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**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services

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

**MEETING:** April 14, 2026

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**SUBJECT:**

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

**SUMMARY:**

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

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the March 24, 2026 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

March 24, 2026  
MINUTES

Roll Call

Commissioners Present

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

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 March 10, 2026 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

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.** Hold a public hearing and consider and take possible action on an ordinance amending the City's zoning ordinance codified in Appendix B of the City of Burleson Code of Ordinances relating to a Heavy Industrial and High Energy use district. *(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 6:37 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:37 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Clint Faram to approve with the following language to read as the closet vertical structure requiring approval of a SUP shall be 500 feet from the nearest boundary of any district allowing residential uses and 250 feet for any retail or commercial zoning districts.

Motion passed, 8-1. Commissioner Beth Lytner was opposed.

- B.** Hold a public hearing and consider and take possible action on an ordinance amending Section 50, "Definitions," of Article II of Appendix B, "Zoning," of the Code of Ordinances by amending the definition of Home Occupation by adding a new definition of No-Impact Home Based Business in accordance with State law. *(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 6:45 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:50 p.m.

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

Motion passed, 9-0.

**5. General**

None

**6. Reports and Presentations**

- A.** Receive a report, hold a discussion, and provide direction on approved plat's for the month of February 2026. *(Staff Contact: Emilio Sanchez, Deputy Director)*

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

- B.** Receive a report, hold a discussion on "How to be an Ethical Planning and Zoning Commissioner (aka How to Stay out of Trouble)". *(Staff Contact: Emilio Sanchez, Deputy Director)*

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

**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 – 7:17PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary