

## PLANNING AND ZONING COMMISSION

December 19, 2023  
MINUTES

### Roll Call

#### Commissioners Present

David Hadley  
Dan Taylor  
Cobi Tittle  
Ashley Brookman  
Bill Janusch  
Michael Tune (Chair)  
Clint Faram  
Todd Hulse  
Michael Kurmes  
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  
Peggy Fisher, Administrative Assistant

### REGULAR SESSION

#### **1. Call to Order – 6:00 PM**

**Invocation – David Hadley**

**Pledge of Allegiance**

#### **2. Citizen Appearance**

None

#### **3. Consent Agenda**

- A.** Consider approval of the minutes from November 14, 2023 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** Original Town of Burleson; Lot 1, Block 60, and Lots 1R1 & 2R1, Block 65 (Case 23-291): Consider approval of a replat for Original Town of Burleson; Lot 1, Block 60, and Lots 1R1 & 2R1, Block 65, addressed as 336, 348, and 360 S Dobson St. (*Staff Presenter: Lidon Pearce, Senior Planner*)
- C.** Original Town of Burleson; Lot 1R1, 3R1, & 5R thru 7R, Block 33 (Case 23-297): Consider approval of a replat for Original Town of Burleson; Lot 1R1, 3R1, & 5R thru 7R, Block 33, located in the SW block of E Eldred St and S Dobson St. (*Staff Presenter: Lidon Pearce, Senior Planner*)
- D.** Victron Burleson Addition; Lots 4 and 5, Block A (Case 23-145): Consider approval of a replat for Lots 4 and 5, Block A, of the Victron Burleson Addition. (*Staff Presenter: JP Ducay, Senior Planner*)
- E.** Arabella at Burleson; Lot 1R, Block 7 (Case 23-290): Consider approval of a replat for Arabella at Burleson; Lot 1R, Block 7, addressed as 1851 Greenridge Dr (*Staff Presenter: Lidon Pearce, Senior Planner*)

Motion made by Commissioner Clint Faram and second by Commissioner Todd Hulsey to approve the consent agenda.

Motion passed, 9-0.

#### **4. Public Hearing**

- A.** Burleson Retail Summercrest at 700 Wilshire Blvd (Case 23-252): Hold a public hearing and consider approval of a resolution for a commercial site plan with a variance to Chapter 36, fencing and screening regulations, allowing for an alternative transitional screening material. (*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 Michael Kurmes and second by Commissioner Ashley Brookman to remove item 4A from the table.

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

Tony Filley, applicant, 2525 McKinnon, addressed the commissioners and answered questions regarding this item.

Emilio Sanchez, Assistant Director Development Services, answered questions regarding this item.

Anna Carrillo, applicant, 9001 Airport Frwy, addressed the commissioners and answered questions regarding this item.

Tony McIlwain, Director Development Services, addressed the commissioners regarding this item.

Anna Carrillo, applicant, 9001 Airport Frwy, addressed the commissioners and answered questions regarding this item.

Commission Chairman Michael Tune closed the public hearing at 6:40 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Cobi Tittle to approve the variance & waiver with the conditions discussed with staff.

Motion passed, 9-0.

## **5. Reports and Presentations**

- A.** Consider approval of a minute order setting the Planning and Zoning Commission meeting dates for calendar year 2024. (Case 23-364) (*Staff Contact: 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 Michael Kurmes and second by Commissioner Dan Taylor to approve with modifications to the calendar dates.

Motion passed, 9-0.

- B.** Lumberyard at 137 S. Wilson Street (Case 23-289): Consider approval of a resolution for a waiver to Article III, Landscape Standards, relating to artificial turf. (*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 Michael Kurmes and second by Commissioner David Hadley to approve.

Motion passed, 9-0.

- C.** Receive a report regarding an update to the city's zoning ordinance. (*Staff Presenter: Lidon Pearce, Senior Planner*)

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

Katherine Reading, 201 Meandering Lane, asked questions regarding this item.

## 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 – 8:02PM

  
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Peggy Fisher  
Administrative Assistant  
Recording Secretary