



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: August 11, 2026

SUBJECT:

Approve the minutes from July 28, 2026 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the July 28, 2026 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the July 28, 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

July 28, 2026

MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Cynthia Plonien
Ashley Brookman
Beth Lytner
Clint Faram
Brandon Crisp
Michael Kurmes

Commissioners Absent

Michael Tune

Staff

Matt Ribitzki, City Attorney
Tony McIlwain, Director Development Services
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 April 28, 2026 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

Motion made by Commissioner Clint Faram and second by Commissioner

Ashley Brookman to approve the consent agenda.

Motion passed, 8.0

4. Public Hearing

- A.** 6885 County Road 518 (Case 26-003): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 56.362 acres of land from A, Agriculture 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 Vice Chairman Dan Taylor opened the public hearing at 6:06p.m.

Chris Reed, 6825 CR 518, addressed the commissioners and spoke against this item.

Peggy Rosenaur, 7401 CR 518, addressed the commissioners and spoke against this item.

Natalie Reed, 6825 CR 518, addressed the commissioners and spoke against this item.

Dean Flowers, applicant, addressed the commissioners regarding this item and answered some questions and addressed some concerns from citizens.

Chris Reed, 6825 CR 518, addressed the commissioners and spoke against this item.

Commission Vice Chairman Dan Taylor closed the public hearing at 6:34 p.m.

Motion made by Commissioner Michael Kurmes and second by Commissioner Ashley Brookman to deny.

Motion passed, 7-1. Commissioner Beth Lytner was opposed.

- B.** 9028 CR 1019 and 2100 Lakewood Drive (ZC26-005): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 32.297 acres of land from A, Agricultural and PD, Planned Development to MF2, Multiple-family dwelling district, generally located at 9028 CR 1019. (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 Vice Chairman Dan Taylor opened the public hearing at 6:43 p.m.

Commission Vice Chairman Dan Taylor closed the public hearing at 6:44 p.m.

Motion made by Commissioner Clint Faram and second by Commissioner David Hadley to approve.

Motion passed, 8-0.

- C.** Hold a public hearing and consider and take possible action on an ordinance amending the Comprehensive Plan 2020 Midpoint Update. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

Tony McIlwain presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Vice Chairman Dan Taylor opened the public hearing at 6:56 p.m.

Commission Vice Chairman Dan Taylor closed the public hearing at 6:56 p.m.

Motion made by Commissioner Michael Kurmes and second by Commissioner Ashley Brookman to approve.

Motion passed, 8-0.

- D.** Hold a public hearing and consider and take possible action on an ordinance amending the text of the City's zoning ordinance codified in Appendix B of the City of Burleson Code of Ordinances. *(Staff Contact: Tony McIlwain, Development Services Director)*

Tony McIlwain 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 7: 07p.m.

Justin Bond, 308 E Renfro, addressed the commissioners regarding this item and made some suggestions.

Motion made by Commissioner David Hadley and second by Commissioner Michael Kurmes to table item 4D and continue the public hearing until August 25th.

Motion passed, 8-0.

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 Vice Chair Dan Taylor adjourned the meeting.
Time – 7:20PM

Peggy Fisher
Administrative Assistant
Recording Secretary