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**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services

**FROM:** Peggy Fisher, Administrative Assistant Sr.

**MEETING:** April 8, 2025

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**SUBJECT:**

Approve the minutes from March 25, 2025 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the March 25, 2025 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the March 25, 2025 Regular Session of the Planning & Zoning Commission meeting.

**PRIOR ACTION/INPUT (Council, Boards, Citizens):**

None

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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817-426-9611

# PLANNING AND ZONING COMMISSION

March 25, 2025  
MINUTES

## Roll Call

### Commissioners Present

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

### Commissioners Absent

### Staff

Jennifer Drysdale, City Attorney  
Tony McIlwain, Director Development Services  
Lidon Pearce, Planner  
Marah Aqqad, City Engineer  
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 March 11, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B.** Cedar Ridge Addition; Lots 1-7R1 & 1-7R2, Block 1 (Case 24-241): Consider approval of a replat of Cedar Ridge Addition; Lots 1-7R1 & 1-7R2, Block 1, addressed as 601 SW Alsbury BLVD. (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, 9-0.

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

- A.** Chick-fil-A at 111 NW John Jones (Case 25-036): Consider and take possible action on a resolution for a commercial site plan amendment with a variance to Section 132-115; Accessory building and structure yard regulations; pertaining to drive-thru canopies. (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 6:04 p.m.

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

Motion passed, 8-1. Commissioner Bill Janusch was opposed

- B.** 440 NW John Jones (Case 25-048): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "SF7, Single-family district-7", 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 6:07 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 Michael Kurmes to approve.

Motion passed,9-0.

- C. 4051 Vantage Drive (Case 25-038): Hold a public hearing and consider and take possible action on a resolution for a waiver to the Subdivision and Development Ordinance, Appendix A, Section 7.5 (d). (*Staff Contact: Marah Aqqad, Development Engineering Manager*)

Marah Aqqad 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 6:13 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:13 p.m.

Motion made by Commissioner Clint Faram and second by Commissioner Brandon Crisp to approve.

Motion passed,9-0.

## **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 – 6:14PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary