

PLANNING AND ZONING COMMISSION

January 14, 2025

MINUTES

Roll Call

Commissioners Present

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

Commissioners Absent

Brandon Crisp

Staff

Matt Ribitzki, City Attorney
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 December 17, 2024 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** Forest Meadows Lot 22R (Case 24-232): Consider approval of a replat of Forest Meadows, Lot 22R1 and 22R2, addressed as 1801 CR 529. (*Staff Contact: Lidon Pearce, Principal Planner*)
- C.** Alsbury Addition (Case 24-276): Consider approval of a final plat for Alsbury Addition, Lot 3, Block 1; addressed as 1000 SW Alsbury BLVD (*Staff Contact: Emilio Sanchez, Development Services Deputy Director*)

Motion made by Commissioner Cobi Tittle and second by Commissioner Ashley Brookman to approve the consent agenda.

Motion passed, 8-0. Commissioner Brandon Crisp was absent.

4. Public Hearing

- A.** 7430, 7350 and 7226 FM 1902 (Case 24-315): 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 a proposed hybrid flex business park with commercial uses. (*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.

Kyle McCullah, representative of applicant, 5002 Village, addressed the commissioner regarding this item and made a brief presentation.

Brent Young, representative of applicant, 801 Cherry, addressed the commissioners and answered questions regarding this item.

Will Johnston, representative of applicant, 309 Buffalo, addressed the commissioners regarding this item.

Kyle McCullah, representative of applicant, 5002 Village, addressed the commissioner regarding this item and answered questions.

Will Johnston, representative of applicant, 309 Buffalo, addressed the commissioners regarding this item and answered questions.

Commission Chairman Michael Tune closed the public hearing at 6:41 p.m.

Motion made by Commissioner Michael Kurmes and second by Commissioner Bill Janusch to approve.

Motion passed, 6-2. Commissioners David Hadley & Dan Taylor were opposed. Commissioner Brandon Crisp was absent.

- B.** 3301 N CR 810 (Case 24-329): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "A" Agricultural to "C" Commercial district for a proposed tractor trailer repair and tire service center. (*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 6:45 p.m.

Felix Wong, applicant, addressed the commissioners regarding this item.

Commission Chairman Michael Tune closed the public hearing at 6:46 p.m.

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

Motion passed, 8-0. Commissioner Brandon Crisp 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 – 6:46PM

Peggy Fisher
Administrative Assistant
Recording Secretary