



## Planning & Zoning Commission Agenda

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Tuesday, December 19, 2023  
6:00 PM

City Hall - 141 W. Renfro  
Burleson, TX 76028

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### 1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

### 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 November 14, 2023 Planning & Zoning Commission meeting.
- B. Original Town of Burleson; Lot 1, Block 60, and Lots 1R1 & 2R1, Block 65 (Case 23-291): Consider approval of a replat for Original Town of Burleson; Lot 1, Block 60, and Lots 1R1 & 2R1, Block 65, addressed as 336, 348, and 360 S Dobson St. (*Staff Presenter: Lidon Pearce, Senior Planner*)
- C. Original Town of Burleson; Lot 1R1, 3R1, & 5R thru 7R, Block 33 (Case 23-297): Consider approval of a replat for Original Town of Burleson; Lot 1R1, 3R1, & 5R thru 7R, Block 33, located in the SW block of E Eldred St and S Dobson St. (*Staff Presenter: Lidon Pearce, Senior Planner*)

- D. Victron Burleson Addition; Lots 4 and 5, Block A (Case 23-145): Consider approval of a replat for Lots 4 and 5, Block A, of the Victron Burleson Addition. (*Staff Presenter: JP Ducay, Senior Planner*)
- E. Arabella at Burleson; Lot 1R, Block 7 (Case 23-290): Consider approval of a replat for Arabella at Burleson; Lot 1R, Block 7, addressed as 1851 Greenridge Dr (*Staff Presenter: Lidon Pearce, Senior Planner*)

#### 4. **PUBLIC HEARING**

- A. Burleson Retail Summercrest at 700 Wilshire Blvd (Case 23-252): Hold a public hearing and consider approval of a resolution for a commercial site plan with a variance to Chapter 36, fencing and screening regulations, allowing for an alternative transitional screening material. (*Staff Presenter: JP Ducay, Senior Planner*)

#### 5. **REPORTS AND PRESENTATIONS**

- A. Consider approval of a minute order setting the Planning and Zoning Commission meeting dates for calendar year 2024. (Case 23-364) (*Staff Contact: JP Ducay, Senior Planner*)
- B. Lumberyard at 137 S. Wilson Street (Case 23-289): Consider approval of a resolution for a waiver to Article III, Landscape Standards, relating to artificial turf. (*Staff Presenter: JP Ducay, Senior Planner*)
- C. Receive a report regarding an update to the city's zoning ordinance. (*Staff Presenter: Lidon Pearce, Senior Planner*)

#### 6. **COMMUNITY INTERESTS ITEMS**

This is a standing item on the agenda of every regular meeting of the Planning and Zoning Commission. An "item of community interest" includes the following:

- Expression of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- Honorary recognitions of city officials, employees, or other citizens;
- Reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city official or city employee; and
- Announcements involving imminent public health and safety threats to the city.

#### 7. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the City Council 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 Attorney pursuant to Section 551.071, Texas Government Code**
- B. **Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code**
- C. **Deliberation regarding a negotiated contract for a prospective gift or donation to the state or the governmental body Pursuant to Section 551.073, Texas Government Code**
- D. **Personnel matters pursuant to Section 551.074, Texas Government Code**

- E. Deliberation regarding (1) the deployment, or specific occasions for implementation of security personnel or devices; or (2) a security audit Pursuant to Sec. 551.076, Texas Government Code
- F. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code
- G. Pursuant to Sec. 418.183(f), Texas Government Code, deliberation of information related to managing emergencies and disasters including those caused by terroristic acts (must be tape recorded)

8. **ADJOURN**

Staff Contact

Tony McIlwain  
Director of Development Services  
817-426-9684

**CERTIFICATE**

I hereby certify that the above agenda was posted on this the 14th of December 2023, 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.