

**MINUTES  
PLANNING AND ZONING COMMISSION  
CALLED MEETING  
JULY 10, 2025**

**COMMISSION MEMBERS PRESENT**

Blaze Mathis  
Patti Zuber  
Jackie Rhoten  
Redonna Pulis  
Leslie Holman, Alternate  
Jennifer Meador, Alternate

**CITY STAFF PRESENT**

Michael Smith, City Manager  
Shalyn Burritt, City Secretary  
Johnny Burritt, Code Enforcement Officer/  
Building Inspector

**COMMISSION MEMBERS ABSENT**

Chairman Mike Murphy

**1. CALL TO ORDER**

After notification of Chairman Murphy's absence, the commission selected Member Blaze Mathis to assume the duties of the chairman for the meeting. Member Mathis opened the meeting at 5:33 p.m.

**2. NEWLY REAPPOINTED MEMBERS TO BE SWEORN IN:**

**A. PLACE 1, BLAZE MATHIS; PLACE 3, PATTI ZUBER; PLACE 5, REDONNA PULIS; ALTERNATE 1, LESLIE HOLMAN.**

All reappointed members were duly sworn in by the City Secretary. The Oath of Office and Statement of Officer was signed and filed with the City Secretary.

**3. MINUTES**

**A. COMMISSION TO CONSIDER AND/OR APPROVE THE MINUTES OF THE November 14, 2024, MEETING.**

Member Zuber made a motion to approve the minutes.

Member Pulis seconded the motion.

Motion carried with unanimous approval.

**3. PUBLIC HEARING - CASE Z-01-2025.**

**COMMISSION TO CONDUCT PUBLIC HEARING REGARDING THE FOLLOWING REQUEST:**

**A. REQUEST FOR CONDIITIONAL USE PERMIT: 511 W. BELKNAP STREET, JACKSBORO, TEXAS, TO ALLOW FOR THE PROPERTY TO BE USED FOR A TOBACCO/VAPE SHOP BEING LOCATED IN THE LIGHT COMMERCIAL ZONED DISTRICT, ALSO IDENTIFIED AS LT 2 BLK 7 J W BUCKNER AB 34, JACKSBORO, JACK COUNTY, TEXAS.**

Member Mathis opened the public hearing at 5:35 p.m.

The City Manager, Michael Smith, explained that the owner of the property, Gary Oliver, and the applicant requesting the conditional use permit (CUP) had filled out the application and were requesting to be allowed to have a tobacco/vape shop at the address, which is currently in the Light Commercial District of the City, and tobacco/vape shops are not allowed in this area. Member Zuber inquired if there had been any letters received opposing the new business, and the City Secretary replied there had not been. Member Mathis asked what the age limit to enter the store was, and the applicant, Mr. Abdel Alhiyori explained that only those 21 and over could enter the store, unless there was a parent who could accompany a minor into the store. He stated he would be checking people's I.D.'s. Member Zuber stated it would be good to have a new business in town. Mr. Oliver stated that they had considered parking at the business, and did not believe it would be an issue, since the patrons would be in and out relatively quickly.

Member Mathis closed the public hearing at 5:40 p.m.

**4. COMMISSION DISCUSSION AND CONSIDERATION REGARDING THE FOLLOWING REQUEST  
CASE Z-01-2025:**

**A. REQUEST FOR CONDIITIONAL USE PERMIT: 511 W. BELKNAP STREET, JACKSBORO, TEXAS, TO  
ALLOW FOR THE PROPERTY TO BE USED FOR A TOBACCO/VAPE SHOP BEING LOCATED IN THE  
LIGHT COMMERCIAL ZONED DISTRICT, ALSO IDENTIFIED AS LT 2 BLK 7 J W BUCKNER AB 34,  
JACKSBORO, JACK COUNTY, TEXAS.**

Member Zuber made a motion to recommend that the Conditional Use Permit for a tobacco/vape shop be approved.  
Member Meador seconded the motion.  
Motion carried with unanimous consent.

**5. ADJOURNMENT.**

Member Zuber made a motion to adjourn the meeting.  
Member Rhoten seconded the motion.  
Motion carried with unanimous consent.

**APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF JACKSBORO, TEXAS ON  
THE 4TH DAY OF SEPTEMBER, 2025.**

**APPROVED:**

  
Chairman Mike Murphy

**ATTEST:**

  
Shalyn L. Burritt  
City Secretary