



## MINUTES

Planning and Zoning Meeting  
Municipal Court Building, 540 Civic Blvd  
May 13, 2024 at 6:00 PM

### Call Meeting to Order

PRESENT

Chairman Ransom Ellis  
Commissioner John Alexander  
Commissioner Van Bridges  
Commissioner Brian Doubrava  
Commissioner Cynthia Hyder  
Commissioner Michael Mann  
Commissioner Kami Means  
Council Liaison Garry Wilson

### Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.

Voting Yea: Chairman Ellis, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder,  
Commissioner Mann, Commissioner Means

Voting Abstaining: Commissioner Alexander

### Approve Minutes

- 1. Draft Minutes 4/8/24.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held April 8, 2024.

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.

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

### Meeting Procedures

Presented by Patrick Ruiz.

### Public Hearings

- 2. REZN 24-006.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two-Three (0.23) Acres Located at 935 and 937 North Main Street, from Light Industrial (M-1) to Two-Family Residential (R-2).

Staff Report presented by Chris Tabor, Principal Planner.

Speaking on behalf of application: none

Speaking in support of application: none

Speaking in opposition of application: none



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

- 3. REZN 24-007.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two-Three (0.23) Acres Located at 936 and 938 North Walnut Avenue, from Light Industrial (M-1) to Two-Family Residential (R-2).

Staff Report presented by Chris Tabor, Principal Planner.

Chairman Ellis made a motion to accept the staff report for REZN 24-006 into the record for this item with exception of the property address. Commissioner Doubrava seconded the motion.  
Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann, Commissioner Means

Speaking on behalf of application: none  
Speaking in support of application: none  
Speaking in opposition of application: none

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

- 4. REZN 24-008.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two-Three (0.23) Acres Located at 918 North Walnut Avenue, from Light Industrial (M-1) to Medium-Density Single-Family Residential (R1-M).

Staff Report presented by Patrick Ruiz.

Speaking on behalf of application: none  
Speaking in support of application: none  
Speaking in opposition of application: none

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

- 5. REZN 24-009.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two-Three (0.23) Acres Located at 916 North Walnut Avenue, from Light Industrial (M-1) to Medium-Density Single-Family Residential (R1-M).

Staff Report presented by Patrick Ruiz, Associate Planner.

Chairman Ellis made a motion to accept the staff report for REZN 24-008 into the record for this item with exception of the property address. Commissioner Doubrava seconded the motion.  
Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann, Commissioner Means

Speaking on behalf of application: none  
Speaking in support of application: none  
Speaking in opposition of application: none

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

- 6. REZN 24-010.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two-Three (0.23) Acres Located at 914 North Walnut Avenue, from Light Industrial (M-1) to Medium-Density Single-Family Residential (R1-M).

Staff Report presented by Patrick Ruiz, Associate Planner.

Chairman Ellis made a motion to accept the staff report for REZN 24-008 into the record for this item with exception of the property address. Commissioner Doubrava seconded the motion.  
Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann, Commissioner Means

Speaking on behalf of application: none  
Speaking in support of application: none  
Speaking in opposition of application: none

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

- 7. REZN 24-011.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two-Three (0.24) Acres Located at 480 East US Hwy 60, from Two-Family Residential (R-2) to Local Commercial (C-1).

Staff Report presented by Chris Tabor, Principal Planner.

Speaking on behalf of application: Caleb Freeland  
Speaking in support of application: none  
Speaking in opposition of application: Christine Kensinger

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

- 8. PDD 24-002.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Forty (40) Acres, Located Northwest of the Intersection of West Farm Road 170 and South Farm Road 101 From Boyce Mixed-Use Planned Development District (PDD) to Boyce Mixed-Use Amended Planned Development District (PDD)

Staff Report presented by Chris Tabor, Principal Planner.

Speaking on behalf of application: none  
Speaking in support of application: none  
Speaking in opposition of application: none

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

### **Other Business**

### **Citizen Participation**

### **BUILDS Department Update**

9. **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 - Non-conforming Land, Uses, and Buildings

Presented by Chris Tabor.

### **Adjournment**

Motion made by Chairman Ellis, Seconded by Commissioner Hyder.

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

Meeting adjourned at 7:05 PM.

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Chris Tabor, Principal Planner

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Ransom Ellis, Chairman