

**THE RAVENNA CITY PLANNING AND ZONING COMMISSION  
FOR THE PURPOSE OF REGULAR MEETING**

<b>DATE OF MEETING</b>	<b>November 12, 2024</b>
<b>TIME OF MEETING:</b>	<b>7:00 PM</b>
<b>LOCATION OF MEETING:</b>	<b>Ravenna City Hall 103 N. Main St.</b>
<b>TYPE OF MEETING:</b>	<b>Regular Planning and Zoning Meeting Agenda</b>

Transcribed on November 14, 2024  
Quorum met

**1. Call to Order at 7:07 PM**

Mark Owens-Chairman  
Christie New  
Claude Lewis  
Jeff Peeler

**2. Public Comments:**

**3. Consent Agenda:**

All matters listed under item 3, Consent Agenda are considered routine by the Planning & Zoning Commission and will be enacted by one motion. There will not be a separate discussion of these items. Approval of the Consent Agenda authorizes the Chairman to execute all matters necessary to implement each item. Any item may be removed from the Consent Agenda for separate discussion and consideration by any member of the Planning & Zoning Commission.

A. Consideration and possible action to approve meeting minutes for the Regular Meeting held on September 10, 2024-Pat Patterson, City Secretary

(Claude) I make a motion that we approve the Consent Agenda.

(Christie) I second that.

(Mark) Motion by Claude and Christie seconds all in favor say "I" (All approved the motion.)

**4. Discussion of the beginning of mapping the city into appropriate use zones on our "Map", and preparing for public hearings before making recommendations to the city council.**

(Mark) I think that we should recommend to the council that everything along 274 from Cedar Street down to Maple Street down to the East side of the road should probably be mixed use. What say you people?

(Jeff) Most cities that I have ever been in have always been mixed.

(Mark) You realize one side is mostly residential and the opposite is business.

The definitions of uses were discussed and explained. It was explained how it would affect the community. It was also having dimensions determining the limits of what could be businesses. The dimensions of each plot were drawn out and discussed.

Areas were discussed about what businesses needed to come in and what needed to stay away.

There were concerns that the Ag designation might be lost. After discussion a solution was established.

(R-1) Residential Mixed Use – Blue

(AR) Agriculture Mixed Use – Green

(C-1) Local Commercial – Red

General Commercial

(CMU) Commercial Mixed Use

(R-2) Single Duplex on a lot

Lot sizes were discussed for residents for septic requirements according to TCEQ.

5. Discussion on the annexation of property outside the city limits that will involve multiple properties.  
We are still in an annexation freeze that is ongoing.  
The city has no intentions of opening up more area at this time.  
A discussion was brought up about having a city septic system.

### **5. Adjournment**

(Claude) I make a motion that we adjourn.

(Christie) I second that motion.

(Mark) All in favor. Everyone said "I".

Meeting was adjourned at 7:42 PM.