

## PLANNING AND ZONING COMMISSION

November 12, 2024  
MINUTES

### Roll Call

#### Commissioners Present

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

#### Commissioners Absent

Cobi Tittle

#### Staff

Matt Ribitzki, City Attorney  
Tony McIlwain, Director Development Services  
Emilio Sanchez, Assistant Director Development Services  
Lidon Pearce, Planner  
Peggy Fisher, Administrative Assistant

### **REGULAR SESSION**

#### **1. Call to Order – 6:00 PM**

**Invocation – David Hadley**

**Pledge of Allegiance**

**Texas Pledge**

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

None

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

- A.** Consider approval of the minutes from October 15, 2024 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** Mountain Valley Lake, Tract B (Case 24-040): Consider approval of a final plat of Mountain Valley Lake, Tract B addressed as 399 Clubhouse DR. (*Staff Contact: Lidon Pearce, Principal Planner*)
- C.** Davenport Mitchell Addition (Case 24-162): Consider approval of a final plat for Davenport Mitchell Addition, Lots 1, 2, and 3 Block A; addressed as 215 NE Wilshire BLVD. (*Staff Contact: Emilio Sanchez, Development Services Assistant Director*)
- D.** Gene Harris Addition (Case 24-275): Consider approval of a final plat of Gene Harris Addition, Lot 1, Block 1, addressed as 627 SW Wilshire. (*Staff Contact: Lidon Pearce, Principal Planner*)

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

Motion passed, 8-0. Commissioner Cobi Tittle was absent.

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

- A.** 5933 FM 1902 (Case 24-297): Hold a public hearing and consider an ordinance for a zoning change request from "A", Agriculture to "GR" General 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 6:04 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:05 p.m.

Motion made by Commissioner Michael Kurmes and second by Commissioner David Hadley to approve.

Motion passed, 8-0. Commissioner Cobi Tittle was absent.

- B.** 2152 SW Wilshire (Case 23-370): Hold a public hearing and consider a recommendation of disapproval for an ordinance for a zoning change request from "A", Agriculture to "PD" Planned Development for Urban Wilshire Village; a townhome and retail development. (*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 6:11 p.m.

Rob Orr, Owner, 3400 Forest Lane, addressed the commissioners regarding this item and gave brief information regarding the property.

Larry Miller, representative of applicant, addressed the commissioners regarding this item and answered questions.

Bruce Butler, 213 Wicker Hill, addressed the commissioners regarding this item and spoke against it.

Larry Miller, representative of applicant, addressed the commissioners regarding this item.

Bruce Butler, 213 Wicker Hill, addressed the commissioner and spoke against this item.

Mary Butler, 213 Wicker Hill, addressed the commissioner and spoke against this item.

Larry Miller, representative of applicant, addressed the commissioners regarding this item and answered questions.

Commission Chairman Michael Tune closed the public hearing at 6:59 p.m.

Motion made by Commissioner Bill Janusch and second by Commissioner Ashley Brookman to deny.

Motion passed, 5-3. Commissioners Dan Taylor, Brandon Crisp & Michael Kurmes were opposed. Commissioner Cobi Tittle was absent.

- C.** 2420 County Road 913 (Case 24-316): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "A" Agriculture to "SFE" Single-family estate district. (*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 Michael Tune opened the public hearing at 7:02 p.m.

Commission Chairman Michael Tune closed the public hearing at 7:03 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Clint Faram to approve.

Motion passed, 8-0. Commissioner Cobi Tittle was absent.

**5. Reports and Presentations**

None

**6. General**

None

**7. Community Interest Items**

None

**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 – 7:03PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary