



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: December 10, 2024**

Agenda Item No.:  
**23**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

24-0510-ZON1 - REZONING - PUBLIC HEARING - APPLICANT: CHAMPION RESOURCE GROUP, LLC - OWNER: DFA, LLC - For possible action on a Land Use Entitlement project request FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 2.68 acres generally located at the southwest corner of Washington Avenue and Harvey Munford Street (APNs 139-28-303-001, 002, and 003), Ward 5 (Crear). Staff recommends DENIAL.

**C.C.: 01/15/2025**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

Staff recommends DENIAL

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Land Use Map for 24-0510-ZON1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter