

## **Memorandum**

To: The Burleson Planning and Zoning Commission

From: Peggy Fisher, Senior Administrative Assistant

Date: July 12, 2022

Subject: Minutes from the June 28, 2022 Regular Session Planning and Zoning Commission Meeting.

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### **Commission Action Requested:**

Approve the minutes from the June 28, 2022 Regular Session of the Planning and Zoning Commission Meeting.

### **Background Information:**

None

### **Board/Citizen Input:**

None

### **Financial Considerations:**

None

### **Attachments:**

Minutes of the June 28, 2022 Regular Session of the Planning and Zoning Commission.

### **Staff Contact:**

Peggy Fisher  
Recording Secretary  
817-426-9611

## PLANNING AND ZONING COMMISSION

June 28, 2022  
MINUTES

### Roll Call

#### Commissioners Present

Kason Mobley  
Dan Taylor  
Bill Janusch  
Michael Tune  
Chris Dyer

#### Commissioners Absent

Ava Summerhill  
Adam Russell  
Jason Morse

#### Staff

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

### **REGULAR SESSION**

**Call to Order – 6:30 PM**

**Invocation – Chris Dyer**

**Pledge of Allegiance**

#### **1. Citizen Appearance**

None

#### **2. Consent Agenda**

- A. Approve the minutes from June 14, 2022 Planning and Zoning Commission meeting.**
- B. Replat of Broad Valley Farm, Lots 15R & 15R-1, located directly north of the intersection of Lace Lane and W County Road 714, with the approximate address of 1560 Broad Valley Ct, within the City of**

**Burleson. (Case 22-065):** Consider approval of a Replat for Broad Valley Farm

- C. Final Plat of Helena Estates, Lots 1, 2 and 3, Block 1, located southwest of Roberts Lane with the approximate address of 6516 Helena Ct, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 21-023):** Consider approval of a Final Plat for Helena Estates.
- D. Replat of Space Acres, Lots 7R and 8R, Block 3, located east of Sundance Drive with the approximate address of 7204 N Sundance Dr, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-061):** Consider approval of a Replat for Space Acres.
- E. Consider approval of a minute order finding that the absence of Commissioner Dyer from the April 26, 2002, meeting was due to sickness, and excusing his absences from the April 26, May 10, and May 24, 2022, meetings.**

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

Motion passed, 5-0. Commissioners Jason Morse, Adam Russell & Ava Summerhill were absent.

### **3. Public Hearing**

- A. 2500 SW Hulen St (TOD Mixed-Use) (Case 22-058):** Continue the public hearing opened on June 14, 2022, and consider a zoning change request from "PD" Planned Development district, to "PD" Planned Development district, to allow for commercial and multifamily residential development on 35.20 acres.

Lidon Pearce presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Kason Mobley opened the public hearing at 6:39 p.m.

Dallas Cothrum, applicant, made a brief presentation regarding this item.

Clint Nolen, applicant, addressed the commissioners regarding this item.

Commission Chairman Kason Mobley closed the public hearing at 6:56 p.m.

Dallas Cothrum, applicant, addressed the commissioners regarding this item.

Commission Chairman Kason Mobley reopened the public hearing at 7:18 p.m.

Linda Knight, 2624 SW Hulen, addressed the commissioners regarding this item.

Matt Powell, 1108 S Dobson, addressed the commissioners regarding this item and spoke for it.

Clint Nolen, applicant, addressed the commissioners regarding this item.

Commission Chairman Kason Mobley closed the public hearing at 7:30 p.m.

Tony McIlwain, Director Development Services, addressed the commissioners Regarding this item.

Motion was made by Commissioner Michael Tune and second by Commissioner Bill Janusch to deny.

Motion passed, 3-2. Commissioners Kason Mobley and Dan Taylor were opposed. Commissioners Jason Morse, Adam Russell & Ava Summerhill were absent.

**B. 8121 CR 1016Z (Case 22-062):** Hold a public hearing and consider a zoning change request from "A" Agricultural, to "C" Commercial, to allow for future commercial development.

Lidon Pearce presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Kason Mobley opened the public hearing at 7:43 p.m.

Commission Chairman Kason Mobley closed the public hearing at 7:43 p.m.

Motion was made by Commissioner Chris Dyer and second by Commissioner Dan Taylor to approve.

Motion passed, 5-0. Commissioners Jason Morse, Adam Russell & Ava Summerhill were absent.

**C. 3936 S Burleson (Case 22-043):** Hold a public hearing and consider a zoning change request from "A", Agricultural, to "PD" Planned Development for a spec industrial development.

Lidon Pearce presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Kason Mobley opened the public hearing at 7:47p.m.

Commission Chairman Kason Mobley closed the public hearing at 7.47 p.m.

Motion was made by Commissioner Dan Taylor and second by Commissioner Chris Dyer to approve.

Motion passed, 5-0. Commissioners Jason Morse, Adam Russell & Ava Summerhill were absent.

#### **4. Reports and Presentations**

None

#### **5. Community Interest Items**

None

#### **6. 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.**

**Adjourn.**

There being no further business Chair Kason Mobley adjourned the meeting.  
**Time – 7:47PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary