



Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: March 10, 2026

SUBJECT:

Approve the minutes from February 24, 2026 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the February 24, 2026 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the February 24, 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

February 24, 2026

MINUTES

Roll Call

Commissioners Present

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

Commissioners Absent

Michael Kurmes

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 January 13, 2026 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

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

Motion passed, 8-0. Commissioner Michael Kurmes was absent.

4. Public Hearing

None

5. Reports and Presentations

- A.** Receive a report, hold a discussion, and provide staff direction on possible amendments to the future land use map (FLUM) of the City's 2020 Midpoint Update of the Comprehensive Plan. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

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

- B.** Receive a report, hold a discussion, and provide staff direction on a prospective heavy industrial use district and regulations associated with large-scale data centers and other high energy land uses. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

Tony McIlwain presented the case to the Commission, reviewed the staff report, and answered questions & received feedback from the Commission

- C.** Receive a report, hold a discussion, and provide staff direction regarding accessory dwelling units, drive-through design and stacking requirements, and vehicle parking regulations. *(Staff Contact: Tony McIlwain, AICP, CFM, Development Services Director)*

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

Items 6A & 6B were pulled from the Agenda.

6. General

- A.** QuikTrip at 2220 W FM 917 (Case 25-345): Consider and take possible action on a resolution for a site plan for QuikTrip located at 2220 W FM 917. (Staff Contact: Lidon Pearce, Principal Planner)
- B.** C&W Dust Tech at 6933 Shelmor Road (CSP25-299): Consider and take possible action on a resolution for a site plan for C&W Dust Tech located at 6933 Shelmor Road. (Staff Contact: Emilio Sanchez, Deputy Director)

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 – 8:13PM

Peggy Fisher
Administrative Assistant
Recording Secretary