



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: August 25, 2026

SUBJECT:

Approve the minutes from August 11, 2026 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the August 11, 2026 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the August 11, 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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817-426-9611

PLANNING AND ZONING COMMISSION

August 11, 2026

MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Cynthia Plonien
Ashley Brookman
Michael Tune

Commissioners Absent

Beth Lytner
Michael Kurmes
Clint Faram
Brandon Crisp

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 July 28, 2026 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

Motion made by Commissioner Ashley Brookman and second by Commissioner Cynthia Plonien to approve the consent agenda.

Motion passed, 5-0. Commissioners Beth Lytner, Clint Faram, Brandon Crisp & Michael Kurmes were absent.

4. Public Hearing

- A. 449 E Renfro ST/217 Village Creek PKWY (ZC26-004): Hold a public hearing and consider and take possible action on a zoning ordinance change request on approximately 2.315 acres of land from PD, Planned Development to SP, Site Plan District, with an underlying zoning district of GR, General Retail with the additional use of Auto Laundry/Car Wash generally located at 449 E Renfro ST/217 Village Creek PKWY. (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 6:05 p.m.

Crystal Brasfield, 12709 Panther Creek, addressed the commissioners and spoke against this item.

Crystal Brasfield, 12709 Creek, addressed the commissioners and read a statement from Steve Hopkins, Highmark Residential who was opposed to this development.

Ben Williams, applicant, made a brief presentation before the commissioners regarding this item and answered questions from the commissioners.

Commission Chairman Michael Tune closed the public hearing at 6:25 p.m.

Motion made by Commissioner Cynthia Plonien and second by Commissioner Dan Taylor to approve.

Motion passed, 4-1. Commissioner Ashley Brookman was opposed. Commissioners Beth Lytner, Clint Faram, Brandon Crisp & Michael Kurmes were absent

5. Reports and Presentations

None

6. General

- A. Chisholm Summit Community Park located approximately at 9325 County Road 1016/ Lakewood Drive (CSP26-011): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to the

number of park amenities required by the Planned Development Ordinance (CSO# 5464-0524). (Staff Contact: Emilio Sanchez, Deputy Director)

Emilio Sanchez presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Justin Bond, applicant, addressed the commissioners regarding this item and answered questions.

Motion made by Commissioner David Hadley and second by Commissioner Ashley Brookman to approve.

Motion passed, 5-0. Commissioners Beth Lytner, Clint Faram, Brandon Crisp & Michael Kurmes were absent

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 – 6:37PM

Peggy Fisher
Administrative Assistant
Recording Secretary