

PLANNING AND ZONING COMMISSION

May 14, 2024
MINUTES

Roll Call

Commissioners Present

David Hadley
Cobi Tittle
Ashley Brookman
Bill Janusch
Michael Tune (Chair)
Clint Faram
Michael Kurmes

Commissioners Absent

Dan Taylor
Bobby Reading

Staff

Matt Ribitzki, City Attorney
Tony McIlwain, Director Development Services
Emilio Sanchez, Assistant Director Development Services
Lidon Pearce, Principal Planner
Marah Aqqad, City Engineer
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 April 23, 2024 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B.** Turner Estates, Block 1 (Case 24-089): Consider approval of a Final Plat for Turner Estates, Lots 1 & 2, Block 1; addressed as 5400 County Road 704D. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

- C.** J&C Duran Addition, Lots 1-4, Block 1 (Case 24-061): Consider approval of a Final Plat for J&C Duran Addition, Lots 1-4, Block 1; addressed as 3327 FM 731. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*
- D.** East Park Addition, Lots 1 thru 8, Block 1 (Case 24-087): Consider approval of a Preliminary Plat for East Park Addition, Lots 1 thru 8, Block 1; addressed as 3433 E Renfro Street. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*
- E.** East Park Addition, Lots 1 thru 8, Block 1 (Case 24-088): Consider approval of a Final Plat for East Park Addition, Lots 1 thru 8, Block 1; addressed as 3433 E Renfro Street. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*

Motion made by Commissioner Clint Faram and second by Commissioner Ashley Brookman to approve the consent agenda.

Motion passed, 7-0. Commissioners Dan Taylor and Bobby Reading were absent.

4. Public Hearing

**Items 4A & 4B will be presented together*

- A.** 1679 SW Wilshire (Case 24-062): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "PD", Planned Development to "GR" General Retail for a food and beverage sales (grocery) store with retail. *(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 Michael Tune opened the public hearing at 6:06 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:06 p.m.

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

Motion passed, 7-0. Commissioners Dan Taylor and Bobby Reading were absent.

- B.** 1679 SW Wilshire (Case 24-114): Consider a recommendation of approval for a resolution for a commercial site plan with a variance to Chapter 63, Sign Regulations, Section 63-57; pertaining to multi-tenant pylon signage. *(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 Michael Tune opened the public hearing at 6:06 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:06 p.m.

Motion made by Commissioner Clint Faram and second by Commissioner Ashley Brookman to approve.

Motion passed, 7-0. Commissioners Dan Taylor and Bobby Reading were absent.

- C.** 465 Forgotten Ln (Case 24-108): Consider a recommendation of approval for a resolution authorizing a site plan for a cold storage facility with a waiver to Appendix C, Article V, Business Park Design Standards, related to the orientation of the loading area. *(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 Michael Tune opened the public hearing at 6:10 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:11 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Covi Tittle to approve.

Motion passed, 7-0. Commissioners Dan Taylor and Bobby Reading were absent.

- D.** 1530 Candler Dr (Case 24-064): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "PD", Planned Development to "PD" Planned Development for Lot 3, Block 1, Shannon Creek Development, "The Cottages at Candler Drive". *(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 Michael Tune opened the public hearing at 6:18 p.m.

Kody Martin, 1524 Grace Ann Ct, addressed the commissioners and asked questions regarding this item.

Drew Wegman, applicant, PO Box 2017, addressed the commissioners and answered questions regarding this item.

Kody Martin, 1524 Grace Ann Ct, asked questions regarding this item regarding home prices.

Drew Wegman, applicant, PO Box 2017, addressed the commissioners and answered questions regarding this item.

Commission Chairman Michael Tune closed the public hearing at 6:33 p.m.

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

Motion passed, 7-0. Commissioners Dan Taylor and Bobby Reading were absent.

5. Reports and Presentations

None

6. General

None

7. Community Interest Items

8. Executive Session

In accordance with Chapter 551 of the Texas Government Code, the City Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

A. Pending or Contemplated Litigation or to Seek the Advice of the City of Attorney Pursuant to Section 551.071

9. Adjourn

There being no further business Chair Michael Tune adjourned the meeting.
Time – 6:34PM

Peggy Fisher
Administrative Assistant
Recording Secretary