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Tuesday, November 12, 2019

Council Chambers

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**REGULAR SESSION - 6:30 PM**

Call to Order

Invocation

Pledge of Allegiance

1. Citizen Appearances

(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 on items included for public hearing on this agenda will be taken during the public hearing and consideration of the particular item).

2. 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 November 5, 2019 Planning & Zoning Commission meeting.

B. **Final Plat of Hidden Vistas, Phase 4A for properties located south of the intersection of E. Hidden Creek Pkwy and Hidden Vistas Blvd. (Case 19-101):** Consider a final plat.

3. Public Hearing

A. **3820 S. Burleson Blvd. located near the intersection of Valley St. and S. Burleson Blvd. (Case 19-087):** Hold a public hearing and consider a zoning change request from A, Agriculture to SP, Site Plan (used auto sales).

**This item is continued to the December 10, 2019 Planning and Zoning Commission meeting due to an issue with public noticing.**

B. **Hillside Addition Lot 1R and 3R, Block 2, Phase IV, located at 746 and 749 Ridgehill Drive (Case 19-099):** Hold a public hearing and consider a replat of Hillside Addition Lot 1, Block 1 and Lot 3R, Block 2, Phase IV.

4. Reports and Presentations

- A. **Terex Equipment Repair/Service Commercial Site Plan located at the intersection of S. Burleson Boulevard and Capstone Drive (Case 19-100):** Consider a site plan for an equipment repair/service facility for a property located at the intersection of S. Burleson Boulevard and Capstone Drive.
- B. **Subdivision Ordinance Amendment:** Consider an amendment to Appendix A - Subdivision and Development Ordinance to update for requirements of recently enacted legislation associated with HB3167 and changes to final plat and replat approval requirements in the Extraterritorial Jurisdiction (ETJ), ensure current position titles are referenced, modify approval authority for Community Facilities Contracts and easements, and other minor modifications.

5. 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 commission may receive from municipal staff, and a member of the governing body may make a report regarding items of community interest during a commission 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.

6. 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:

1. **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.
2. **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.

Adjourn

Staff Contact

Mandy Clark, Director of Development Services  
817-426-9684

## CERTIFICATE

I hereby certify that the above agenda was posted on this **the 8th of November 2019, by 5:00 p.m.**, on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.

*Amanda Campos*

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 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.