

Agenda for the Meeting

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Previous Meeting Minutes from 8-26-2024**
4. **Old Business** - None
5. **New Business**
 - a) Case Number 2024-139 is a site plan review for a new building at the Hamilton Apartments at 4375 Highway 51 North, on land consisting of 32.67 acres, in the Turman Farms Planned Unit Development, constructed by Rozier Construction Company.
 - b) Case Number 2024-145 is a request to revise the plat for Read Subdivision, land zoned A-R, of approximately 9.91 acres, by applicant Jones-Davis & Associates.
 - c) Case Number 2024-109 is a request for a variance for the height of a fence at 5525 Farnell Drive, on land consisting of 0.22 acres, under R-10 zoning, by the landowner, Odette Blancas Cruz.
6. **Other Business** – None
7. **Adjournment.**

Start of the Items/Cases Portion of the Minutes –

Planning Commissioners present – Chad Engelke (Chair), Kirby Carter, Jimmy Stokes, Jessie Ware, and Chigger White. **Absent** – Calvin Freeman, Clara Kirkley, and Janice Vidal.

City Staff – Andrew Hockensmith, Planning Director; Jonathan Ryan, IT Systems Engineer II
Attendees –Chance Walker, Paul Brar, and residents from Rolling Hills Subdivision

Items 1 and 2. The Chair called the meeting to order at 6:00 p.m. The Secretary called roll with all planning commissioners present except for commissioners Freeman, Kirkley and Vidal. The Pledge of Allegiance was led by the Chair and recited by those in attendance.

Item 3. Approval of minutes from the 8-26-24 Planning Commission meeting.

Motion - approve minutes – Ware. **2nd** – Stokes. **Vote:** Motion passed, 3-0 with one abstention (White).

4. Old Business – None

5. New Business.

a) Case Number 2024-139 is a site plan review for a new building at the Hamilton Apartments at 4375 Highway 51 North, on land consisting of 32.67 acres, in the Turman Farms Planned Unit Development, constructed by Rozier Construction Company.

The Chairman announced Case Number 2024-113 to be heard and asked if the applicant was present. Seeing no one present to represent the applicant, discussion ensued about tabling the case until the next meeting when the applicant could appear.

Motion – Carter: Motion to table Case Number 2024-139 until the next Planning Commission Meeting.

2nd - Stokes. Vote Passed, 4-0

b) Case Number 2024-145 is a request to revise the plat for Read Subdivision, land zoned A-R, of approximately 9.91 acres, by applicant Jones-Davis & Associates.

The Chairman announced Case Number 2024-145 to be heard and called upon the Planning staff to begin the presentation for the case. Director Hockensmith presented the details of the case, beginning with the current zoning and existing layout of the property. The zoning for the current 3 parcels that are to be combined is A-R, as well as the surrounding parcels. The existing lots are of differing sizes along the length of the property with each parcel having access to Desoto Road. However, the layout of the existing structures and driveway expand across the internal borders of the three parcels, treating them as though the three parcels are already combined. The proposed plat shows the dissolution of interior lot boundaries, resulting in a single rectangular parcel. The combined lot will be larger than 1 acre and will meet the yard setback requirements for the zone. Director Hockensmith then went through the plat requirements for subdivision design standards and concluded that this revision to the plat creates a much simpler situation than the existing shapes of the property lines. The current property lines will be removed to create one large rectangular lot, which is far more desirable than multiple flag lots next to each other.

Upon completion of the staff presentation, the Chairman asked if any of the Planning Commissioners had any questions. No questions were asked of the director or the applicant.

Motion – Carter: After review of Case Number 2024-145, a request to revise the plat for Read Subdivision, land zoned A-R, of approximately 9.91 acres, by applicant Jones-Davis & Associates, the Planning Commission APPROVES the presented plat revision.

2nd – Stokes. Vote Passed, 4-0

- c) Case Number 2024-109 is a request for a variance for the height of a fence at 5525 Farnell Drive, on land consisting of 0.22 acres, under R-10 zoning, by the landowner, Odette Blancas Cruz.

The Chairman announced Case Number 2024-109 to be heard and asked if the applicant was present. Seeing no one present to represent the applicant, discussion ensued about tabling the case until the next meeting when the applicant could appear.

Motion – Stokes: Motion to TABLE Case Number 2024-109 until the next Planning Commission Meeting.

2nd – Carter. Vote Passed, 4-0

6. Other Business – None

7. Adjournment.

Chair – Called for a motion to adjourn.

Motion – Stokes: Adjourn the meeting at 6:18 p.m. **2nd – Carter. Vote:** Motion passed, **4-0.**