

**MINUTES OF PLANNING AND ZONING  
COMMISSION MEETING TUESDAY, DECEMBER 13, 2005**

MEMBERS PRESENT: DR. JOHN GAGE, DAVID WRIGHT, BILL WILLIAMS,  
JAN RUSSELL

MEMBERS ABSENT: LUPE LOZANO, RANDY JONES

STAFF PRESENT: MIKE LAND AND DIANA HENSLEY

VISITORS PRESENT: SEE LIST

MEETING OPENED: 4:00 P.M.

**The First item** of business was to call the meeting to order and declare a quorum.

**The Second item** Citizen Comments- none were presented.

**The Third item** of business was Approval of the minutes from meeting of November 8, 2005.

Dr. Gage made the motion to approve the minutes as presented. Jan Russell seconded the motion and the motion carried with the following vote:

AYES: Gage, Wright, Russell, Williams

NAYES: None.

ABSENT: Jones, Lozano

**The Fourth item of business- Specific Use Permit.** To consider and make a recommendation to the City Council for a Specific Use Permit for a Day Care Facility located at 1811 East California Street. Submitted by Temple Baptist Church. Case Number PZ-32-05.

David Wright made a motion to recommend the Specific Use Permit as presented, seconded by Jan Russell

The motion carried by the following vote:

AYES: Gage, Wright, Russell, Williams

NAYES: None

ABSENT: Jones, Lozano

**The Fifth Item of Business- Zoning District Change.** To Consider and make a recommendation to the City Council for a Zoning District Change for property located at 708 North Morris Street, from (SF-3) Single Family Dwelling – 3 to (C) Commercial. Submitted by America’s Car Mart, Inc. Case Number PZ-33-05.

City Manager Mike Land recommended Approval as presented.

Jan Russell made a motion for approval, Seconded by Bill Williams.

The motion carried by the following vote:

AYES: Williams, Russell, Wright, and Gage

NAYS: None

ABSENT: Lozano, Jones

Motion passes:

**The Sixth Item of Business- Zoning District Change.** To consider and make a recommendation to the City Council for a Zoning District Change for property located at 418 South Taylor Street, from (SF-4) Single Family Dwelling – 4 to (4f) Four Family. Submitted by Jerre Frazier. Case Number PZ-34-05.

Mike Land City Manager recommended denial to the Commission

Jan Russell stated the density is to great, also parking issues, and spot zoning.

Jan Russell made a motion to deny the Zoning District Change as presented and David Wright Seconded the motion.

The motion carried by the following vote:

NAYES: None

AYES: Williams, Russell, Wright and Gage

ABSENT: Lozano, Jones

**The Seventh Item of Business- Highway 82 Ordinance.** To consider and make a recommendation to the City Council on an Ordinance for the regulation of the U.S. Highway 82 Development Corridor.

Mrs. Jan Russell made several recommended changes.

Dr. Gage made a motion the Highway 82 regulation Corridor be approved with the amendments as presented by Mrs. Jan Russell. Mrs. Jan Russell seconded the motion.

The motion carried by the following vote:

AYES: Williams, Russell, Gage and Wright

NAYES: None

ABSENT: Lozano, Jones

**Item# 8 Discussion only item. Drafting of a Tree Protection Ordinance.** City Manager Mike Land stated that this is the first draft and it will be placed on the January P&Z Agenda.

**Item #9 Staff Briefing**

The meeting adjourned at 4:47 p.m.