



## MINUTES

for the  
SEAGOVILLE PLANNING AND ZONING COMMISSION

**Meeting scheduled to begin at  
6:30 p.m. on Tuesday, October 22, 2019**  
in the City Hall Council Chambers  
at 702 North U.S. Highway 175; Seagoville, Texas

Chairman Mike Dupuis called the meeting to order at 6:30 p.m.

Commissioners present: Commissioner and Chairman Mike Dupuis  
Commissioner Olu Olajimi  
Commissioner Charles Galbreth  
Commissioner Tommy Lemond

Commissioners absent: Positions 6 and 7 are vacant.

City Staff present: Community Development Director Ladis Barr  
Junior Planner Jennifer Bonner

Commissioner Galbreth was asked to lead the group in an invocation. Afterwards, he led those present in the Pledge of Allegiance.

Chairman Dupuis gave an opportunity for the public to comment on items not on the agenda. No one approached the podium.

- 1. Approval of Minutes:** Chairman Dupuis then asked if there were any corrections to the minutes from the October 15<sup>th</sup> meeting. Commissioner Olajimi moved to accept the minutes as presented. Commissioner Lemond seconded the motion. By a show of hands, the minutes were approved four (4) to zero (0).
- 2. Zoning Request Z2019-27: Public Hearing** Chairman Dupuis introduced the first item of business on the agenda at 6:32 pm. The chairman then opened the public hearing and asked for the staff report.

Jr. Planner Jennifer Bonner began by stating this item is for a proposed new subdivision.

Vice Chairman David Grimes arrived and took his seat.

Planner Bonner continued by stating that when the application was initially submitted, the property was owned by Mehrdad Ghafar and Kamil Navai. Since that date, the property has been sold to the developer Shepherd Place Homes. Mr. Pat Atkins of K.P.A. Consulting was designated as the representative on the original application and continues in that capacity with the new owner. The list of development regulations is included as a list in the agenda while their originally submitted format is provided as an exhibit. She states she will address each exhibit as she gets to it during her report. She then moved into the staff report. And covered the summary items provided on the first page of the report. Staff is recommending approval of the request with the condition that a 5-foot wide sidewalk is built along the new sections of Casa Grande Drive. All other streets will require 4-foot sidewalks. She moved on to page 2 where the request is compared to the Future Land Use Plan, Thoroughfare Plan, and Zoning Map. Under the Future Land Use Plan section, she added that the developer plans to make improvements to adjacent Casa Grande Park instead of taking the option to pay park fees of \$500 per lot that are then used by the City for park improvements somewhere in town. Under the Thoroughfare section, she explained that if Casa Grande isn't a thorough street, then a street will need to extend from Casa Grande to the northern end of the project as a Minor Collector. Moving onto Page 3 of the report where the review criteria began, she summarized the items with a "no" answer. Planner Bonner then gave a summary of the legal notices to the newspaper and adjoining property owners as well as the responses received. Pages 5 through 7 provides the table of land uses. She then covered the exhibits 2 through 8 – with focus on the many parts of Exhibit 5 which incorporates all of the application's supplemental documents. She did read a response letter handed to her tonight, but then Director Barr told her what she had read went with the next item on the agenda instead of the current item. She then stated she would be willing to answer any questions the Commissioners had.

Vice Chairman Grimes asked if there is a plan for park improvements and its timeline. Planner Bonner stated that the City has a park plan for Casa Grande and the developer will have to adhere to that plan. She continued by stating that the city's timeline for the park improvements would best be answered by Director Barr. Director Barr responded that if the developer decides to not do improvements to the park prior to the approval of their final plat, the he will be required to pay the \$500 per lot park fee. If improvements are made with the construction of the subdivision's infrastructure, then that fee will not be required. Vice Chairman Grimes asked when the payment is made – after the lot sells or ...? Director Barr stated that payment of the park fee is required prior to final plat, so prior to the sale of any lot – and the payment must cover every lot to be platted. The park plan was produced with the earlier development around the park so the developer will need to comply with that plan if improvements are made to the park. His only option to that is to pay the park fees when the development is ready to have its final plat approved.

Chairman Dupuis stated he couldn't read the elevations on the provided exhibit so asked if the areas with significant grade changes were floodplain. Planner Bonner stated that there is no floodplain on-site, but there are some significant drainage channels which will require

engineering. With the planned street alignment over the existing drainage channels, engineers are going to have to figure out how to make drainage under the street(s) coordinate with the other utilities that are also common along streets.

Commissioner Lemond asked about the 5-foot sidewalk. Is this only along the new parts of Casa Grande? Planner Bonner stated yes. Any future lengthening or widening of existing Casa Grande would also be required to install 5-foot sidewalks. She does not know if there is any sidewalk in this area, but she suspects not. The city cannot require a developer of new areas to provide these types of improvements outside the limits of their project.

There were no other questions from the Commissioners.

Chairman Dupuis asked if the applicant or his representative were asked if they had anything they wanted to say. Mr. Pat Atkins, K. P. A Consulting Inc. of Rockwall, Texas, came forward and introduced himself as the representative for the applicant – Robbie Hale, new property owner and developer/home builder under the business name of Shepherd Place Homes. He stated that he had been looking at this location for about a year to understand on how to build housing with the existing conditions and access to the south by looking at housing demand and marketing of the site if the project moves forward. Mr. Hale and he have worked with city staff to see what could be worked out. This development concept is new and different from what the previous owners were attempting to do. This plan will add land to Casa Grande Park and implement part of the planned improvements to the park. Drainage will move through the site to the northeast to a detention pond in a common area. Site accessibility will be primarily be provided by extensions of existing Shady Lane and Casa Grande Drive. Mr. Atkins is excited that after several months he can bring this plan forward with Robbie Hale Homes as the developer and homebuilder. The variation of home sizes will allow some flexibility as the market dictates changes. Even though the market-ability of this site doesn't have the traditional market-window from a major thoroughfare, the additions to the park improvements and the variety of housing options are expected to bring some vitalization to the area. Thankful for the help of staff input as they created this plan. He would be happy to answer any questions from the Commissioners or public if necessary. He would appreciate if the Commissioners could recommend approval of the plan.

Commissioner Olajimi asked if Mr. Atkins is alright with the requirement of the 5-foot sidewalks. Mr. Atkins stated that he and the developer are okay with the requirement. The nice thing about the sidewalk requirements is that they will provide an amenity and linkage to the park with this subdivision that unfortunately does not exist currently in this area. It will also help with the image of the park as the other improvements to the park are also added.

Vice Chairman Grimes asked if the houses will be similar in nature to those that the applicant/owner just completed a block away. Mr. Atkins stated that yes, these houses would be similar to those the Shepherd Place Homes built on Chase Lane, Woodside Lane, and Shadybrook Lane in Brook Valley 7 Phase 3. Vice Chairman Grimes said, "so the

houses would be the same size?" Mr. Atkins replied, "yes, or larger as determined by the buyer of each new home." Vice Chairman Grimes said, "If the buyer wants Mr. Hale to build a 3,000-square foot house, he would work with them to make it fit on one of the lots available." The vice chairman then asked about whether there would be a homeowner's association (HOA) with this development. Mr. Atkins replied yes.

There were no other comments or questions from the commissioners. The chairman asked if the owner/applicant/developer had anything to add. He replied, no as Mr. Atkins had covered everything for him.

The chairman asked for comments from the public.

