



**Planning & Zoning Commission  
Agenda**

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Tuesday, May 14, 2024  
6:00 PM

City Hall - 141 W. Renfro  
Burleson, TX 76028

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1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

*Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God; one and indivisible*

2. **CITIZEN APPEARANCES**

Other than public hearings, citizens in attendance who desire to speak to the Planning and Zoning Commission may speak during this section. Each person will be allowed three (3) minutes to speak and will not be interrupted by the Commission or staff. If you would like to speak, please fill out a speaker card and give the completed card to the City staff prior to addressing the Commission. Please note that the Commission may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Commission from deliberating or taking action on an item not listed on the agenda. Please also note that speakers who desire to speak on an item listed for public hearing will address the Commission during the public hearing and consideration of that particular agenda item.

3. **CONSENT AGENDA**

All items listed below are considered to be routine by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the Development Services Director to place each item on the City Council agenda in accordance with the Planning and Zoning Commission's recommendations.

- A. Consider approval of the minutes from April 23, 2024 Planning & Zoning Commission meeting.
- B. Turner Estates, Block 1 (Case 24-089): Consider approval of a Final Plat for Turner Estates, Lots 1 & 2, Block 1; addressed as 5400 County Road 704D. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*
- C. J&C Duran Addition, Lots 1-4, Block 1 (Case 24-061): Consider approval of a Final Plat for J&C Duran Addition, Lots 1-4, Block 1; addressed as 3327 FM 731. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*

- D. East Park Addition, Lots 1 thru 8, Block 1 (Case 24-087): Consider approval of a Preliminary Plat for East Park Addition, Lots 1 thru 8, Block 1; addressed as 3433 E Renfro Street. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*
- E. East Park Addition, Lots 1 thru 8, Block 1 (Case 24-088): Consider approval of a Final Plat for East Park Addition, Lots 1 thru 8, Block 1; addressed as 3433 E Renfro Street. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*

4. **PUBLIC HEARING**

- A. 1679 SW Wilshire (Case 24-062): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from “PD”, Planned Development to “GR” General Retail for a food and beverage sales (grocery) store with retail. *(Staff Contact: Lidon Pearce, Principal Planner)*
- B. 1679 SW Wilshire (Case 24-114): Consider a recommendation of approval for a resolution for a commercial site plan with a variance to Chapter 63, Sign Regulations, Section 63-57; pertaining to multi-tenant pylon signage. *(Staff Contact: Lidon Pearce, Principal Planner)*
- C. 465 Forgotten Ln (Case 24-108): Consider a recommendation of approval for a resolution authorizing a site plan for a cold storage facility with a waiver to Appendix C, Article V, Business Park Design Standards, related to the orientation of the loading area. *(Staff Contact: Lidon Pearce, Principal Planner)*
- D. 1530 Candler Dr (Case 24-064): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from “PD”, Planned Development to “PD” Planned Development for Lot 3, Block 1, Shannon Creek Development, “The Cottages at Candler Drive”. *(Staff Contact: Lidon Pearce, Principal Planner)*

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

7. **COMMUNITY INTERESTS ITEMS**

8. **EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the 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**

Staff Contact  
 Tony McIlwain  
 Director of Development Services  
 817-426-9684

**CERTIFICATE**

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I hereby certify that the above agenda was posted on this the 8th of May 2024, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

**ACCESSIBILITY STATEMENT**

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.