



MINUTES

**Planning and Zoning Meeting
Municipal Court Building, 540 Civic Blvd
August 12, 2024 at 6:00 PM**

Call Meeting to Order

PRESENT

Commissioner John Alexander
Commissioner Van Bridges
Commissioner Brian Doubrava
Commissioner Cynthia Hyder
Commissioner Michael Mann
Commissioner Kami Means
City Council Liaison Brian Fields

ABSENT

Chairman Ransom Ellis

Approve Agenda

Motion made by Commissioner Alexander, Seconded by Commissioner Mann.

Voting Yea: Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann, Commissioner Means

Approve Minutes

- 1. Draft Minutes 7/8/24.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held July 8, 2024.

Motion made by Commissioner Mann, Seconded by Commissioner Alexander.

Voting Yea: Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann, Commissioner Means

Meeting Procedures

Associate Planner Patrick Ruiz read the meeting procedures.

Public Hearings

- 2. REZN 24-013.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Twenty-Five (25) Acres, Located at the 1100 Block of North Main Street, from Agricultural (AG) to Medium Density Single-Family Residential (R1-M).

Staff report presented by Chris Tabor, Principal Planner.

Speakers on behalf of application: Chris Wynn



Speakers in support of application: None
Speakers in opposition of application: None

Motion made by Commissioner Mann, Seconded by Commissioner Hyder.
Voting Yea: Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava,
Commissioner Hyder, Commissioner Mann, Commissioner Means

- 3. REZN 24-014.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Four-Six (0.46) Acres, Located at 907 North Walnut Avenue, from Light Industrial (M-1) to Multi-Family Residential (R-3).

Staff report presented by Patrick Ruiz, Associate Planner.

Speakers on behalf of application: Keith Miller
Speakers in support of application: None
Speakers in opposition of application: None

Motion made by Commissioner Mann, Seconded by Commissioner Means.
Voting Yea: Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava,
Commissioner Hyder, Commissioner Mann, Commissioner Means

- 4. REZN 24-015.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Twenty-Four Point Three-Two (24.32) Acres, Located at 1 Convoy Drive, from General Commercial (C-2) to Heavy Industrial (M-2).

Staff report presented by Chris Tabor, Principal Planner.

Speakers on behalf of application: Ricky Haase
Speakers in support of application: None
Speakers in opposition of application: None

Motion made by Commissioner Mann, Seconded by Commissioner Alexander.
Voting Yea: Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava,
Commissioner Hyder, Commissioner Mann, Commissioner Means

Other Business

Citizen Participation

BUILDS Department Update

5. 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 months topic: Process and Procedures - Findings of Facts and Testimony Considerations.

Staff asked that the P&Z 101 topic be removed from the agenda.

Motion made by Commissioner Alexander, Seconded by Commissioner Mann.

Voting Yea: Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava,
Commissioner Hyder, Commissioner Mann, Commissioner Means

Adjournment

Motion made by Commissioner Mann, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Commissioner
Hyder, Commissioner Mann, Commissioner Means

Chris Tabor, Principal Planner

Ransom Ellis, Chairman