



## Department Memo

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### Planning & Zoning Commission Meeting

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**DEPARTMENT:** Development Services

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

**MEETING:** January 13, 2026

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**SUBJECT:**

Approve the minutes from December 16, 2025 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the December 16, 2025 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the December 16, 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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## PLANNING AND ZONING COMMISSION

December 16, 2025

### MINUTES

#### Roll Call

#### Commissioners Present

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

#### Commissioners Absent

Michael Tune  
Michael Kurmes

#### Staff

Matt Ribitzki, City Attorney  
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**

*Emilio Sanchaez made an announcement that a correction to the PZ minutes for December 2, 2025 needed to reflect that item 3A should state motion to deny.*

- A.** Consider approval of the minutes from December 2, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** Summer Crest Addition (Case 23-257): Consider and take possible action on a replat for Summer Crest Addition. *(Staff Contact: Emilio Sanchez, Deputy Director of Development Services)*
- C.** Tantarra Estates Addition (Case 25-050): Consider and take possible action on a replat for Tantarra Estates Addition Lot 4R, Blk 2. *(Staff Contact: Emilio Sanchez, Deputy Director)*

Motion made by Commissioner Beth Lytner and second by Commissioner David Hadley to approve the consent agenda with the correction to item 3A.

Motion passed, 7-0. Commissioners Michael Tune and Michael Kurmes were absent.

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

- A.** 2650 SW Wilshire Blvd, Suite 300 (Case 25-219): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “GR, General Retail”, to “GR General Retail” with a Specific Use Permit for a Liquor Store”. *(Staff Contact: Emilio Sanchez, Deputy Director of Development Services)*

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

Commission Chairman Dan Taylor opened the public hearing at 6:07 p.m.

Commission Chairman Dan Taylor closed the public hearing at 6:08 p.m.

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

Motion passed, Motion passed, 7-0. Commissioners Michael Tune and Michael Kurmes were absent.

- B.** 816 Wicker Hill Road (Case 25-313): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “A”, Agriculture, to “SFE”, Single Family Estate District. *(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 Dan Taylor opened the public hearing at 6:11 p.m.

Commission Chairman Dan Taylor closed the public hearing at 6:11 p.m.

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

Motion passed, Motion passed, 7-0. Commissioners Michael Tune and Michael Kurmes were absent.

## **5. Reports and Presentations**

None

## **6. General**

- A.** Consider approval of a minute order setting the Planning and Zoning Commission meeting dates for calendar year 2026. (Case 25-344) (*Staff Contact: Emilio Sanchez, Development Services Assistant Director*)

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

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

Motion passed, Motion passed, 7-0. Commissioners Michael Tune and 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 Dan Taylor adjourned the meeting.

**Time – 6:15PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary