



## MINUTES

**Planning and Zoning Commission**  
**BUILDS Building, 4221 S. Wilson's Creek Blvd.**  
**May 12, 2025 at 6:00 PM**

### **Call Meeting to Order**

#### **PRESENT**

Chairman Ransom Ellis  
Commissioner John Alexander  
Commissioner Cynthia Hyder  
Commissioner Michael Mann  
Commissioner (Alt) Richard Copeland  
City Council Liaison Brian Fields

#### **ABSENT**

Commissioner Van Bridges  
Commissioner Brian Doubrava  
Commissioner Kami Means

### **Approve Agenda**

Motion made by Commissioner Mann, Seconded by Commissioner Alexander.  
Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Hyder, Commissioner Mann,  
Commissioner (Alt) Copeland

### **Approve Minutes**

- 1. Draft Minutes 2/12/25.** Possible Vote to Recommend Approval of the February 10, 2025 Meeting Minutes

Motion made by Commissioner Mann, Seconded by Commissioner (Alt) Copeland.  
Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Hyder, Commissioner Mann,  
Commissioner (Alt) Copeland

### **Meeting Procedures**

Associate Planner, Patrick Ruiz, read the meeting procedures.

### **Public Hearings**

- 2. ORD 25-002.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Chapter 420 Flood Damage Prevention.

Staff report presented by Patrick Ruiz, Associate Planner.

Speakers on behalf of the application: N/A  
Speakers in support of the application: None  
Speakers in opposition of the application: None

Motion made by Commissioner Hyder, Seconded by Commissioner (Alt) Copeland.  
Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Hyder, Commissioner Mann,  
Commissioner (Alt) Copeland

The public hearing was opened up by Chairman Ellis after the vote. All Commissioners verified their initial vote after the public hearing had closed.



- 3. REZN 25-002.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Nine Point Nine Acres, Located at 4297 S Wilson's Creek Boulevard, from Agricultural (AG) to General Commercial (C-3)

Staff report presented by Chris Tabor, Principal Planner.

Speakers on behalf of the application: N/A

Speakers in support of the application: None

Speakers in opposition of the application: None

Motion made by Commissioner Mann, Seconded by Commissioner (Alt) Copeland.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Hyder, Commissioner Mann, Commissioner (Alt) Copeland

- 4. REZN 25-003.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately One Point Six Nine Acres, Located at the 7700 Block of West Farm Road 174, from Local Commercial (C-1) to Multifamily Residential (R-3)

Staff report presented by Patrick Ruiz, Associate Planner.

Speakers on behalf of the application: Dan and Kathleen Williams

Speakers in support of the application: None

Speakers in opposition of the application: None

Motion made by Commissioner Mann, Seconded by Commissioner Hyder.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Hyder, Commissioner Mann, Commissioner (Alt) Copeland

### **Citizen Participation**

#### **Community Development Department Update**

Chris Tabor, Principal Planner, provided a brief update on that one commissioner seat will be vacant and the completion of the Shuyler Creek Trail.

#### **Adjournment**

Motion made by Commissioner Mann, Seconded by Commissioner (Alt) Copeland.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Hyder, Commissioner Mann, Commissioner (Alt) Copeland

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Chris Tabor, Principal Planner

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Ransom Ellis, Chairman