



DEPT. OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

PLANNING COMMISSION MEETING AGENDA

JANUARY 21, 2025

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/89982341163](https://us02web.zoom.us/j/89982341163)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/89982341163](https://us02web.zoom.us/j/89982341163)

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/81732276505](https://us02web.zoom.us/j/81732276505)

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AGENDA

CALL TO ORDER:

ROLL CALL:

DECLARATION OF ABSTENTION:

MINUTES:

- a. January 7, 2025

REPORTS :

- a. Staff - Unified Development Code Refresher - Rezones
- b. Commissioners

PUBLIC FORUM:

Public testimony on any issue not listed on the agenda may be provided at this time. Public hearing is offered at this time for select consent agenda items noted below:



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a. Beauty 4 Ashes Investments Rezone

Approving a rezone subject to standard review at 721 W. Persimmon Street from the T4.1 (Neighborhood Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Amber Long

REPRESENTED BY: Ben Fernando

CONSENT AGENDA:

The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

a. Beauty 4 Ashes Investments Rezone

Approving a rezone subject to standard review at 721 W. Persimmon Street from the T4.1 (Neighborhood Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Amber Long

REPRESENTED BY: Ben Fernando

REGULAR AGENDA - ITEMS REMOVED FROM CONSENT:

The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

REGULAR AGENDA - OLD BUSINESS:

NO ITEMS.

REGULAR AGENDA - NEW BUSINESS:

a. Dung Nguyen & Xinh Dinh Le Rezone

A rezone request subject to enhanced review at 315 S. Promenade Boulevard from the T2 (Rural) zoning district to the T5.1 (City Low-Intensity) zoning district.

STAFF: Amber Long

REPRESENTED BY: Will Kellstrom

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:

CALL TO ORDER BOARD OF ADJUSTMENT:

a. Hoskins S. 26th Street Variance



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Requesting a variance from the Unified Development Code on 1.81 acres southeast of the intersection of S. 26th & S. 27th Streets in the HC (Highway Commercial) zoning district.

STAFF: Amber Long

REPRESENTED BY: Geoff Bates