



## Planning & Zoning Commission Agenda

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Tuesday, December 13, 2022  
6:30 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 15, 2022 Planning & Zoning Regular Commission meeting and Planning & Zoning Special Session Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

B. Replat of A.P. Ranch, Lots 1R and 2, Block 1, located directly west of County Road 803 with an approximate address of 5629 CR 803, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-127): Consider approval of a Replat for A.P. Ranch. (Staff Contact: JP Ducay, Senior Planner).

C. Final plat of Bear Ridge – Phase 1A, located at 2325 SW Wilshire Blvd (Case 22-113): Consider approval for a final plat of Bear Ridge, Phase 1A. (Staff Contact: Lindon Pearce, Senior Planner).

4. Public Hearing

A. **QuikTrip at 449 E Renfro (Case 22-105):** Hold a public hearing and consider an ordinance for a zoning change request from "PD", Planned Development, to "GR" General Retail with a

SUP, Specific Use Permit, allowing "Automobile fuel sales" in specific plan area 1, "Spinks" of the IH35 Overlay district. (Staff Presenter: Lidon Pearce, Senior Planner)

- B. **QuikTrip at 449 E Renfro (Case 22-106):** Hold a public hearing and consider a site plan for QuikTrip with waivers to the IH35 parking setback, Section 5-51, Article V of Appendix C, IH35 Design Standards, and the minimum driveway spacing, Section 5.5 – Streets and Site Standards, Table 1 of the Engineering Design Manual. (Staff Presenter: Lidon Pearce, Senior Planner)
- C. **4139 S Burleson Blvd (Case 22-122):** Hold a public hearing and consider approval of an ordinance for a zoning change request from "A", Agricultural to "PD", Planned Development for a 4.13 acre site. (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 and start time for calendar year 2023. (22-137)

6. Community Interest 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

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

**Pursuant to Sec. 551.071** consultation with its Attorney:

The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

**Pursuant to Sec 551.087** Deliberation regarding Economic Development

Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.

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 9th of December 2022, 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.

Approve the minutes from November 15, 2022 Planning & Zoning Special Session Commission meeting.