

**MEDINA MUNICIPAL/REGIONAL
PLANNING COMMISSION MEETING
MONDAY, DECEMBER 11, 2023
5:30 PM**

I. DETERMINATION OF QUORUM AND CALL TO ORDER

Jonathan Roland called the meeting to order and determined a quorum. Present were Vance Coleman, Chad Nunnery, Jonathan Roland and Sam White. Grayson Chandler and Sam Gilley were absent.

II. REVIEW AND APPROVAL OF MINUTES

A quorum of members that attended the November meeting were determined to be present and those meeting minutes were approved by a unanimous vote.

III. CITIZENS COMMENTS

None

IV. NEW BUSINESS

A. Site Plan – Medina Fuel Center: A site plan was submitted for the construction of a proposed convenience store at the southwest corner of Highway 152 and Old Medina Street. After comments from the staff planner and city engineer, a motion was made by Vance Coleman to table this item until the next meeting in order to get additional information provided to the city engineer so that he can review the traffic study performed by the developer. The motion was seconded by Jonathan Roland and approved by a unanimous vote.

B. Final Plat – Crosswynd Subdivision – Section 3B: A final plat was submitted for the creation of 5 lots in Crosswynd Subdivision located on the east side of Blackmon Street. The construction drawings for this phase were approved on March 13, 2023. The city engineer recommended establishing a performance bond in the amount of \$15,310.00. A motion was made by Vance Coleman to approve the final plat after establishing a performance in the amount of \$15,310.00. The motion was seconded by Chad Nunnery and approved by a unanimous vote.

C. Discussion on potential zoning amendments to allow less restrictive lot requirements: Two separate requests have been made by developers which would allow for less restrictive lot requirements for new residential developments. The board members had discussions with Kevin Clark and Shane McAlexander discussing various options that would create a zone that would allow for less expensive homes.

Chad Nunnery made a motion to resubmit an ordinance creating a Zone R-1B (High Density Single Family Residential) District. The motion was seconded by Jonathan Roland and approved by a unanimous vote.

- D. Discussion on potentially updating land use plan components:** The staff planner proposed updating the components of the city's land use plan. The commission agreed that this would be beneficial and the staff planner will proceed with the update.

V. OLD BUSINESS


None

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

Meeting Adjourned

A handwritten signature in black ink, appearing to read "Dan White".