



## MINUTES

Planning and Zoning Meeting  
Municipal Court Building, 540 Civic Blvd  
January 08, 2024 at 6:00 PM

### Call Meeting to Order

#### PRESENT

Chairman Ransom Ellis  
Commissioner John Alexander  
Commissioner Brian Doubrava  
Commissioner Michael Mann  
Council Liaison Garry Wilson

#### ABSENT

Commissioner Jeff Hays  
Commissioner Cynthia Hyder

### Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Doubrava, Commissioner Mann

### Approve Minutes

- 1. Draft Minutes 11/13/23.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held November 13, 2023.

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Doubrava, Commissioner Mann

### Meeting Procedures

Patrick Ruiz read the Meeting Procedures.

### Public Hearings

- 2. REZN 24-001.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two Nine (0.29) Acres, Located at 1167 North Oakwood Avenue from Agricultural (AG) to General Commercial (C-2).

Staff report: Chris Tabor

Speakers in support: none

Speakers in opposition: none

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Doubrava, Commissioner Mann



- 3. REZN 24-002.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately 1.08 Acres, Located at 505 West Brookfield Street, from General Commercial (C-2) to Multi-Family (R-3).

Staff report: Patrick Ruiz

Speakers in support: Bo Appleberry

Speakers in opposition: none

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Doubrava, Commissioner Mann

### Other Business

- 4. SUBD-PRE 24-001.** Possible Vote to Recommend the Approval of a Preliminary Plat for Walker Heights, a Subdivision Consisting of Approximately 40.456 Acres Located at 7217 West Farm Road 182.

Staff report: Chris Tabor

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Doubrava, Commissioner Mann

### Citizen Participation

Speakers: none

### BUILDS Department Update

- 5. P&Z 101.** The Planning and Zoning Commission is a state mandated body that performs a very important function. P&Z 101 is an opportunity for Commissioners and BUILDS Staff to better familiarize themselves with the purpose and powers of the Planning and Zoning Commission. Each month Staff will introduce a new topic and provide a brief summary to the Commission. Depending on the given topic certain materials, supporting statutes, ordinances, and adopted documents will be provided and covered.

This month's topic: Commission Duties

Presentation: Chris Tabor

Next month's topic is Public Notice

### Adjournment

Motion made by Commissioner Alexander, Seconded by Commissioner Doubrava.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Doubrava, Commissioner Mann

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Chris Tabor, Principal Planner

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Ransom Ellis, Chairman