

**PLANNING AND ZONING COMMISSION**

May 24, 2022  
MINUTES

**Roll Call****Commissioners Present**

Kason Mobley  
Jason Morse  
Adam Russell  
Bill Janusch

**Commissioners Absent**

Dan Taylor  
Michael Tune  
Chris Dyer  
Ava Summerhill

**Staff**

Matt Ribitzki, City Attorney  
Emilio Sanchez, Assistant Director Development Services  
Jerald Ducay, Senior Planner  
Lidon Pearce, Planner  
Travis Attanasio, City Engineer  
Peggy Fisher, Administrative Assistant

**REGULAR SESSION**

**Call to Order – 6:38 PM**

**Invocation – Kason Mobley**

**Pledge of Allegiance**

**1. Citizen Appearance**

None

**2. Consent Agenda**

- A. Approve the minutes from May 10, 2022 Planning and Zoning Commission meeting.**
- B. Final plat of Wilshire Substation, Lot 19 Block X; located at 2227 SW Wilshire Blvd (Case 22-046): Consider approval for a final plat of Wilshire Substation.**

- C. **Replat of Wells Acres, Lots 2R6 and 2R7, Block 1, addressed as 5230 County Road 803, located directly east of County Road 803 within the City's Extraterritorial Jurisdiction. (Case 22-034)**
- D. **Replat for Prairie Timber Estates, Lots 9R-1 and 9R-2, Block 8, addressed as 545 Bonnards Peak Rd, located directly southwest of the intersection of Bonnard's Peak Rd and Prairie Timber Rd. (Case 22-055)**

Motion was made by Commissioner Jason Morse and second by Commissioner Adam Russell to approve the consent agenda.

Motion passed, 4-0. Commissioners Dan Taylor, Michael Tune, Chris Dyer & Ava Summerhill were absent.

### 3. Public Hearing

*Items 3A & 3B were presented together*

- A. **2227 SW Wilshire Blvd (Oncor) (Case 22-048):** Hold a public hearing and consider a zoning change request from "A", Agricultural, to "SFE" Single-family estate dwelling district, to allow for an electrical substation.

Lidon Pearce presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Kason Mobley opened the public hearing at 6:43 p.m.

Commission Chairman Kason Mobley closed the public hearing at 6:44 p.m.

Motion was made by Commissioner Jason Morse and second by Commissioner Adam Russell to approve.

Motion passed, 4-0. Commissioners Dan Taylor, Michael Tune, Chris Dyer & Ava Summerhill were absent

- B. **Oncor located at 2227 SW Wilshire Blvd (Case 22-047):** Consider a commercial site plan for an electrical substation.

Lidon Pearce presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Kason Mobley opened the public hearing at 6:43 p.m.

Commission Chairman Kason Mobley closed the public hearing at 6:44 p.m

Motion was made by Commissioner Jason Morse and second by Commissioner Adam Russell to approve.

Motion passed, 4-0. Commissioners Dan Taylor, Michael Tune, Chris Dyer & Ava Summerhill were absent

- C. 1560 Broad Valley Ct, Lot 15 (Case 22-052):** Hold a public hearing and consider a zone change request from SFR, Single-Family Rural district to SFE, Single-Family Estate district for a 4.6 acre site.

JP Ducay presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Kason Mobley opened the public hearing at 6:47 p.m.

Commission Chairman Kason Mobley closed the public hearing at 6:47 p.m.

Motion was made by Commissioner Jason Morse and second by Commissioner Adam Russell to approve.

Motion passed, 4-0. Commissioners Dan Taylor, Michael Tune, Chris Dyer & Ava Summerhill were absent

- D. 3808 S Burleson Blvd, Lot 11, of Spring Valley (Case 22-039):** Hold a public hearing and consider a zone change request from SP, Site Plan district (D-094-08) to I, Industrial district for a 2.07 acre site.

JP Ducay presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Kason Mobley opened the public hearing at 6:51 p.m.

Larry Pool, applicant, addressed the commissioners and answered questions regarding this item.

Commission Chairman Kason Mobley closed the public hearing at 6:54 p.m.

Motion was made by Commissioner Adam Russell and second by Commissioner Jason Morse to approve.

Motion passed, 4-0. Commissioners Dan Taylor, Michael Tune, Chris Dyer & Ava Summerhill were absent

#### **4. Reports and Presentations**

None

**5. Community Interest Items**

None

**6. Executive Session**

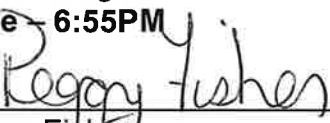
The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

1. Pursuant to Sec. 551.071 consultation with its Attorney:  
The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code. Pursuant to Sec 551.087 Deliberation regarding Economic Development Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.

**Adjourn.**

There being no further business Chair Kason Mobley adjourned the meeting.

Time 6:55PM

  
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Peggy Fisher  
Administrative Assistant  
Recording Secretary