



## Department Memo

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### Planning & Zoning Commission Meeting

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**DEPARTMENT:** Development Services

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

**MEETING:** September 9, 2025

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**SUBJECT:**

Approve the minutes from August 12, 2025 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the August 12, 2025 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the August 12, 2025 Regular Session of the Planning & Zoning Commission meeting.

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

None

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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Recording Secretary  
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## PLANNING AND ZONING COMMISSION

August 12, 2025  
MINUTES

### Roll Call

#### Commissioners Present

David Hadley  
Dan Taylor  
Cobi Tittle  
Ashley Brookman  
Bill Janusch  
Michael Tune (Chair)  
Clint Faram  
Michael Kurmes  
Brandon Crisp  
Bobby Reading

#### Commissioners Absent

#### Staff

Matt Ribitzki, City Attorney  
Tony McIlwain, Director Development Services  
Emilio Sanchez, Assistant Director Development Services  
Lidon Pearce, Planner  
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 July 22, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B.** Bear Ridge, Phase 1C (Case 25-170): Consider and take possible action on a final plat of Bear Ridge, Phase 1C; Lot 1R, Block 1 and Lots 1-2, Block 2. (Staff Contact: Lidon Pearce, Principal Planner)
- C.** Chisholm Summit, Phase 1 (Case 24-256): Consider and take possible action on a final plat of Chisholm Summit, Phase 1, (Staff Contact: Lidon Pearce, Principal Planner)

Motion made by Commissioner Ashley Brookman and second by Commissioner Clint Faram to approve the consent agenda.

Motion passed, 9-0.

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

- A.** 900 CR 1021 (Case 25-190): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from “A” Agricultural to “SF16” Single-family dwelling district 16 for the proposed Legacy Hill subdivision with minimum 16,000 square foot 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 6:03 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:03 p.m.

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

Motion passed, 9-0.

- B.** 10732 CR 1020 (Case 25-191): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from “SF16” Single-family dwelling district 16 to “A” Agricultural to remove approximately 4.786 acres from the proposed Legacy Hill subdivision. *(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 6:05 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:06 p.m.

Motion made by Commissioner Ashley Brookman and second by Commissioner Cobi Tittle to approve.

Motion passed,9-0.

- C.** 880 W County Road 714 (Case 25-189): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "C" Commercial, to "SFE" Single-family estate district on approximately 3.093 acres. (*Staff Contact: Emilio Sanchez, Development Services 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 6:09 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:09 p.m.

Motion made by Commissioner Clint Faram and second by Commissioner Ashley Brookman to approve.

Motion passed,9-0.

## **5. Reports and Presentations**

None

## **6. Other Items for Consideration**

- A.** Nomination and Election of Planning and Zoning Commission Chairman.

Motion made by Commissioner Bill Janusch and second by Commissioner Dan Taylor to nominate Michael Tune as Commission Chairman.

Motion passed, 9-0.

- B.** Nomination and Election of Planning and Zoning Commission Vice Chairman.

Motion made by Commissioner Bill Janusch and second by Commissioner Michael Kurmes to nominate Dan Taylor as Commission Vice Chairman.

Motion passed, 9-0.

**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 – 6:11PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary