



Unified Government of Wyandotte County and Kansas City, Kansas

**City Planning Commission**

Commission Chambers  
701 N. 7th Street Trafficway, Kansas City, KS 66101

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***Chairman Jeff Carson***

*Vice Chairman Karen Jones, Brandie Armstrong, Duane Beth, Beverly Easterwood,  
Jim Ernst, Jake Miller, J. Mark Mohler, Mary Beth Schwartz, Joseph Straws III, and Aaron Ward.*

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**AGENDA**

**Monday, December 8, 2025**

**6:30 PM**

**1 CALL TO ORDER/ROLL CALL**

**2 PLANNING COMMISSION STATEMENT**

**3 CONSENT AGENDA**

**3.1 CONSIDERATION OF THE NOVEMBER 10, 2025 CITY PLANNING  
COMMISSION MINUTES**

**3.2 Special Use Permit Application(s)**

**3.2.1 SP2025-078 - KATRINA BADOWSKI**

Synopsis: Special Use Permit (Renewal of SP2024-092, expires 1/23/2026) for continuation of a short-term rental at 2918 West 46th Avenue.

Tracking #: 211298

**3.2.2 SP2025-081 - TATUM PHILIP**

Synopsis: Special Use Permit (Renewal of SP2024-111, expires 12/19/2024) for continuation of a short-term rental at 809 Central Avenue.

Tracking #: 211299

**4 NON-CONSENT AGENDA**

**4.1 Change of Zone Application(s)**

**4.1.1 COZ2025-029 - JEROME NIENABER**

Synopsis: Change of Zone from R-1 Single-Family District to A-G Agriculture District for sheep grazing at 5934 Oak Grove Road.

Tracking #: 211294

## **4.2 Special Use Permit Application(s)**

### **4.2.1 SP2025-076 - ESTUARDO VASQUEZ WITH LA MACHAEA SPORTS BAR**

Synopsis: Special Use Permit for a drinking establishment with live entertainment at 1042 Central Avenue.

Tracking #: 211194

### **4.2.2 SP2025-077 - KARLA PEREZ WITH BOSS JUANITO TIRE**

Synopsis: Special Use Permit for a tire repair shop at 2431 Junction Road.

Tracking #: 211297

### **4.2.3 SP2025-082 - JAIME GARCIA**

Synopsis: Special Use Permit for automobile sales at 1809 North 7th Street.

Tracking #: 211300

## **4.3 Subdivision Application**

### **4.3.1 PLAT2025-034 - DOUG CLEMENTS**

Synopsis: Preliminary Plat for the construction of a new Silver City/Argentine Elementary/Middle School at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015 and 2025 Haas Drive (in conjunction with PR2025-034).

Tracking #: 211296

## **4.4 Plan Review Application(s)**

### **4.4.1 PR2025-034 - DOUG CLEMENTS**

Synopsis: Preliminary Plan Review for the construction of a new Silver City/Argentine Elementary/Middle School at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015 and 2025 Haas Drive (in conjunction with PLAT2025-034).

Tracking #: 211295

## **5 REPORTS**

### **5.1 REDEVELOPMENT PROJECT PLAN FOR BUC-EE'S FAMILY TRAVEL CENTER REDEVELOPMENT DISTRICT**

Synopsis: The Kansas Tax Increment Financing Act, as amended (the "TIF Act"), requires the City Planning Commission to find that the Project Plan conforms to the Prairie Delaware Piper Area Plan before the UG Commission can consider adopting the Project Plan for Buc-ee's Family Travel Center Redevelopment District.

Tracking #: 211301

## **6 Adjourn**

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Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Per the Commission Rules of Procedure, comments should not include any rude or derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

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