The first person to come forward was Kandi Winchester from 1416 Shady Lane. Her comments were related to not seeing a school within this development. The schools are full. Where is the main access other than Farmers Road? That is a lot of traffic flowing down Casa Grande to Farmers Road. Casa Grande is only a 2-lane road. Director Barr interjected that traffic will also have the option of Thedford Road. Ms. Winchester, but that still hits Farmers Road. Her concern is the lack of a school. Director Barr responded that schools are controlled by Dallas Independent School District (DISD), not the City. He added DISD has been contacted with this application so that they are aware of the proposed number of houses – which predicts the number of additional students to the school district and its individual buildings. She said, so nothing for the existing homes will change – tax increase, new HOA, sidewalk requirements, etc.? Director Barr responded that is correct. What about needed increase for police for monitoring for theft, etc.? Director Barr stated that additional police officers are being added this year – but not specifically because of this development. Chairman Dupuis added that the fire department is building a second fire station not far from this location on Farmers Road. All supporting infrastructure for the city is increasing. Ms. Winchester then returned to her seat.

One additional person came forward, but once she identified herself and her address Director Barr stated that she needed to wait for the next item on the agenda. Planner Bonner had confused things earlier and that had created some confusion on when this individual needed to address the commission. She stated she would return then at the time of public comments with the next agenda item.

With no other public comments, the chairman closed the public hearing at 6:55 pm.

The chairman asked for a motion. Vice Chairman Grimes moved to recommend to City Council the approval with conditions of the request to change zoning for property located at 835 Thedford, being two (2) tracts described as Tract 4 consisting of 10± acres and Tract 16 consisting of 36± acres in the John D. Merchant Abstract 850, Seagoville, Dallas County, Texas from R-5, Residential Single Family, to PD-19-04 for a new residential subdivision with development regulations. The conditions of approval were the addition of 5-foot wide sidewalk along Casa Grande Drive with its pavement improvements. All other constructed

streets to have 4-foot wide sidewalks on both sides. Commissioner Olajimi seconded the motion. By a show of hands, the motion passed unanimously in favor (five to zero).

- 3. Zoning Request Z2019-30: Public Hearing** Chairman Dupuis introduced the next item on the meeting agenda. The chairman then opened the public hearing at 6:58 pm and asked for the staff report.

Jr. Planner Jennifer Bonner began by stating that the staff's recommendation that is circled on the staff report should be "Accept with Conditions" instead of "Accept" because the condition was added after the staff report had been written, but the circle didn't get moved. In the agenda comm, there is some background to the land that she covered first. The subject parcels already have a plan development associated with them. The current owners did not realize this when they bought the property. About 18 months ago, when a potential buyer of a second portion of the larger tract contacted the city and found out about the plan development regulations, was when the city found out that the property had been sold. The city then tried to work with the property owners. The 2 sets of property owners on this application tonight have found a developer interested in buying and developing both shares of the plan development. The commission will hear from him later in the meeting. She then moved onto the staff report. The plan development for this application was created by Ordinance 45-2003 in 2003. Stark Road is roughly the dividing line between the City of Dallas and the City of Seagoville at this location. Staff is not certain at this time which part of the road is in which city. All of the structures on the other side of Stark Road are definitely in Dallas. On this side of Stark Road, from this location south towards Highway 175, the structures are definitely in Seagoville. If you move north along Stark Road more than one house from the northern limits of the subject parcel, the city limits line starts to divide the lots and lands into both cities without any delineation on the ground of the line's location. Regardless of the city limits location, the applicant will have to widen, pave, and improve his portion of Stark Road within the limits of the development – and including a 5-foot wide sidewalk on this side of Stark Road. All other streets in the subdivision will have 4-foot wide sidewalks on both sides.

