

PLANNING AND ZONING COMMISSION

March 26, 2024
MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Cobi Tittle
Ashley Brookman
Bill Janusch
Clint Faram
Michael Kurmes
Bobby Reading

Commissioners Absent

Michael Tune

Staff

Matt Ribitzki, City Attorney
Tony McIlwain, Director Development Services
Emilio Sanchez, Assistant Director Development Services
Michelle McCullough, Assistant Director Public Works
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 February 13, 2024 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** Consider approval of the minutes from March 4, 2024 Planning and Zoning Joint public hearing. (Staff Contact: Tony McIlwain, Director Development Services).
- C.** G.W. Cummings Addition, Block 11 (Case 23-282): Consider approval of a replat for G.W. Cummings Addition, Lots 1R & 2R, Block 11; addressed as 124 Magnolia. (Staff Contact: Lidon Pearce, Senior Planner)
- D.** Nelon Addition, Block 1 (Case 24-060): Consider approval of a replat for Nelon Addition, Lots 1R & 2R, Block 1; addressed as 9832 County Road 603. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)
- E.** Mrs. M. A. Clark Addition, Block 44 (Case 24-004): Consider approval of a replat for Mrs. M. A. Clark Addition, Lots 4 & 5, Block 44; addressed as 133 S Scott Street. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

Motion made by Commissioner Clint Faram and second by Commissioner Michael Kurmes to approve the consent agenda.

Motion passed, 7-0. Commissioner Michael Tune was absent.

4. Public Hearing

- A.** 3812 S Burleson Blvd (Case 24-042): Hold a public hearing and consider approval of an ordinance for a zoning change request from "A", Agricultural to "C" Commercial for a contractor's office with no outside storage. (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 Dan Taylor opened the public hearing at 6:04 p.m.

Commission Chairman Dan Taylor closed the public hearing at 6:05 p.m.

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

Motion passed, 7-0. Commissioner Michael Tune was absent.

- B.** Craftmasters at FM 1902 & CR 1019 (Case 23-308): Hold a public hearing and consider approval of an ordinance for a zoning change request from "PD", Planned Development to "PD" Planned Development for a commercial trade school. (Staff Contact: Lidon Pearce, Principal Planner)

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

Commission Chairman Dan Taylor opened the public hearing at 6:12 p.m.

Commission Chairman Dan Taylor closed the public hearing at 6:12 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Ashley Brookman to approve.

Motion passed, 7-0. Commissioner Michael Tune was absent.

- C. 314 NE Wilshire Blvd (Case 23-398): Hold a public hearing and consider approval of an ordinance for a zoning change request from "C" Commercial to "C" Commercial with an "SUP" Specific Use Permit allowing for an Auto repair garage located in the Old Town Overlay District for Team Hoover Automotive. (*Staff Contact: Emilio Sanchez, Development Services Assistant Director*)

Emilio Sanchez presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Dan Taylor opened the public hearing at 6:17 p.m.

Commission Chairman Dan Taylor closed the public hearing at 6:17 p.m.

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

Motion passed, 7-0. Commissioner Michael Tune was 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 Dan Taylor adjourned the meeting.

Time – 6:18PM



Peggy Fisher
Administrative Assistant
Recording Secretary