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**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services

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

**MEETING:** December 13, 2022

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**SUBJECT:**

Approve the minutes from November 15, 2022 Regular and Special Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the November 15, 2022 Regular and Special Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the November 15, 2022 Regular and Special Session of the Planning & Zoning Commission meeting.

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

None

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Peggy Fisher  
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817-426-9611

# PLANNING AND ZONING COMMISSION

November 15, 2022

## MINUTES

Roll Call

### Commissioners Present

Adam Russell(Chair)  
David Hadley  
Dan Taylor  
Cobi Tittle  
Bill Janusch  
Michael Tune  
Clint Faram  
Bobby Reading

### Commissioners Absent

### Staff

Matt Ribitzki, City Attorney  
Tony McIlwain, Director Development Services  
Emilio Sanchez, Assistant Director Development Services  
Jerald Ducay, Senior Planner  
Michelle McCullough, Assistant Director Public Works  
Peggy Fisher, Administrative Assistant

## **REGULAR SESSION**

### **1. Call to Order – 6:30 PM**

**Invocation – Clint Faram**

**Pledge of Allegiance**

### **2. Citizen Appearance**

None

### **3. Consent Agenda**

- A. Approve the minutes from October 25, 2022 Planning and Zoning Commission meeting.**
- B. Final Plat for Silo Mills Phase 1C, containing Lots 1-5, Block 2, Lots 9-19, Block W, located at the southeast intersection of FM 917 and CR**

**1017, with an approximate address of 3817 W FM 917, in the City of Burleson and the City of Cleburne ETJ. (Case 22-140):** Consider approval of a Final Plat for Silo Mills Phase 1C.

Motion made by Commissioner Dan Taylor and second by Commissioner Michael Tune to approve the consent agenda.

Motion passed, 8-0.

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

- A. 2220 W FM 917 (Case 22-125):** Hold a public hearing and consider a zoning change request from “A”, Agricultural to “GR”, General Retail for a 13.20 acre site.

JP Ducay presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Adam Russell opened the public hearing at 6:35 p.m.

Commission Chairman Adam Russell closed the public hearing at 6:35 p.m.

Motion made by Commissioner Clint Faram and second by Commissioner Cobi Tittle to approve.

Motion passed, 8-0.

#### **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.**

**Pursuant to Sec 551.087 Deliberation regarding Economic Development Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.**

**8. Adjourn**

There being no further business Chair Adam Russell adjourned the meeting.

**Time – 6:36PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary

PLANNING AND ZONING COMMISSION  
SPECIAL SESSION MEETING

November 15, 2022  
MINUTES

Roll Call

Commissioners Present

Adam Russell(Chair)  
David Hadley  
Dan Taylor  
Cobi Tittle  
Bill Janusch  
Michael Tune  
Clint Faram  
Bobby Reading

Commissioners Absent

Staff

Matt Ribitzki, City Attorney  
Tony McIlwain, Director Development Services  
Emilio Sanchez, Assistant Director Development Services  
Jerald Ducay, Senior Planner  
Michelle McCullough, Assistant Director Public Works  
Peggy Fisher, Administrative Assistant

**REGULAR SESSION**

**1. Call to Order – 6:45PM**

**2. Citizen Appearance**

None

**5. Reports and Presentations**

**A. Receive a report and hold a discussion on local government zoning, development, and land use laws and regulations. (Staff Presenter: Matt Ribitzki, Deputy City Attorney/Compliance Manager)**

Matt Ribitzki made a training presentation to the Commissioners and answered questions.

## **7. Executive Session**

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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. Pursuant to Sec 551.087 Deliberation regarding Economic Development Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.

## **8. Adjourn**

There being no further business Chair Adam Russell adjourned the meeting.

**Time – 7:58PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary