



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: December 16, 2025

SUBJECT:

Approve the minutes from December 2, 2025 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the December 2, 2025 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the December 2, 2025 Regular Session of the Planning & Zoning Commission meeting.

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

None

FISCAL IMPACT:

None

STAFF CONTACT:

Peggy Fisher
Recording Secretary
pfisher@burlesontx.com
817-426-9611

PLANNING AND ZONING COMMISSION

December 2, 2025
MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Cynthia Plonien
Ashley Brookman
Beth Lytner
Michael Tune (Chair)
Clint Faram
Michael Kurmes
Bobby Reading

Commissioners Absent

Brandon Crisp

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
Lidon Pearce, Planner

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 November 11, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** *Burleson KIA Subdivision (Case 25-241): Consider and take possible action on a preliminary plat of Burleson KIA Subdivision. (Staff Contact: Lidon Pearce, Principal Planner)*
- C.** *Burleson KIA Subdivision (Case 25-242): Consider and take possible action on a final plat of Burleson KIA Subdivision. (Staff Contact: Lidon Pearce, Principal Planner)*
- D.** *Parks at Panchasarp Farms, Phase 5 (Case 25-276): Consider and take possible action on a preliminary plat of Parks at Panchasarp Farms, Phase 5. (Staff Contact: Lidon Pearce, Principal Planner)*
- E.** *Parks at Panchasarp Farms, Phase 5 (Case 25-106): Consider and take possible action on a final plat of Parks at Panchasarp Farms, Phase 5. (Staff Contact: Lidon Pearce, Principal Planner)*
- F.** *Parks at Panchasarp Farms, Phase 6 (Case 25-210): Consider and take possible action on a final plat of Parks at Panchasarp Farms, Phase 6. (Staff Contact: Lidon Pearce, Principal Planner)*
- G.** *Summer Meadows Addition (Case 25-174): Consider and take possible action on a final plat for Summer Meadows Addition. (Staff Contact: Emilio Sanchez, Deputy Director)*
- H.** *Grace Church Subdivision (Case 25-261): Consider and take possible action on a replat for Grace Church Addition. (Staff Contact: Emilio Sanchez, Deputy Director)*

Motion made by Commissioner Ashley Brookman and second by Commissioner Beth Lytner to approve the consent agenda.

Motion passed, 8-0. Commissioner Brandon Crisp was absent.

4. Public Hearing

- A.** *1500 CR 602 (Case 25-258): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from defaulted "A" Agricultural to "SF10" Single-family for the development of a single-family subdivision with minimum lot sizes of 10,000 square feet. (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 6:06 p.m.

Clay Christy, applicant, 3231 Harwood, addressed the commissioners and spoke for this item.

Robert Sherrod, 1100 CR 602, addressed the commissioners and spoke against this item.

Claire Wallace, 648 Christopher, addressed the commissioners and spoke against this item.

Riley McChesney, 1604 Taylor Bridge, addressed the commissioners and spoke against this item.

Nickki Hoberstoch, 1712 Taylor Bridge, addressed the commissioners and spoke against this item.

Chair Michael Tune read a letter from commissioner Brandon Crisp where he spoke against this item.

Clay Christy, applicant, 3231 Harwood, addressed the commissioners and answered questions.

Dave Lockard, 1820 CR 602, addressed the commissioners and spoke against this item.

A male came up to the podium and spoke against this item.

Commission Chairman Michael Tune closed the public hearing at 6:34 p.m.

Motion made by Commissioner Dan Taylor and second by Commissioner Michael Kurmes to approve.

Motion denied, 8-0. Commissioner Brandon Crisp was absent.

B. *2245 SW Wilshire BLVD (Case 25-305): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "SF7" Single-family for development of approximately 13 single-family lots. (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 6:37 p.m.

Walter Matyastik, 1520 Thomas, applicant, addressed the commissioners and spoke for this item.

Commission Chairman Michael Tune closed the public hearing at 6:39 p.m.

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

Motion passed, 8-0. Commissioner Brandon Crisp 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 – 6:40PM

Peggy Fisher
Administrative Assistant
Recording Secretary