Planner Bonner then moved onto page 2 of the staff report where there are maps for comparing this request to the Future Land Use Plan, the Thoroughfare Plan, and the Zoning Map. She mentions that the City of Dallas areas are labeled on each of these plans and maps. To meet the requirements of the Thoroughfare Plan, additional right-of-way will be required for their portion of Stark Road. The amount to be required will be the applicant's "half" of the road – which is based on the location of the current center of roadway pavement, the location of the city limit line, and the amount of right-of-way that has already been dedicated along this portion of Stark Road. Robinwood Drive does also provide an access along the southwestern property line, but this concept does not plan to connect to Robinwood. On the Zoning Map, the location of the existing PD for this property can be seen in the blue color. Tonight's application just revises the development regulations and concept plan. There is no change to the size or shape of the area covered. Moving on to the review criteria on Page 3, she covered those items with a "no" answer. She then covered the legal notices and

responses received. She mentioned the land use table and went into detail on page 7 where there is a table that compares the existing PD 45-03 to a standard R-2 zoning district that the existing PD references for certain development criteria. This table also provides a comparison to the development regulations for the new proposed development regulations with tonight's application. After going into some detail for each of the development regulations (existing, standard, and proposed) in the page 7 table – primarily for the audience and not the commissioners who have it written in front of them, Planner Bonner moved on to the rest of the exhibits in the packet. All of the paperwork that was part of the application are included in Exhibit 6. The last page of the packet is attached to Exhibit 10 because it is the concept plan for the existing (2003) approved PD that we are looking at amending. You will see some similarities, but you can also see differences. She concluded by asking the commission if there was anything they had questions about or that they wanted more information on from her.

Commissioner Lemond asked about Exhibit 1 page 7 – specifically about exterior wall materials. Director Barr explained a state law that no longer allows cities to specify exterior building materials. The state law does state that the materials do need to meet the building code. Planner Bonner stated that until the validity of that state law is upheld through the various appeals it is currently facing, the city will not be able to enforce that portion of the city code. We cannot require masonry, but we can require materials that meet our adopted building code. We adopted the 2018 International Building Code in January of this year so that is the code that the exterior building materials will need to meet. Director Barr stated that we like to see masonry materials, but because of the state law, we can no longer require them.

Vice Chairman Grimes asked about the old concept plan on the last page of Exhibit 10. Planner Bonner mentioned the relocation of some of the cul-de-sacs from the middle to the eastern end of the development. Director Barr added these streets will also be wider than the previously proposed streets.

Chairman Dupuis asked the commissioners if there were any other questions for Planner Bonner. There were not.

Chairman Dupuis then asked the owners or their representative to come forward for a chance to respond to the staff report. Mr. Eric Luneborg, of CAL Ventures in Dallas, TX, came forward and introduced himself as the representative tonight and as the intended developer on this project. He thanked the commission for giving him a chance to speak. When he first looked at this development, he saw several things that just didn't look like they would functionally work. A lot of effort went into putting this concept together. He is aware through discussions with staff that the engineered size and shape of the detention pond may change the shape of the surround lots from what is being shown tonight. He also has been made aware of the Stark Road right-of-way requirements. By showing the lots all intentionally deeper than the code depth, it provides some flexibility in the lot in case the lots needed to be "shortened" to accommodate changes in the Stark Road right-of-way and/or

the detention pond's shape. This layout should not have any significant changes that won't let it work. There were no questions from the commissioners when Mr. Luneborg finished.

The chairman then opened floor for the public to come to the podium and speak.

First to come forward and introduce herself was Barbara Couch. She lives at 402 East Stark Road. She also owns the empty lot at 404 Stark Road between her house and the subject parcels. There is a barbed wire fence along this property line. She knew the Wagliardos, previous owners of both subject parcels, for most of her life as her parents bought her property in 1957. Her and her husband bought the property from her parents in 1968. She sees no way for Stark Road to be widened. Things are a zoo over there. When school lets out, Stark becomes a racetrack. There is noise all the time. School buses all come through there. There is new neighborhood on the other side Stark. There are so many cars at times, that they are lined up in front of her house because of the stop sign at Seagoville Road. People around there do not abide the speed zones and pay no attention to the stop signs. People run the stop signs like they do not exist. The teenagers burn the roads up. He has called the police several times to complaint about the speeds and traffic. She lost a son in 1972 in front of her house because of a speeding teenager, so definitely against people speeding on Stark. The road is only wide enough for 2 cars (one lane each direction). When someone gets in the middle of the road, there is nowhere to go to get out of the way. It is really bad. Right now the only access to the subject parcels is onto Stark Road near her house. If another access point isn't put in, the rest of the property backs up to quite a few other properties that are address on Seagoville Road, Ard Road, and Lynell Drive. There is nowhere else for them to go. It would be just too over-crowded. From the new development across the street, she has had one person come over and tell her that since the day he had moved in, there had been stealing and everything over there. Right across the street from her. He also told her there is dope over there and it is a mess. She doesn't want another situation like that right on her. She has been there a long time. She would really appreciate the commission considering this real hard. She then thanked the commission for letting her speak and then returned to her seat.

