

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

<b>DATE OF MEETING</b>	<b>August 12, 2025</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 August 14, 2025

## **1. Call to Order.**

Mark Owens-Present

Christie New-Present

Claude Lewis Jr.-Present

## **2. Public Comments:**

No Public Citizens to make moments.

## **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 April 8, 2025-Pat Patterson, City Secretary

(Claude) I make a motion that we approve the meeting minutes.

(Christie) I second that.

(Mark) Approved unanimously at 7:02PM

**4. Discuss and decide on specific zoning recommendations according to the following State regulations and statues: Business and Commerce Code; Title 5. Regulation of Business and Services; Subtitle C. Business Operations; Chapter 102. Sexually oriented Businesses; Subchapter A. Restriction on owners, managers, or employees of sexually oriented businesses. Di Hopkins was a guest for the meeting.**

Went over the State regulations and statues of the Business and Commerce Code and the cost of applying for permits.

Discussed what the county was going through with the battery storage and hopefully could stop it. As well as the businesses that have come and gone.

It was discussed that the SOB needed to be very detailed to perhaps discourage anyone wanting to put a business of this type in Ravenna. The information was taken from the DFW area.

Make it commercial property and then assign a place if someone wanted to come in with the business.

Need an application process to change the zoning. They also discussed what can be in the building and can be served on premises as well as the background checks.

Also, it needs a public hearing of any changes so that the residents can vote of whether or not to have a certain business there.

I (Mark) propose that we use the Dallas information for our own.

We want to take the designation of the three lots (C1 area) away and just say Sexually Oriented Businesses would be allowed if the application process is completed.

(Claude) I make a motion that we remove the three (3) most northern lots of C1 Commercial District for Sexually Oriented Businesses and the Sexually Oriented Businesses would be included in the C1 Commercial Zone contingent upon permitted.

(Christie) I second that.

(Mark) All in favor. Aye. Passes unanimously at 7:30PM

## **5. Adjournment**

(Claude) I make a motion that we adjourn.

(Christie)I second that. 7:32 PM