the walking path of the park. This park is the city gem. Also had comment regarding the access easement between the proposed development and commercial businesses to the west. Time limit expired.

Marilyn Schorr, 7012 Valley Ford Ct., spoke regarding item #5. She said she likes the quiet little community. The email sent out refers structures with three (3) stories, not two (2). Expressed concern with privacy, parking, and traffic.

Barbara Bridgford, 7028 Yorkston, is opposed to case #Z.23-02 having many rental properties around her home, she sees the transient traffic coming and going. Capp Smith Park is the gem in our city. She opposes three story structures which resemble apartments at this location. Infrastructure is not sufficient.

Lindsey Neal, 6920 Cheatham Dr., advised major development appeared in the agenda with no prior discussion with the City Council or P&Z. Does not want PD with inability for revisions. Changes to PD do not come back to City Council for approval. Other properties which are around Capp Smith Park and other detached homes around the lake are not only inconsistent with the density but also the zoning, height and will create a visual distraction from what has become our #1 attraction in our city. Parking – explain where three cars will park. It is seen how cars park on the city streets. School hours and trash are a concern. Access easement is of concern. She questioned if the development is corporate rentals for Lifestyle Christianity for dormitories; are they to be owned by Lifestyle. Land use is inconsistent with our goals and our future. She opposed.

2. **P.23-01:** Public hearing to receive comments for or against a request for a re-plat at the location commonly known as 5932 Denton Highway, Lot A-R-1 Block 7 of the Watauga Addition. The subject property, located east of Denton Highway south of Bowie Street and north of Shipp Drive, is to be subdivided into two (2) lots to allow for a restaurant establishment.

   Chairperson Isbell introduced Mr. Richards to introduce the case. Mr. Richards advised that Jeannette Garcia will be presenting this case.

Jeannette shared that the item is a request to replat property commonly known as 5932 Denton Hwy., Lot A-R-1 Block 7 of the Watauga Addition, which will be subdivided into two (2) lots for the development of a restaurant establishment.

The public hearing notice was published and posted by the City Secretary's Office. Additionally, required notices were mailed to all property owners located within 200 ft. of the subject property.

Texas Local Government Code 212.005 requires the municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations. The plat submitted meets these requirements.

The applicant, Mr. Scott Hicks, is here to answer any questions you may have.

Chairperson Isbell opened the public hearing at 7:21 p.m. She asked if anyone wished to speak or had any questions.

Member McCauley asked that the commission remember what is currently being built at this location.

The applicant, Mr. Scott Hicks requested to approach the podium for any questions. Member Arend requested to know of the type of business going in at the location. Mr. Hicks advised they are opening a HTeaO franchise, his first.

Member Gehle questioned the drive-thru concept with concern of limited stacking and traffic congestion. She inquired about additional access points and expressed concerns about the employee parking and customer parking.

Mr. Hicks said a cross access agreement has been signed between the two property owners allowing for shared parking with 28 spaces between the two properties. Four to five employees will be working at one time. The stacking for the drive-thru will allow for 10-12 cars and be designed with the ability to exit off Bowie St. or Denton Hwy.

Mr. Richards reminded the commission that all design and building will be reviewed once plans have been submitted for review and revisions may be required during that time. The submittal for re-plat will allow HTeaO to own their own property.

Member McCauley thanked Mr. Hicks for sharing his time and input.

With no others wishing to speak, Chairperson Isbell closed the public hearing at 7:27 p.m. and called for a motion.

Member Giles made a motion to approve the re-plat as requested. Member Adams seconded the motion. With there being no other discussions, Chairperson Isbell called for a vote, with members present voting as follows:

From the audience, Point of Order was called to attention by Council member Hill stating the item does not call for a vote. Staff liaison advised that our city ordinance does require a vote. (Furthermore, should have stated a motion for recommendation to the city council for final approval. Going forward, the language on the agenda shall call for consideration of action.) Council member Hill advised the agenda does not state to approve the item.

Member McCauley advised that the agenda item calls out for or against. Chairperson Isbell acknowledged that city staff request recommendation for approval of the request. Council member Jan Hill advised that the mayor was now calling the City Attorney. The meeting was recessed at 7:29 p.m. The meeting was then reconvened at 7:37 p.m.

Chairperson Isbell recalled a motion.

Member Giles made a motion to recommend for approval the re-plat as presented. Member Adams seconded the motion. With the motion being made by Member Giles and the second by Member Adams, Chairperson Isbell called for a vote, with members present voting as follows:

With there being no other discussions, Chairperson Isbell called for a vote, with members present voting as follows:

AYES:	Arend, Adams, Giles, Bry, McCauley-Blackburn, Gehle
NAYS:	None
ABSENT:	None
ABSTAIN:	None

The motion carried 6-0-0-0.

3. **ORD.23-01**: Public hearing to receive comments for or against a request concerning text amendments to the City of Watauga Code of Ordinances, Chapter 115, Article V. - Development Controls, Sec. 115-117. - Landscape regulations. (e) Screening requirements; and consider action to approve the amendments as noted.

   Chairperson Isbell introduced Mr. Richards to introduce the case.

   Mr. Richards said the item is a request for text revisions to the code of ordinances Sec. 115-1117, (e)(2)(b)(7) fence regulations to adjust the distance required for corner lot fences from 15 feet back of curb to 13 feet from back of curb or 3-1/2 feet set back from property line where no back of curb is present.

The proposed amendment allows for more uniform consistency in the enforcement of fence projects in the future.
Sub-section (12) (iii) will revise proposed retaining walls in front yards should only be allowed when grades exceed a 5 to 1, or 20% slope ratio. Retaining walls shall be set back a minimum of 1 foot from property line and no portion of wall or additional structure shall extend higher than 6 inches above top wall ground elevation.

Additionally, sub-section (12) (e) has a requested change to allow the repair or maintenance of a fence that does not exceed 16 linear feet without a permit.

With the introduction of the case being completed, Chairperson Isbell opened the public hearing at 7:40 p.m.

Member Gehle inquired of the permit fees for fences and if they have always been required, as specified in the fee schedule. Member Gehle also inquired if any repair more than 16 feet would require a permit. Mr. Richards advised that fence permits are not defined with a distance, so any repair would require a permit. Mr. Richards said as an example, due to the recent storms, that if a couple of panels are knocked down, with the amendments, the resident is not required to apply for a permit. Member Gehle inquired for the reasoning of the 16 linear feet. Mr. Richards advised that corner lot properties will have side and rear lot lines, which impact site obstruction. Several existing fences in place are less than the set back currently in place. An exception is in place to allow the director to allow special considerations due to deterioration or damage in allowing the fence to remain in the existing location. Member Gehle also inquired if fences in place will be grand-fathered. Mr. Richards advised that no request should be made for changes to existing fences.

Member Giles inquired, for clarification, the same as Member Gehle, regarding when a fence permit is required. Again, Mr. Richards said a permit is due to be submitted at any length currently. If the text amendment is passed, if the repair of damage is 16 feet or less, then a permit shall not be required. However, if the work being done to the fence is more than 16 feet, a permit shall be required.

Chairperson Isbell asked if anyone else wished to speak, and with there being none she closed the public hearing at 7:45 p.m. and called for a motion.

Member Arend made a motion to approve as written. Member Giles seconded the motion. Chairperson Isbell called for a vote, with members present voting as follows:

AYES: Arend, Adams, Giles, Bry, McCauley-Blackburn
NAYS: Gehle
ABSENT: None
ABSTAIN: None

The motion carried 5-1-0-0.

Chairperson Isbell next announced prior to moving on to item #4, that one of the commission members shall recuse himself from the meeting due to the topic being a conflict of interest per Sec. 2-168 and Sec. 2-169 of the Ethics code. Place 4 Member departed the chambers at 7:46 p.m.

4. **ORD. 23-02**: Public hearing to receive comments for or against a request concerning text amendments to include a definition of Smoke Lounge and Smoke Shop in the City of Watauga Code of Ordinances, Chapter 115 Zoning - Article I. Sec.115-6 In General. Permitted principal, accessory and specific use permit uses and to authorize Smoke Lounge and Smoke Shop as a permissible use requiring specific use permits in designated zoning districts in Article IV. Sec. 115-85 Table of Uses; and consider action to approve the amendments as noted.

Chairperson Isbell introduced Jeannette to introduce the case. Jeannette advised following several discussions between administration and staff, text amendments have been proposed for adoption regarding specific zoning regulations for the proposed use, Smoke room or lounge and Smoke shop in the Code of Ordinances Chapter 115 – Zoning.

The proposed amendment is consistent with Chapter 211 of the Texas Local Government Code. Additionally, the classification of the use proposed will provide for locational requirements and spacing requirements.

Staff supports these development objectives.

Again, all notices were published and posted by the City Secretary's Office.

Jeannette closed in saying she and Mr. Richards are both available to answer any questions.

Chairperson Isbell opened the public hearing at 7:48 p.m.

Member McCauley asked why. Jeannette responded that there are spacing concerns having a smoke shop in every shopping center along Denton Highway. In some of the shopping centers there is a smoke shop and a hookah lounge. Other locations along Denton Highway have a stand-alone business between two smoke shops. Mr. Richards also shared the table of uses does not list a smoke shop or lounge use but was being allowed under the Retail use. He advised under previous staff, the use was allowed as retail and the current staff proposes to suggest the allowed uses with definitions and regulations for the uses mentioned.

Member Adams asked if the existing smoke shops doing business in the City of Watauga would be grandfathered. Jeannette confirmed the existing businesses will be grandfathered.

Member Giles followed up asking if a current business left a location would a new a new business with the same use, specifically vape or smoke shop business; would compliance be required as a new tenant. Jeannette shared that a SUP shall be applied for, and Randy shared that the spacing requirements shall also be met. Member Giles asked in relation to a citizen's previous comment during public testimony, that there are other retail establishments which also sale vape and tobacco products, will this change influence a retail establishment that sales tobacco products but is not solely defined by these. She asked if it influences these business types. Jeannette advised it does not.

Chairperson Isbell asked if anyone else wished to speak. With no others wishing to speak, she closed the public hearing at 7:51 p.m. Chairperson Isbell asked if there were any other questions, and with there being none, she asked for a motion.

Member Giles made a motion to approve the text amendment as presented. Member Adams seconded the motion. Chairperson Isbell called for a vote, with members present voting as follows:

AYES:	Arend, Adams, Giles, Gehle
NAYS:	McCauley-Blackburn
ABSENT:	None
ABSTAIN:	Bry

The motion carried 4-1-0-1.

5. **Z.23-02**: Public hearing to receive comments for or against a request for a zoning change from Community Facilities (CF) and General Business (GB) to Planned Development (PD), for property commonly known as Pheasant Run 65 Lot H1B Portion without EXM; and consider action to allow for single family residential townhomes. The Planned Development (PD) is proposed to be platted into one hundred thirty-two lots. Owner: Lifestyle Christianity. Applicant/Agent: Olivet Capital, Michael Lynch.

Chairperson Isbell introduced Mr. Richards to introduce the case. Mr. Richards said in opening that this is a request for a zoning change to allow for Single Family Residential Townhomes. The public hearing notice was duly posted by the City Secretary's Office on Friday, March 31, 2023, and all properties within 200 feet were given notice of the meeting as well. He advised staff had prepared a preliminary report in compliance with Texas Local Government Code Section 211.007 (b) and include it in your packets for review. The development proposes 132 single family units with green spaces throughout. Lastly, Mr. Richards introduced the developer, Mr. Michael Lynch, with the architect of the project, Mr. Curtis Young, to answer any questions.

Mr. Curtis Young shared that there may be a few misunderstandings about the project and hoped in going through the presentation that this will allow for a better understanding of the proposed project.

(The PowerPoint presentation is included in the meeting video which is also preserved and maintained by the City Secretary's Office.)

The proposed Pointe at Capp Smith Lake is 11.7 acres south of Starnes Road, between Capp Smith Park and the retail establishments which front Highway 377. Starnes Road, running east and west, and Whitley Road, which is also a major collector thoroughfare.

The FLUP references the property as Mixed Use for development. The proposed use is consistent with the future land use plan. Along with the commercial retail development in place, both low and medium density residential development surround this vicinity. The zoning district of the property is Community Facilities (CF) and General Business (GB). The church is the owners of the property and if approved the church will sell to the developer. An evaluation was completed by Retail Union on the 11 +/- acres showed that the land does not support a restaurant or café. A main drive for this type of use is visibility and traffic from a major roadway. Although this is proximate to US-377, the visibility is limited.

Site influences include drainage, exposures, and a site plan which includes a nice frontage to Capp Smith Park allowing for beautiful open space. A traffic study was conducted and there would be minimal impacts to the intersections of Starnes Road and US-377, the backage road and Whitley Road. Townhome Elevations were shared; the single-family residential homes will not exceed two 2 stories.

Chairperson Isbell opened the public hearing at 8:09 p.m.
Member Gehle shared concerns of the backage road and parking throughout for large vehicles, to include trucks. She also shared concerns of the townhomes becoming rental property. Mr. Young shared in response that the parking along the backage road is fire lane. He also reminded that the elevations show that they are

Member Bry questioned the parallel parking.

