



PLANNING AND ZONING  
COMMISSION MEETING

AMENDED

TUESDAY, FEBRUARY 27, 2024 | 6:30 PM  
COUNCIL CHAMBERS | 1953 MUNICIPAL WAY  
(PRE-MEETING AT 5:30PM)

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Mike Allen, Chairman  
Tommy Ryals, Vice Chairman  
Brian Binzer

Larry Crawley  
Alan Tanner  
Thomas Lamb

Terrill Lane  
Kerri Pate  
Calvin Rumph

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

Approval of December 19, 2023, Planning Commission Minutes

Approval of January 23, 2024, Planning Commission Minutes

**AGENDA ITEMS**

**1. FP-2023-0142 - Resurvey Nickerson and Scott**

Address: 544 1st Street North

Owner: Ratanaubol Krieng Kri MD & Ubol MD C/O AH Alabaster, LLC

Applicant: David Acton Building Corp.

PIN: 13 7 35 4 001 005.000

Zoning: B-3 (Community Business District) & Medical Mile Overlay

Request: Subdivide 1 Parcel into 3 Parcels (10 lots into 3 lots)

**2. RZ-2023-0156 45-95 Daisy Lane**

Address: 45-95 Daisy Lane

Owner: Daisy Conrad & Sandra Collins

Applicant: Inkana Development

PIN: 23 6 14 2 002 023.000 & 23 6 14 2 002 024.000

Zoning: R-3 (Single Family Residential)

Request: Rezone from R-3 (Single Family Residential) to B-3 (Community Business District) for property to be used as climate-controlled storage.

**3. PZ-2023-0162 Lynn Rural Estate**

Address: 840 Hwy 24

Owner: Camden & Erin Spinks

Applicant: Camden Spinks/ Mitchell Wolfe  
PIN: 23 7 36 0 002 003.018  
Zoning: County  
Request: Pre-zone to A (Agriculture District)

4. **AX-2023-0163 Lynn Rural Estate**

Address: 840 Hwy 24  
Owner: Camden & Erin Spinks  
Applicant: Camden Spinks/ Mitchell Wolfe  
PIN: 23 7 36 0 002 003.018  
Zoning: County  
Request: Annex the property into the city limits.

5. **RZ-2023-0167 Hill Point**

Address: Southwest Corner of Mission Hill Rd and State Route 119  
Owner: Hossein Nilipour  
Applicant: Insite Engineering  
PIN: 23 6 23 3 001 007.001  
Zoning: R-3 (Single Family Residential)  
Request: Rezoning of the property from R-3 (Single Family Residential) to a mix of B-3 (Community Business District) and R-7 (Townhouse District).

6. **FP-2024-0015 Final Plat District 31**

Address: District 31 (Between Hwy 31 & I 65)  
Owner: API Highway 31, LLC  
Applicant: Arrington Engineering  
PIN: 23 1 01 1 001 018.000; 23 1 01 2 003 025.000, 025.001, 027.000, 028.000; 23 1 01 2 004 012.000, 016.001, 017.000, 019.000, 022.000, 024.000, 026.000, 026.001, 026.002, 027.000, 029.000; 23 1 01 3 001 001.000, 002.000, 003.000 004.000, 005.000, 006.000, 007.000, 009.001, 010.000, 011.000, 012.000, 012.002, 032.000, 033.000, 033.001, 034.000, 034.001  
Zoning: MXD  
Request: Combine 34 Parcels into 1 Parcel with vacation of right of way

7. **ZT-2024-0017 Zoning Book Amendments Feb 2024**

Amend the Zoning Ordinance to include Boarding Houses

**OTHER BUSINESS**

Review the required notification items for each type of Planning and Zoning Commission cases.

Discussion of the boundaries for the State Route 119

The next regularly scheduled meeting date is March 26, 2024

**ADJOURN MEETING**