

PLANNING AND ZONING COMMISSION

February 14, 2023
MINUTES

Roll Call**Commissioners Present**

Adam Russell(Chair)
David Hadley
Dan Taylor
Cobi Tittle
Bill Janusch
Michael Tune
Clint Faram
Bobby Reading

Commissioners Absent**Staff**

Matt Ribitzki, City Attorney
Tony McIlwain, Director Development Services
Emilio Sanchez, Assistant Director Development Services
Jerald Ducay, Senior Planner
Lidon Pearce, Planner
Michelle McCullough, Assistant Director Public Works
Peggy Fisher, Administrative Assistant

REGULAR SESSION**1. Call to Order – 6:00 PM**

Invocation – Adam Russell

Pledge of Allegiance

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from January 17, 2023 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B. Pleasant Manor Estates, Lots A1 and A2, Block 10 (Case 22-129): Consider approval of a replat of Lots A1 and A2, Block 10 of Pleasant Manor Estates. *(Staff Presenter: JP Duway, Senior Planner)*
- C. Silo Mills Phase 1C.2; Lots 2X, Block 1; Lots 6-9, Block 2; Lots 1-8, 18X & 20-39, Block W; Lots 1-4, 5X & 6-18, Block X; Lots 1-10, Block Z; Lots 1-2, 3X & 4-5, Block CC (Case 22-163): Consider approval of a Final Plat of Lots 2X, Block 1; Lots 6-9, Block 2; Lots 1-8, 18X & 20-39, Block W; Lots 1-4, 5X & 6-18, Block X; Lots 1-10, Block Z; Lots 1-2, 3X & 4-5, Block CC of Silo Mills Phase 1C.2. *(Staff Presenter: Emilio Sanchez, Assistant Director Development Services)*

Motion made by Commissioner David Hadley and second by Commissioner Clint Faram to approve the consent agenda.

Motion passed, 7-0.

4. Public Hearing

- A. **1101 CR 1021 (Case 23-004):** Hold a public hearing and consider an ordinance for a zoning change request from "A", Agriculture to "SFE" Single-family estate district. *(Staff Presenter: Lidon Pearce, Senior Planner)*

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

Commission Chairman Adam Russell opened the public hearing at 6:03 p.m.

Commission Chairman Adam Russell closed the public hearing at 6:03 p.m.

Motion made by Commissioner Clint Faram and second by Commissioner Michael Tune to approve.

Motion passed, 7-0.

- B. **500 CR 1021 (Case 22-164):** Hold a public hearing and consider an ordinance for a zoning change request from "A", Agriculture to "SFE" Single-family estate district. *(Staff Presenter: Lidon Pearce, Senior Planner)*

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

Commission Chairman Adam Russell opened the public hearing at 6:06 p.m.

Commission Chairman Adam Russell closed the public hearing at 6:06 p.m.

Motion made by Commissioner Michael Tune and second by Commissioner Bill Janusch to approve.

Motion passed, 7-0.

- C. Original Town of Burleson; Lot 1R1, Block 13 (Case 22-162):** Consider approval of a replat of Lot 1R1, Block 13 of Original Town of Burleson. (*Staff Presenter: Lidon Pearce, Senior Planner*)

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

Commission Chairman Adam Russell opened the public hearing at 6:09 p.m.

Commission Chairman Adam Russell closed the public hearing at 6:09 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Dan Taylor to approve with staff conditions.

Motion passed, 7-0.

Chairman Adam Russell recused himself from items 4D & 4E.

- D. Belle Oak Estates (Case 22-169):** Hold a public hearing and consider approval of an ordinance for a zoning change request from "A", Agricultural to "PD", Planned Development for a 39.696 acre site. (*Staff Presenter: JP Ducay, Senior Planner*)

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

Commission Vice Chairman Michael Tune opened the public hearing at 6:15 p.m.

Commission Chairman Adam Russell closed the public hearing at 6:15 p.m.

Motion made by Commissioner Clint Faram and second by Commissioner Dan Taylor to approve.

Motion passed, 6-0. Adam Russell recused himself from this item.

- E. Belle Oak Estates; Lots 1R, 2R, 3R, 4R, 5R, 6, 7, 8R, 9R, 10, 11R, 12R and Common Lot 13, Block 1, Lots 1, 2, 3, 4R, 5R, 6R, 7R, 8R, 9, 10, 11, 12R, 13R, 14R, 15R, 16R, 17, 18, 19R and Common Lot 20, Block 2 (Case 22-155):** Consider approval of a replat containing 31 single-family

residential lots and two common lots for Belle Oak Estates. (*Staff Presenter: JP Ducay, Senior Planner*)

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

Motion made by Commissioner Dan Taylor and second by Commissioner Cobi Tittle to conditionally approve upon the zoning change request being approved by City Council.

Motion passed, 6-0. Adam Russell recused himself from this item.

5. Reports and Presentations

None

6. Community Interest Items

None

7. Executive Session

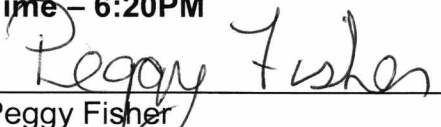
The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

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.

8. Adjourn

There being no further business Chair Adam Russell adjourned the meeting.

Time - 6:20PM



Peggy Fisher
Administrative Assistant
Recording Secretary