

PLANNING AND ZONING COMMISSION

September 26, 2023
MINUTES

Roll Call**Commissioners Present**

David Hadley
Dan Taylor
Ashley Brookman
Bill Janusch
Michael Tune(Chair)
Clint Faram
Michael Kurmes
Bobby Reading

Commissioners Absent

Cobi Tittle
Todd Hulsey

Staff

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

REGULAR SESSION**1. Call to Order – 6:01 PM**

Invocation – David Hadley

Pledge of Allegiance

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from September 12, 2023 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

Motion made by Commissioner Clint Faram and second by Commissioner Bill Janusch to approve the consent agenda.

Motion passed, 7-0. Commissioners Cobi Tittle and Todd Hulsey were absent.

4. Public Hearing

- A. KIA Dealership at 1233 Tarver Rd (Case 23-074):** Hold a public hearing and consider an ordinance for a commercial site plan with waivers, and a zoning change request from "A", Agricultural, to "C" Commercial with a SUP, Specific Use Permit, allowing "Automobile sales" in specific plan area 3, "Hidden Creek Development Center" of the IH-35 Overlay 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 Michael Tune opened the public hearing at 6:08 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:08 p.m.

Commission Chairman Michael Tune opened the public hearing at 6:08 p.m.

Tina Gregg, 432 CR 715, addressed the commissioners and asked questions regarding lighting issues for this item.

John Hamilton, 505 Pecan, representative of applicant, answered questions from the commissioners regarding this item.

Commission Chairman Michael Tune closed the public hearing at 6:20 p.m.

Motion made by Commissioner Michael Kurmes and second by Commissioner Ashley Brookman to approve.

Motion passed, 7-0. Commissioners Cobi Tittle and Todd Hulsey were absent.

- B. Basden Storage at 755 E Renfro St (Case 23-010):** Hold a public hearing and consider an ordinance for a commercial site plan with waivers, and a SUP, Specific Use Permit, allowing "Mini-warehouse" in the C, Commercial Zoning District and specific plan area 1, "Spinks" of the IH35 Overlay district. *(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 Chairman Michael Tune opened the public hearing at 6:28 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:28 p.m.

Motion made by Commissioner Dan Taylor and second by Commissioner Bill Janusch to approve.

Motion passed, 7-0. Commissioners Cobi Tittle and Todd Hulsey were absent.

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 Michael Tune adjourned the meeting.

Time - 6:30PM



Peggy Fisher
Administrative Assistant
Recording Secretary