Chairman Dupuis asked if anyone else wished to speak.

Mr. Rickey Gaeke of 2707 Dakota Circle came forward and introduced himself. His lot is one of those lots in the top right corner of the concept plan on the screens. He agreed with Mrs. Couch. Stark is not wide enough to add... especially since they only plan to come in and out on Stark Road. That's a horrible idea. This plan looks like houses are packed in like cockroaches. That is not even a good design to put in our town. He likes Seagoville because it is kinda country and a little bit city. That looks like government housing – everything all packed in. And you said a few minutes ago, that you can't even enforce all brick exteriors. His house is all brick and stone. It looks nice. You said you can't do anything about it. Well, you don't have to approve the development. You can tell him that you can't build here. You can deny the request. Or you can make them abide by your rules to where the lots have to be bigger so there are fewer houses and not so crowded. And it makes people nice. No one

wants small yards, small houses, crammed in people, neighbors just 5-feet away. No one wants that. That's a lot more noise even behind his house. All these new kids just make noise all night long. He works all the time, but he has to hear their noise, their music, all hours of the night. This will be twice as much worse. He doesn't think this is a good business for any of Seagoville. Plus, grocery lines are crazy now. Add another 200-300 more people or houses. He understands we have to grow, but we can decide to grow smart. Make lot sizes bigger, nicer homes. Make people want to live here. You start making it trashy, small houses like government housing, no one wants to live by that. We can't keep forcing people to move farther and farther out when we all still have to work in Dallas. Those are his thoughts on this request. He would not like to see this happen. If you do it, then maybe revise the plan so there are fewer and bigger houses on bigger lots. Niceness, not clutter. This is how he thinks.

Chairman Dupuis asked if anyone else wished to speak.

Mr. Billy Woodruff of 2807 Seagoville Road next approached the podium and introduced himself. He agrees with the last 2 speakers. Being on Seagoville Road, he owns 6 acres. The development will be on his rear property line. It is chaos on Seagoville Road. You are talking about bringing in police officers. You need one station right there by this high school because like they were saying, it is a drag strip around there. All times of night you can lay in your bed and it sounds like a racetrack going down his road and Stark Road. He has been in the construction business for 25 years. He doesn't see the room from growth in this area. With the entrances and exits for this development and the high school being right there, and the new subdivision that is already there, how safe is that going to be for all of us? This development backs up to my property. We bought this property for the space it provided between us and our neighbors. Some space for privacy. You put this behind us all we are going to be able to see is rooftops. People playing loud music. Parties all of the time. We have trees over 100-year-old along the back side of our property. What is going to happen to all of these trees? The trees are divided between our property and this development. What is going to happen to them? That is our privacy. That is why we live in Seagoville. It is like they said earlier. A little bit country, a little bit city. This project is like putting an apartment complex in this city. That looks just like an apartment complex. That is ridiculous. He definitely would support large lots with bigger open areas, more presentable. With this plan you might as well put another apartment complex in. It is not safe. He just doesn't think we have room in that area. Seagoville is just growing too fast and we can't handle the demand of the people coming with the growth. The schools can't handle it nor can the streets. Seagoville Road was re-designed several years ago. Today it can't even handle the traffic now. Come and hang out for a week and see how bad and critical this has become. And you are trying to add another subdivision to an area that can't handle any more pressure. We are in an area - in this one little area - where we all kinds of crazy stuff at all times of day and throughout the night. There is no peace. Our 6-acres would be like living in a zoo. We would never stop hearing the chaos from a neighborhood that size with that many houses in it. I might as well be living in an apartment complex up on the highway if I was going to live next to something like that. My mother lives there with us. Our household

