



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: September 29, 2026

SUBJECT:

Approve the minutes from September 15, 2026 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the September 15, 2026 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the September 15, 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

September 15, 2026

MINUTES

Roll Call

Commissioners Present

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

Commissioners Absent

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 August 25, 2026 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

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

Motion passed, 9-0.

4. Public Hearing

- A.** 279 W Hidden Creek PKWY (ZC26-007): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 8.216 acres of land 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 6:04 p.m.

Tim Windmiller, applicant, addressed the commissioners and answered questions regarding this item.

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

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

Motion passed, 9-0.

- B.** 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, Zoning, Article V, Supplemental Regulations of the City of Burleson Code of Ordinances. (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 Chairman Michael Tune opened the public hearing at 6:16 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:18 p.m.

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

Motion passed, 9-0.

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 Chair Michael Tune adjourned the meeting.

Time – 6:19PM

Peggy Fisher
Administrative Assistant
Recording Secretary