

AGENDA
BURLESON PLANNING AND ZONING COMMISSION
October 21, 2014

BURLESON CITY HALL
141 W. RENFRO
BURLESON, TX 76028

REGULAR SESSION – 6:00 p.m.

Call to Order

Invocation

Pledge of Allegiance

Administer Oath of Office to Commission Chairman

1. 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. Approve the minutes from October 7, 2014 Planning and Zoning Commission meeting.

B. Minor Plat for 5.21 acres at 1435 S. Burleson Blvd for the CAR Transport Addition (Case 14-067)

2. Public Hearing

None

3. Other Items for Consideration

A. Nomination and Election of Planning and Zoning Commission Vice Chairman.

4. Community Interest Items

This is a standing item on the agenda of every regular meeting of the Planning and Zoning Commission. (The Texas Open Meetings Act effective September 1, 2009, provides that "a quorum of the city council may receive from municipal staff, and a member of the governing body may make a report regarding items of community interest during a council meeting without having given notice of the subject of the report, provided no action is taken or discussed." The Open Meetings Act does not allow the Commission to discuss an item concerning pending Planning and Zoning Commission business unless it is specifically, appropriately posted on the agenda). An "item of community interest" includes the following:

- expressions 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 a city official or city employee; and
- announcements involving imminent public health and safety threats to the city.

5. Citizen Appearance

(Citizens who have signed a card to speak to the Commission will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the presentation is on the agenda, the city staff and Planning and Zoning Commission members are prevented from discussion of the subject and may respond only with statements of factual information or existing city policy. Public comment will not be taken on items that the Commission has previously considered in a public hearing.)

6. Executive Session

A. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec.071 of the Texas Government Code (Texas Disaster Act). Executive session may be held, under these exceptions, at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the City Attorney as to the posted subject matter of this Planning and Zoning Commission meeting.

Reconvene into open session for possible action resulting from any items posted and legally discussed in Executive Session.

Adjourn.

Staff Contact

Bradley Ford, Director of Development Services
817-426-9623

CERTIFICATE

I hereby certify that the above agenda was posted on this the 17th day of October, 2014, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda McCrory

Amanda McCrory
City Secretary

ACCESSIBILITY STATEMENT

The Burleson City Hall facility is wheelchair accessible. The entry ramp is located in the front of the building. Accessible parking spaces are also available in that area. 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.

Memorandum

To: The Burleson Planning and Zoning Commission

From: Peggy Fisher, Senior Administrative Assistant

Date: October 21, 2014

Subject: Minutes from the October 7, 2014 Regular Session Planning and Zoning Commission Meeting.

Commission Action Requested:

Approve the minutes from the October 7, 2014 Regular Session of the Planning and Zoning Commission Meeting.

Background Information:

None.

Board/Citizen Input:

None.

Financial Considerations:

None.

Attachments:

Minutes of the October 7, 2014 Regular Session of the Planning and Zoning Commission.

Staff Contact:

Peggy Fisher
Recording Secretary
817-426-9611

PLANNING AND ZONING COMMISSION

October 7, 2014

MINUTES

Roll Call

Commissioners Present

Dan Boutwell
Jack Eades
Duaine Goulding
Amanda Harris
Brenda Gammon

Commissioners Absent

Koy Killen

Staff

Fritz Quast, City Attorney
Bradley Ford, Director of Development Services
Justin Bond, Economic Development Manager
Alex Philips, Economic Development Coordinator
Michelle McCullough, P.E., CFM, Civil Engineer
Peggy Fisher, Administrative Assistant

WORK SESSION

Call to Order – 6:20 PM

1. Overview of 2015 Development Services Workplan.

Bradley Ford presented a brief overview of the Development Services Workplan.

2. Questions concerning current agenda items.

No items were discussed.

3. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec.071, Sec. 551.072, Sec. 551.073, Sec. 551.074, Sec. 551.076, Sec. 551.087, and Sec. 418.183(f) of the Texas Government Code (Texas Disaster Act). Executive session may be held, under these exceptions, at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the City Attorney as to the posted subject matter of this Planning and Zoning Commission meeting.

