

Planning Commission Regular Minutes  
January 20, 2025

I. Call to Order

Chairman Hancock called the Douglas Planning and Zoning Commission to order at 5:30 p.m.

II. Pledge of Allegiance

Chairman Hancock led the assembly in the Pledge of Allegiance.

III. **Roll Call**

Roll call was taken with the following City Council members present: Jay Hancock, Robin Velasquez, Dave Patterson, Carl Kosters. Scott Bauman was absent.

IV. Approval of the Agenda for January 20, 2025

Commissioner Robin Velasquez moved to Approve. Seconded by Commissioner Carl Kosters. Motion 4-0.

V. Approval of the Minutes for November 18, 2024

Commissioner Dave Patterson moved to Approve. Seconded by Commissioner Robin Velasquez. Motion 4-0.

VI. **Election of Officers**

Commissioner Robin Velasquez moved to Approve Jay Hancock as Chairperson and Scott Bauman as Vice Chair. Seconded by Commissioner Dave Patterson. Motion 3-0.

VII. Planning and Zoning Matters

A. VAC 01-25: Petition by Statewide Affordable Housing to Vacate public walkway between Lots 5 & 6, Block 6, Riverbend Addition.

Chairman Hancock opened the public hearing at 5:36 p.m. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan. Staff recommendation was for approval. The applicant was not on hand to answer any questions. There were no public comments. Chairman Hancock closed the public hearing at 5:36 p.m. Commissioner Robin Velasquez moved to Approve. Seconded by Commissioner Dave Patterson. Motion 4-0.

B. CCSUB 01-25: Application by Jay Darrell Locke, JDL Service, LLC for a Major Subdivision at 120 Golf Course Road.

Chairman Hancock opened the public hearing at 5:37 p.m. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan. Staff recommendation was not for approval as there is no legal access to the property. The applicant was not on hand to answer any

questions. There were no public comments. Chairman Hancock closed the public hearing at 5:42 p.m. Commissioner Robin Velasquez moved to Table until legal and emergency access can be obtained. Seconded by Commissioner Carl Kusters. Motion 4-0.

- C. SUB 01-25: Application by Wagonhound Land and Livestock for a Subdivision at Seven Trails Commerce Center, Parcels 5 & 7.

Chairman Hancock opened the public hearing at 5:45 p.m. Director Chaffin reviewed the location, zoning data, surrounding land uses, and compliance with the Douglas Master Plan. Staff recommendation was for approval. The applicant was not on hand to answer any questions. There were no public comments. Chairman Hancock closed the public hearing at 5:48 p.m. Commissioner Dave Patterson moved to Approve. Seconded by Commissioner Robin Velasquez. Motion 4-0.

#### VIII. Code Considerations

Director Chaffin reviewed upcoming ordinances making changes to fence code, repeat code compliance offenders, and the bond schedule for code compliance offenses.

#### IX. Staff Report – City Council Action on Forwarded Items

Director Chaffin reported that the City Council voted to approve this matter with Planning and Zoning Commission recommendations.

- A. SUB 02-24: Application by Statewide Affordable Housing for a Major Plat Amendment to Vacate and Replat Riverbend Addition, Block 5, Lots 17-19 into Lots 39-48.

#### X. Adjournment

There being no other business, Chairman Hancock called for a motion to adjourn the meeting. Councilperson Carl Kusters moved to Adjourn. Seconded by Councilperson Dave Patterson. Motion 4-0. Chairman Hancock adjourned the meeting at 5:52 p.m.

Jay Hancock, Chairman

ATTEST:

Heidi McCullough, Secretary

Published: DATE