doesn't want to see it. I know the other neighbors here don't want to see it. We are all here because of our concerns. I know we need tax dollars. But if we are going to do something, do a different design to make it work. Roads or other buffers between the existing neighbors and the new development. Consider the trees that area going to cut done. The first any new subdivision does is go in and clear the trees. Little fruit trees are put back but those aren't trees. There are 100-year-old trees out there. What are we going to have when those are gone? We are steadily losing what Seagoville has been based upon. Country-life living. Nice living. Nice houses around. If you put this in, everyone might as well move back up into the City of Dallas and not live here in Seagoville. We as neighbors are here because we are concerned about our city. He doesn't want to look at rooftops, or hear people hooting, hollering, and partying all the time. Please just reconsider the request because of the noise and safety of everyone already in that area. There is no safety at all.

Chairman Dupuis interrupted Mr. Woodruff. He told him that the P&Z does not have the final say. That will be the City Council. If you would like to have your voices heard by those making the final decision, you will also need to attend that meeting. He then thanked Mr. Woodruff for his time, but his time to speak has expired.

The chairman then asked Planner Bonner what the date and time of the City Council meeting will be. She responded by stating that this item should be on the City Council agenda on November 18<sup>th</sup> at 6:30 pm. She continued by stating that a second letter would go out to the neighbors with the details of the meeting. Planner Bonner continued by stating that the work session for each City Council meeting starts at 6:30 pm. The regular session part of the meeting – where this item will be heard and discussed – starts afterwards, usually at about 7:00, but the time is dependent on how long it takes to complete the items on the work session.

Chairman Dupuis asked if anyone else wished to speak.

Mr. Luneborg returned to the podium and was recognized by the chairman to speak. He wished to respond to the comments he has listened to. He personally appreciated everything that has been said. The existing PD concept has the same number of lots as his proposal tonight, but doesn't account for drainage requirements that will have to be addressed by any developer of the property. Vice Chairman Grimes stated that he had a question for Mr. Luneborg. The concept doesn't show a connection to Robinwood Drive. Is there a way to look at that – providing another access point. Mr. Luneborg replied that they had not seen as necessary to connect to Robinwood because they were already providing 2 streets that would access Stark Road. They can go back and look at that though. Vice Chairman Grimes asks that they go back at look at this connection because of the amount of traffic that is existing in the area. He understands that widening Stark Road will be near to impossible to happen with DISD owning the land on other side of the road. Commissioner Olajimi asked about the total number of new houses that are planned with this concept. Mr. Luneborg replied 170 or 171. The previous (existing) PD for this land had more houses and lots and all of the lots were smaller than what he has proposed. Vice Chairman Grimes

asked about how many were added with the new subdivision across the street. Chairman Dupuis stated that doesn't matter because it is across the street in the City of Dallas.

With no other public comments, the chairman closed the public hearing at 7:30 pm.