There being no further business Chair Dan Boutwell adjourned the work session.

Time – 6:56 PM

REGULAR SESSION

Call to Order – 7:01 PM

Invocation – Brenda Gammon delivered the invocation.

Item 1A was pulled from the Consent Agenda.

A. Administer Oath of Office to Place 2 and Place 4 Commissioners.

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1. Consent Agenda

B. Approve the minutes from September 16, 2014 Planning and Zoning Commission meeting.

C. Minor Plat of 0.9972 acres within Esperanza Addition near Brooks Road and Bent Oaks Drive in the Burleson ETJ (Case 14-039)

D. Re-plat of 20.4 acres at 5701 HighPoint Business Park for future Wagner-Smith Equipment facility (Case 14-073).

Motion was made by Commissioner Amanda Harris and second by Commissioner Brenda Gammon to approve.

Motion passed, 5-0. Commissioner Koy Killen was absent.

2. Public Hearings

A. Zoning Change from Two Family (2F) zoning district to Single Family 7 (SF7) on 0.52 acres located at 216 Clark Street (Case 14-074)

Alex Philips presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Dan Boutwell opened the public hearing at 7:09 p.m.

Commission Chairman Dan Boutwell closed the public hearing at 7:10 p.m.

John Volkman, applicant, answered questions from the commissioners.

Motion was made by Commissioner Brenda Gammon and second by Commissioner Duaine Goulding to approve.

Motion passed, 5-0. Commissioner Koy Killen was absent.

3. Other Items for Consideration

A. Commercial Site Plan for Wagner-Smith Equipment at 5701 HighPoint Parkway in HighPoint Business Park (Case 14-071).

Alex Philips presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Motion was made by Commissioner Jack Eades and second by Commissioner Duaine Goulding to approve.

Motion passed, 5-0. Commissioner Koy Killen was absent.

4. Community Interest Items

None

5. Citizen Appearance

None

6. Executive Session

A. Executive Session: Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.071, Sec. 551.072, Sec. 551.073, Sec. 551.074, Sec. 551.076, Sec. 551.087, and Sec. 418.0183(f) of the Texas Government Code (Texas Disaster Act). Executive Session may be held, under these exceptions, at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the City Attorney as to the posted subject matter of the Planning and Zoning Commission meeting.

Adjourn.

There being no further business Chair Dan Boutwell adjourned the meeting.

Time – 7:43 PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Memorandum

To: The Chair and Members of the Planning and Zoning Commission

From: Bradley Ford, Director of Development Services

Date: October 21, 2014

Subject: Minor Plat of 5.43 acres located at 1435 S. Burleson Boulevard
(Case 14-067)

Planning and Zoning Commission Action Requested:

Minor Plat of Lots 1 and 2, Block 1, Car Transport Addition being 5.43 acres located on S. Burleson Boulevard, Johnson County, City of Burleson (Case 14-067)

Background Information:

On September 2, 2014, the applicant submitted an application for a minor plat for 5.43 acres of land located on the 1400 block of S. Burleson Boulevard. The applicant (CAR Transport) is requesting the minor plat as the property was previously unplatted. The minor plat has been prepared as a precursor to the installation of a new accessory building on the site that will house a driver convenience center. CAR Transport is a specialty auto hauler that has been in business in Burleson since 1983. Their Burleson facility serves as their corporate headquarters, as well as a truck terminal. The accessory building construction will not require additional action by the Commission.

Planning Analysis:

Minor Plat:

The regulation of subdivision development is based upon government's legitimate interest in promoting orderly development, insuring that subdivisions are constructed safely, and protecting future owners from inadequate police and fire protection, inadequate drainage and unsanitary conditions. To achieve this goal, the Planning and Zoning Commission appointees and the City Council members have the legislative authority to adopt a subdivision ordinance. A plat cannot be denied for a reason other

than failure to comply with applicable regulations. This plat conforms to the requirements of all applicable sections of the City of Burleson Subdivision Ordinance.

Board/Citizen Input:

There is no public input required for this case.

Financial Considerations:

There is no expenditure of municipal funds associated with this item.

