



## Department Memo

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### Planning & Zoning Commission Meeting

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**DEPARTMENT:** Development Services

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

**MEETING:** July 8, 2025

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**SUBJECT:**

Approve the minutes from June 24, 2025 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the June 24, 2025 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the June 24, 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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Recording Secretary  
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817-426-9611

## PLANNING AND ZONING COMMISSION

June 24, 2025  
MINUTES

### Roll Call

#### Commissioners Present

David Hadley  
Ashley Brookman  
Bill Janusch  
Michael Tune (Chair)  
Clint Faram  
Michael Kurmes  
Brandon Crisp  
Bobby Reading

#### Commissioners Absent

Dan Taylor  
Cobi Tittle

#### 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**

- A.** Consider approval of the minutes from June 10, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B.** Highpoint Business Park, Lot 1, Block 8 (Case 25-117): Consider and take possible action on a final plat of Highpoint Business Park, Lot 1, Block 8

addressed as 5901 Vantage DR. (Staff Contact: Lidon Pearce, Principal Planner)

- C. Chisholm Summit, Phase 3 (Case 24-258): Consider and take possible action on a final plat of Chisholm Summit, Phase 3. (Staff Contact: Lidon Pearce, Principal Planner)
- D. Whispering Meadows Section One, Lots 1R & 2, (Case25-130): Consider and take possible action on a replat for Whispering Meadows Section one, Lots 1R & 2; addressed as 1701 County Road 914A. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)
- E. Chisholm Summit, Phase 2 (Case 24-257): Consider and take possible action on a final plat of Chisholm Summit, Phase 2. (Staff Contact: Lidon Pearce, Principal Planner)

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

Motion passed, 7-0. Commissioners Dan Taylor and Cobi Tittle were absent.

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

- A. The Phobia Project at 138 N. Wilson Street, Ste. A (Case 25-145): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "C" Commercial, to "C" Commercial with a Specific Use Permit for indoor amusement as an escape room. (Staff Contact: Emilio Sanchez, Development Services 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 6:06 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:07 p.m.

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

Motion passed, 7-0. Commissioners Dan Taylor and Cobi Tittle were absent.

#### **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 – 6:07PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary