



**MINUTES
PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 21, 2024
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
REGULAR MEETING
6:30 P.M.**

CALL TO ORDER

Chairperson Karen Isbell called the meeting to order at 6:37 p.m.

ROLL CALL

Sebastian Posada	Place 1, Member
Quincy Adams	Place 2, Secretary
Jillian Giles	Place 3, Vice-Chairperson
Vacant	Place 4, Member
Darlene Chavious	Place 5, Member
Karen Isbell	Place 6, Chairperson
Sharon Gehle	Place 7, Member

And

Jan Hill	City Council Place 7 Liaison
Randy Richards	Assistant Director of Public Works
Jeannette Garcia	Planner I
Pat Shelbourne	City Council Place 1 Secondary Liaison
Cris Blackburn	City Council Place 2 Member
Art Miner	Mayor

PRESENTATIONS

PUBLIC COMMENT

Chairperson Isbell called for Public Comment, and there were no participants requesting to speak.

PUBLIC TESTIMONY FOR ACTION ITEMS

Chairperson Isbell called for Public Testimony for action items. and there were no participants requesting to speak.

ANNOUNCEMENTS

CONSENT AGENDA

1. Consider action to approve the meeting minutes of the August 21, 2024, Regular meeting of the Planning and Zoning Commission

Chairperson Isbell entertained a motion. Member Adams made a motion to approve the May 15, 2024 minutes as presented and Member Gehle seconded the motion.

With there being no discussion, Chairperson Isbell called for a vote, with members present voting as follows:

AYES: Posada, Adams, Giles, Chavious, Gehle
NAYS: None
ABSENT: None
ABSTAIN: None

The motion carried 5-0-0-0.

PUBLIC HEARING

1. SUP.24-04: Public hearing to receive comments for or against a request for a specific use permit at the property known as Lot 3R3 Block 1, of the Stringer Addition; and consider action on a final report to allow for building materials sales and retail secondhand sales in a General Business (GB) zoning district. The subject property is located north of High Lawn Terrace, south of Bursey Road and west of Rufe Snow Drive. Owner: Owens-Stringer Inc. Applicant/Agent: Jason Eggenburger on behalf of Trinity Habitat for Humanity ReStore.

Chairperson Isbell introduced Jeannette Garcia to present Case No. SUP.24-04. Jeannette introduced the item as a request for a specific use permit to allow for a building material sales and Retail Secondhand sales.

Staff also introduced the Habitat for Humanity team, to include:

Gage Yager, CEO
Cody Hamilton, Senior Director of ReStores
Steve Smith, Land Development and Real Estate Director
Jason Eggenburger, Architect with 97w

A brief presentation was shared by the Habitat for Humanity team.

Chairperson Isbell asked the members if they had any questions.

Commission Member Gehle inquired about semi-trucks being allowed in the city and inquired if the uses required application for a specific use permit. Assistant Public Works Director shared that semi-trucks are allowed in the city and must follow the approved truck routes. He also confirmed that the two uses, building material sales and retail secondhand sales, require application for specific use permit for the designated zoning district.

With the introduction of the case being completed, and there being no other questions, Chairperson Isbell opened the public hearing at 7:03 p.m.

With there being no one wishing to speak, Chairperson Isbell closed the public hearing at 7:04 p.m.

ACTION ITEMS

1. SUP.24-04: Consideration of a request from Trinity Habitat for Humanity ReStore for a specific use permit on a property commonly known as Lot 3R3 Block 1 of the Stringer Addition; and consider action to allow for building material sales and retail secondhand sales in a General Business (GB) zoning district. Owner: Owens-Stringer Inc. Applicant/Agent: Jason Eggenburger on behalf of Trinity Habitat for Humanity ReStore.

Chairperson Isbell entertained a motion for recommendation of the item. Member Adams made a motion to approve the item as presented and Member Chavious seconded the motion.

With there being no discussion, Chairperson Isbell called for a vote, with members present voting as follows:

AYES: Adams, Chavious
NAYS: Posada, Giles, Gehle
ABSENT: None
ABSTAIN: None
The motion was denied 2-3-0-0.

ITEMS FOR FUTURE AGENDAS

Sebastian Posada	Place 1 - None
Quincy Adams	Place 2 - None
Jillian Giles	Place 3 - None
Vacant	Place 4 - None
Darlene Chavious	Place 5 - None
Karen Isbell	Place 6 - None
Sharon Gehle	Place 7 - STR Rentals; Carports

ADJOURNMENT

With there being no further items to discuss, Chairperson Isbell adjourned the meeting at 7:07 p.m.

APPROVED: this the 16th day of October, 2024.

SIGNED: this the 16th day of October, 2024.

APPROVED: J. Giles /s/ *in place of Karen Isbell*
Karen Isbell, Chairperson

ATTEST: J. Garcia /s/ *for Quincy Adams*
Quincy Adams, Secretary

NOTE: Original Audio Recording of this meeting is preserved and maintained by the City Secretary's Office.