



MINUTES

Planning and Zoning Commission
BUILDS Building, 4221 S. Wilson's Creek Blvd.
July 14, 2025 at 6:00 PM

Call Meeting to Order

PRESENT

Chairman Ransom Ellis
Commissioner John Alexander
Commissioner Brian Doubrava
Commissioner Michael Mann
Commissioner Kami Means
Commissioner (Alt) Richard Copeland
City Council Liaison Brian Fields

ABSENT

Commissioner Cynthia Hyder

Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.

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

Approve Minutes

- 1. Draft Minutes 06/09/25.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held June 9, 2025.

Motion made by Commissioner Doubrava to table the Minutes of 06/09/25. Seconded by Commissioner Mann. Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Doubrava, Commissioner Mann, Commissioner Means, Commissioner (Alt) Copeland

Meeting Procedures

Associate Planner, Patrick Ruiz, read the meeting procedures.

Public Hearings

- 2. PDD 25-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Eighteen Point Four Nine (18.49) Acres, located at the 900 Block of S Colorado Ave From Frisco Square PDD to Frisco Square Amended Planned Development District (PDD).

Staff Report presented by Chris Tabor, Principal Planner.

Speakers on behalf of the application: Chris Wynn (on behalf)

Speakers in support of the application: None

Speakers in opposition of the application: Christine Kirby, Kevin Notz, William Springer, Debroah O'Neal, Tara Benson, Tracey Erickson.

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



3. VACA 25-007. Recommending the Approval of an Application to Vacate a Portion of East Will Street Right-of-Way (ROW) in Mason Ridge Phase I.

Staff Report presented by Patrick Ruiz, Associate Planner.

Speakers on behalf of the application: None
Speakers in support of the application: None
Speakers in opposition of the application: None

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

4. VACA 25-008. Recommending the Approval of an Application to Vacate an Existing Utility Easement in Lot 1 of Mason Ridge Phase I.

Staff Report presented by Patrick Ruiz, Associate Planner.

Speakers on behalf of the application: None
Speakers in support of the application: None
Speakers in opposition of the application: None

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

Citizen Participation

Community Development Department Update

Chris Tabor, Principal Planner, provided an update on incoming item applications for the upcoming Planning and Zoning Meeting.

Adjournment

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

Chris Tabor, Principal Planner

Ransom Ellis, Chairman