

PLANNING AND ZONING COMMISSION

September 12, 2023

MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Cobi Tittle
Ashley Brookman
Bill Janusch
Michael Tune(Chair)
Clint Faram
Todd Hulse
Bobby Reading

Commissioners Absent

Michael Kurmes

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
Jerald Ducay, Senior Planner
Peggy Fisher, Administrative Assistant

REGULAR SESSION

1. Call to Order – 6:02 PM

Invocation – David Hadley

Pledge of Allegiance

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from August 15, 2023 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B.** Preliminary Plat extension for High Country: Approve a 24-month extension to the preliminary plat for High Country, Lots 1X, 78X, 1-78, Block 1; Lots 1-

20, Block 2; Lots 1-25, Block 3; Lots 1X, 1-26, Block 4; Lots 1X, 1-29, Block 5; Lots 1-20, Block 6, Lots 1-20, Block 7; and Lot 1X, Block 8 located approximately at 342 Landview Dr within the City of Burleson (*Staff Presenter: Lidon Pearce, Senior Planner*)

- C. Final Plat of 530B Addition (Case 23-049): Consider approval of a final plat for 530B Addition, Lots 1,2, and 3, Block 1, located at 3201 CR 530B. (*Staff Presenter: Lidon Pearce, Senior Planner*)
- D. Shannon Creek Phase 2; Lots 1-8, Block 12, Lots 10-19, Block 3, Lots 1-3 & 5-16, Block 5 (Case 22-021): Consider approval of a final plat for Lots 1-8, Block 12, Lots 10-19, Block 3, Lots 1-3 and 5-16, Block 5 of the Shannon Creek Phase 2 Development (*Staff Presenter: JP Ducay, Senior Planner*)

Motion made by Commissioner Todd Hulseley and second by Commissioner Bill Janusch to approve the consent agenda.

Motion passed, 8-0. Commissioner Michael Kurmes was absent.

4. Public Hearing

- A. **255 Centre Dr (Case 22-167):** Hold a public hearing and consider approval of an ordinance for a zoning change request from "A", Agricultural to "I", Industrial for a 0.35 acre portion of 255 Centre Dr. (*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 6:08 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:09 p.m.

Motion made by Commissioner Clint Faram and second by Commissioner Todd Hulseley to approve.

Motion passed, 8-0. Commissioner Michael Kurmes was absent

5. Reports and Presentations

- A. **Liquid Stone Concrete at 255 Centre Dr (Case 22-165):** Consider a resolution for a site plan of Liquid Stone Concrete located at 255 Centre Dr. (*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 Bill Janusch and second by Commissioner Clint Faram to approve.

Jason Burghart, applicant, 8601 CR 519, answered questions from the commissioners regarding this item.

Motion passed, 8-0. Commissioner Michael Kurmes was absent

6. Community Interest Items

None

7. Executive Session

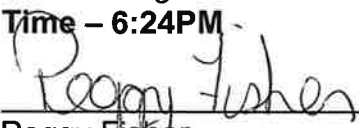
The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

- 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 – 6:24PM



Peggy Fisher
Administrative Assistant
Recording Secretary