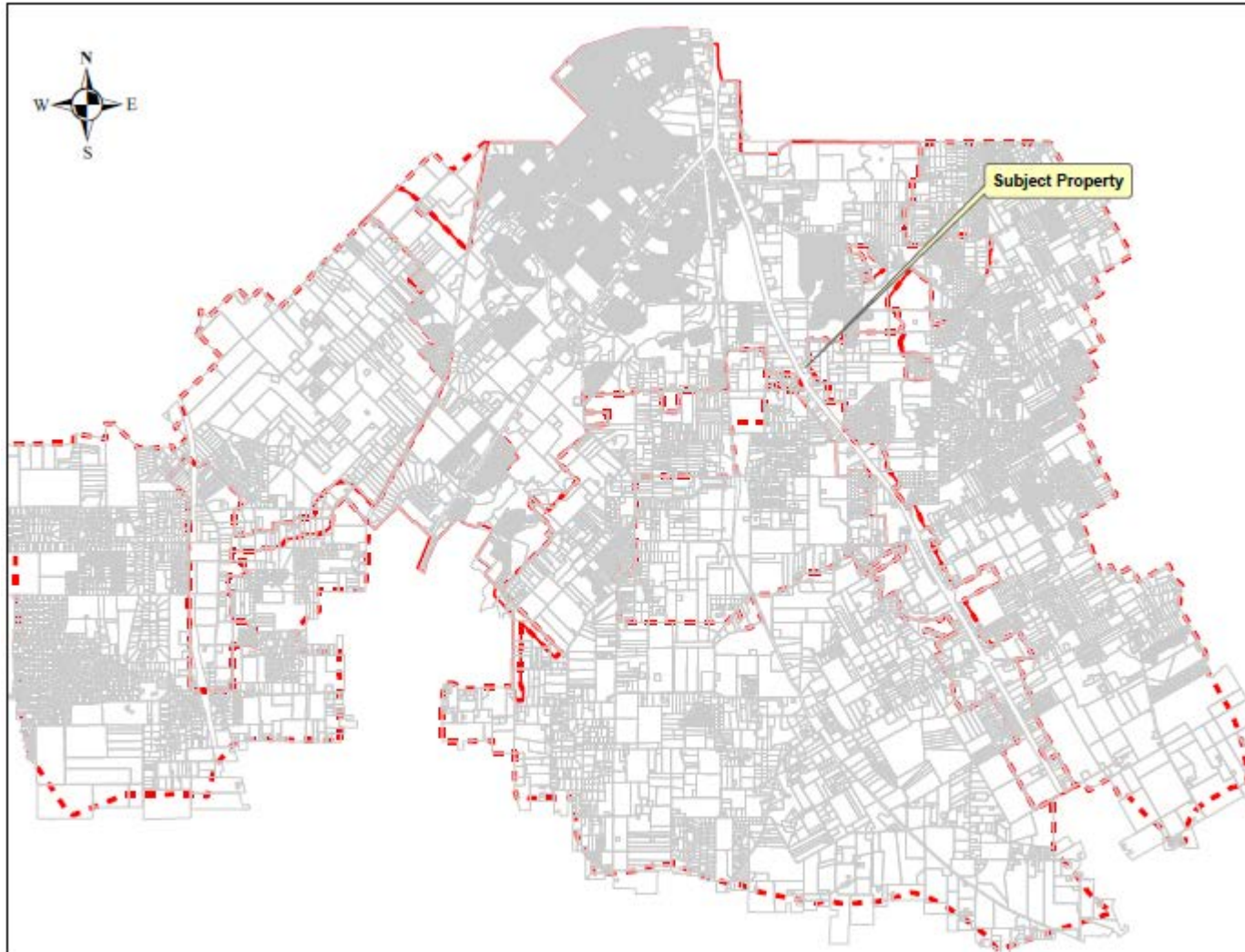
Attachments:

1. Location Map
2. Aerial Map
3. Car Transport Addition Minor Plat

Staff Contact:

Bradley Ford
Director of Development Services
817-426-9623
bford@burlesontx.com

Attachment 1
Location Map



Attachment 2
Aerial Map



Attachment 3
Car Transport Addition Minor Plat

