



Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: February 10, 2026

SUBJECT:

Approve the minutes from January 13, 2026 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the January 13, 2026 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the January 13, 2026 Regular Session of the Planning & Zoning Commission meeting.

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

None

FISCAL IMPACT:

None

STAFF CONTACT:

Peggy Fisher
Recording Secretary
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PLANNING AND ZONING COMMISSION

January 13, 2026
MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Ashley Brookman
Michael Tune
Beth Lytner
Clint Faram
Brandon Crisp
Michael Kurmes
Bobby Reading

Commissioners Absent

Cynthia Plonien

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
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 16, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** Taylor Bridge Estates, Lot 13R, Block 1 (Case 25-301): Consider and take possible action on the vacation of the replat of Taylor Bridge Estates, Lot 13R, Block 1. *(Staff Contact: Emilio Sanchez, Deputy Director)*

Motion made by Commissioner Ashley Brookman and second by Commissioner Brandon Crisp to approve the consent agenda.

Motion passed, 8-0. Commissioner Cynthia Plonien was absent.

4. Public Hearing

- A.** 420 County Road 1021(Wicker Hill) (Case 25-341): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “A”, Agriculture, to “SF16”, Single Family Dwelling District-16. *(Staff Contact: Emilio Sanchez, Deputy 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 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 Ashley Brookman to approve.

Motion passed, 8-0. Commissioner Cynthia Plonien was absent.

- B.** 275 County Road 714 (Case 25-324): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “PD”, Planned Development, to “PD”, Planned Development. *(Staff Contact: Emilio Sanchez, Deputy 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 6:08 p.m.

Tim Windmiller, applicant, 1225 Southern Oaks, addressed the commissioners regarding item 4B and answered questions.

Commission Chairman Michael Tune closed the public hearing at 6:11 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Dan Taylor to approve.

Motion passed, 8-0. Commissioner Cynthia Plonien 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 – 6:12PM

Peggy Fisher
Administrative Assistant
Recording Secretary