Discussion amongst the commission began. Vice Chairman Grimes said he goes through this area every day. Traffic enforcement at the schools is partially the responsibility of the DISD. If they are not dealing with traffic, complaints and concerns should be made to not only Seagoville but also Dallas and the individual school's resource officers, who are supposed to help with traffic as part of their duties. These issues would also include blocking of traffic by parents parking along Stark Road, which has no shoulder or parking lane, as well as speeding/racing vehicles. Chairman Dupuis added that regardless of what school you go to, at drop-off and pick-up times there will be congestion. Unfortunately, with the school being in Dallas city limits, the City of Seagoville has no enforcement mechanism to make the school increase the size of their parking lots, added parking lanes, or even widen the street to increase pavement/lane width or add sidewalks. Vice Chairman Grimes added that Seagoville is not the only city growing in that area. Dallas has a new subdivision farther west on Seagoville Road that is currently under construction. Commissioner Olajimi said he would like Seagoville to grow. Vice Chairman Grimes stated the congestion around the schools has been bad for decades. Seagoville can't control the sizes of the houses or their construction across Stark Road in Dallas. We can only control the areas in Seagoville. Land and houses located on one side of the street affect the value of the land and houses on the other side of the street. The concept proposed tonight is proposing both larger lots and larger houses than the existing development regulations for the subject area. Commissioner Olajimi he had 2 questions. The first was to look to see if there a way to make other access points. Director Barr stated there is a 3<sup>rd</sup> access via a platted street into the subdivision to the south. Discussion continued until the chairman closed the discussion.

Chairman Dupuis asked the commissioners for a motion. Commissioner Lemond moved to recommend to City Council the approval with conditions of a request for zoning amendment for property located at 408 East Stark Road, being two (2) tracts described as Tract 1.1 consisting of 10±acres and Tract 1 consisting of 33.3±acres in the Herman Heider Abstract 541, Seagoville, Dallas County, Texas from PD-R2 (Plan Development with R-2 base zoning) to PD-19-05 to provide for an amended concept plan and new development regulation. The conditions of approval were 1) the improving and paving Stark Road within the limits of this development and 2) the addition of 5-foot wide sidewalk along Stark Road with its pavement improvements. All other internal streets to have 4-foot wide sidewalks on both sides. Vice Chairman Grimes seconded the motion. By a show of hands, the motion passed unanimously in favor (five to zero).

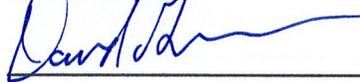
- 3. November 26<sup>th</sup> meeting: Discussion** Chairman Dupuis introduced the discussion about whether the P&Z wanted to keep, cancel, or re-schedule the regularly scheduled P&Z meeting for 2 days before the Thanksgiving holiday. Planner Bonner stated that she is needing to confirm that a quorum is going to be present for this evening. If a quorum will not

be present, she would need to know how the P&Z wanted to treat the items that might be submitted for the meeting schedule so that she could correctly advertise the meeting as well as any items on the agenda. After a short informal discussion, the commissioners were able to confirm that a quorum would be available as everyone plans to be in town for the holiday. Planner Bonner thanked everyone for checking their calendars.

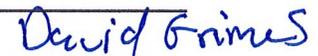
4. **December 24<sup>th</sup> meeting: Discussion** Chairman Dupuis introduced the discussion about whether the P&Z wanted to keep, cancel, or re-schedule the regularly scheduled P&Z meeting for the evening before the Christmas holiday. Chairman Dupuis recommends cancelling that meeting since most folks don't really expected to get these types of items to be resolved around this holiday. Planner Bonner stated the only reason she would suggest a re-scheduling would be if something had to be addressed as there will be 3 weeks between this scheduled meeting and the next scheduled meeting so January 2<sup>nd</sup> would be an option if that was needed. After a short discussion, the group agreed that cancelling the meeting would be best. Planner Bonner said someone will need to make a motion and second so that this action (officially cancelling the meeting) would be on the record. Vice Chairman Grimes moved to cancel the December 24<sup>th</sup> meeting of P&Z. The motion was seconded by Commissioner Lemond seconded the motion. By a show of hands, the motion passed five (5) to zero (0).
5. **Announcements:** Chairman Dupuis then read the list of upcoming city meetings. Planner Bonner stated that there are at least 2 items on the November 12<sup>th</sup> meeting agenda.

Chairman Dupuis adjourned the meeting at 7:44 pm.

**APPROVED:**



Mike Dupuis



Planning and Zoning Commission Chairman

**ATTEST:**



Jennifer Bonner, Jr. Planner and  
Planning and Zoning Commission Liaison