Member Arend questioned the parking comparing the development to Bursey Road Townhomes. He also questioned who the tenants will be.

Member Giles questioned the concerns of the property being rental property. She also questioned the density.

Mr. Young advised that the price point is forecasted to be an average of $400,000.00 dollars. He also shared that the property is less dense than the Bursey Road development. He also reminded them that this is primarily a retail location which will be of benefit to the surrounding retail establishments.

Assistant Public Works Director spoke of the HOA and Mr. Young advised that the open space will be maintained by the HOA. Mr. Richards also advised that the sewer, streets, water, and sidewalks will be maintained by the HOA.

Member McCauley thanked Mr. Young for his presentation. She does not want to lose the walkability. Density is also a concern. She also reminded the commission members that rental properties surround all.

Member Adams questioned if improvements will be required for Starnes Road. He also appreciates the proposed development. Mr. Young shared that road improvements will not be necessary.

Council liaison Mark Taylor spoke of the land use development, and he reminded all that the land use map classification RTMU limits the residential and this development does not exceed what is recommended. The HOA will protect the integrity of the park. Mr. Taylor also asked if thought has been given to a foot bridge being built for cross access. Mr. Young reminded the commission that all residents will have access to the walking trail at access connection points.

Member Gehle spoke of the design noticing no doors at the rear of the property. She would like to see two doors for access. Crosswalks, floodplain, and quality of shingles were also of concern. He reminded all that garage doors will be access points.

Mr. Richards reminded all of the available walkability.

Member Adams questioned separation of the individual front yards.

Member McCauley questioned the timeline and Mr. Young advised that a development schedule was shared.

Member Adams asked if the developer has any other developments under construction in the surrounding area. Mr. Young advised that similar projects have been developed in North Richland Hills.

Chairperson Isbell closed the public hearing at 8:51 p.m.

Chairperson Isbell asked the commission if there was any other discussion. With there being none, she then called for a motion.

Member Giles made a motion to deny the request for a rezone. Member Arend seconded the motion. (Chairperson Isbell called Point of Order in the audience.) With there being no other discussions, Chairperson Isbell called for a vote. Secretary McCauley-Blackburn called for question. Chairperson Isbell allowed for question. Secretary McCauley-Blackburn stated the commission was required to explain reasoning for denial. Member Giles explained the motion to deny was based on the density, not being in alignment with the current zoning, as well as the surrounding area. Member Arend stated his second was based on the traffic, safety, and quality of life; comparing single-family to multi-family. Council liaison Mark Taylor said that the rationale does meet the future land use plan and denying based upon what was spoken rationale does not meet what is intended. Member Giles said her denial was based upon the current zoning and requirements in place for single-family residential and single-family attached. Council liaison Taylor reminded the commission that the property is not zoned single-family but is zoned Commercial/General Business and the item is a request to be zoned as a Planned Development. Member Giles, understanding the application request for rezoning to Planned Development, request that the zoning remain as is currently. Chairperson Isbell said that she would like all to remember that what is being proposed is the development of single-family residential townhomes, not apartments. The Assistant Director of Public Works also shared that staff held a copy of the traffic analysis which was completed by a licensed professional engineer and firm that acknowledged that traffic safety is being met for the surrounding properties.

Member Giles proposed in amending her previous motion, that they take no action on the item as presented for the reasons previously stated. Member Arend seconded the motion. Chairperson Isbell called for a vote, with members present voting as follows:

AYES:	Arend, Giles, McCauley-Blackburn, Gehle
NAYS:	Adams, Bry
ABSENT:	None
ABSTAIN:	None

The motion carried 4-2-0-0.

ACTION ITEMS

ITEMS FOR FUTURE AGENDAS

Mike Arend	Place 1 - None
Quincy Adams	Place 2 – None
Jillian Giles	Place 3 – None
David Bry	Place 4 - None
Cristy McCauley-Blackburn	Place 5 – Sec. 115-117-Tree List & Comp Plan
Karen Isbell	Place 6 - None
Sharon Gehle	Place 7 – None

ADJOURNMENT

With there being no further items to discuss, Chairperson Isbell adjourned the meeting at 9:04 p.m.

APPROVED: this the _________ day of ______________________, 2023.

SIGNED: this the 16th day of August, 2023.

APPROVED:
Karen Isbell /s/
Member

APPROVED: ______________________________
Karen Isbell, Chairperson

ATTEST:
ATTEST:
Cristy McCauley /s/
Secretary

NOTE: Original Audio Recording of this meeting is preserved and maintained by the City Secretary's Office.