
Tuesday, April 23, 2024
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

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 9, 2024 Planning & Zoning Commission meeting.

B. Cervantes Addition, Lots 2R-A & 2R-B, Block 1 (Case 24-005): Consider approval of a replat for Cervantes Addition, Lot 2, Block 1; addressed as 5217 CR 703. (Staff Contact: Lidon Pearce, Principal Planner)

C. Veridian Point, Lots 1R & 1X (Case 24-037): Consider approval of a replat for Veridian Point, Lot 1; addressed as 2708 Veridian Point Drive. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

4. **COMMUNITY INTERESTS ITEMS**

5. **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**

6. **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 17th of April 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.



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: April 23, 2024

SUBJECT:

Approve the minutes from April 9, 2024 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the April 9, 2024 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the April 9, 2024 Regular Session of the Planning & Zoning Commission meeting.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

None

FISCAL IMPACT:

None

STAFF CONTACT:

Peggy Fisher
Recording Secretary
pfisher@burlesontx.com
817-426-9611

PLANNING AND ZONING COMMISSION

April 9, 2024
MINUTES

Roll Call

Commissioners Present

David Hadley
Cobi Tittle
Ashley Brookman
Bill Janusch
Michael Tune (Chair)
Clint Faram
Michael Kurmes
Bobby Reading

Commissioners Absent

Dan Taylor

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
Michelle McCullough, Assistant Director Public Works
Lidon Pearce, Principal Planner
Peggy Fisher, Administrative Assistant

REGULAR SESSION

1. Call to Order – 6:00 PM

Invocation – David Hadley

Pledge of Allegiance

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from March 26, 2024 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B.** Garza Addition, Block 1 (Case 24-059): Consider approval of a replat for Garza Addition, Lots 1A1 & 1A2 Block 1; addressed as 918 White

Marlin. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*

- C.** Holy Cross Christian Academy Addition, Block 1 (Case 23-126): Consider approval of a Final Plat for Holy Cross Christian Academy Addition, Lot 1, Block 1; addressed as 1233 Tarver Road. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*

Motion made by Commissioner Clint Faram and second by Commissioner Michael Kurmes to approve the consent agenda.

Motion passed, 7-0. Commissioner Dan Taylor was absent.

4. Public Hearing

- A.** Chisholm Summit at 9517 CR 1016 (Case 23-229): Hold a public hearing and consider a recommendation of approval of an ordinance for a zoning change request from defaulted "A", Agriculture and "PD" Planned Development District to "PD" Planned Development District for the Chisholm Summit master planned community. *(Staff Presenter: Lidon Pearce, Principal Planner)*

Lidon Pearce presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Michael Tune opened the public hearing at 6:07 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:08 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Ashley Brookman to approve.

Motion passed, 7-0. Commissioner Dan Taylor was absent.

- B.** Lumberyard at 137 S. Wilson Street (Case 24-041): Hold a public hearing and consider a recommendation of approval of a resolution for a commercial site plan amendment with a waiver to Section 132-115; Accessory building and structure yard regulations. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*

Emilio Sanchez presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Michael Tune opened the public hearing at 6:11 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:14 p.m.

Motion made by Commissioner Michael Kurmes and second by Commissioner Ashley Brookman to approve.

Motion passed, 7-0. Commissioner Dan Taylor was absent.

5. Reports and Presentations

None

6. Community Interests Items

None

7. 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.**

8. Adjourn

There being no further business Chair Michael Tune adjourned the meeting.
Time – 6:14PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: April 23, 2024

SUBJECT:

Cervantes Addition, Lots 2R-A & 2R-B, Block 1 (Case 24-005): Consider approval of a replat for Cervantes Addition, Lot 2, Block 1; addressed as 5217 CR 703.
(Staff Contact: Lidon Pearce, Principal Planner)

SUMMARY:

On January 8, 2024, an application for a replat was submitted by Bryan Connally representing CBG Surveying Texas on behalf of Theresa Galindo (owner) for a replat of approximately 11.56 acres. The property is being replatted for the purpose of creating for two residential lots in the ETJ.

The plat is administratively complete and meets the requirements of Appendix A – Subdivision and Development Regulations.

RECOMMENDATION:

Approve the replat for Cervantes Addition, Lots 2R-A & 2R-B, Block 1.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

December 12, 2019 – Minor Plat was approved by DAC.

REFERENCE:

[City of Burleson, TX PLAT REQUIREMENTS:
§ 3.6 Replat. \(ecode360.com\)](#)

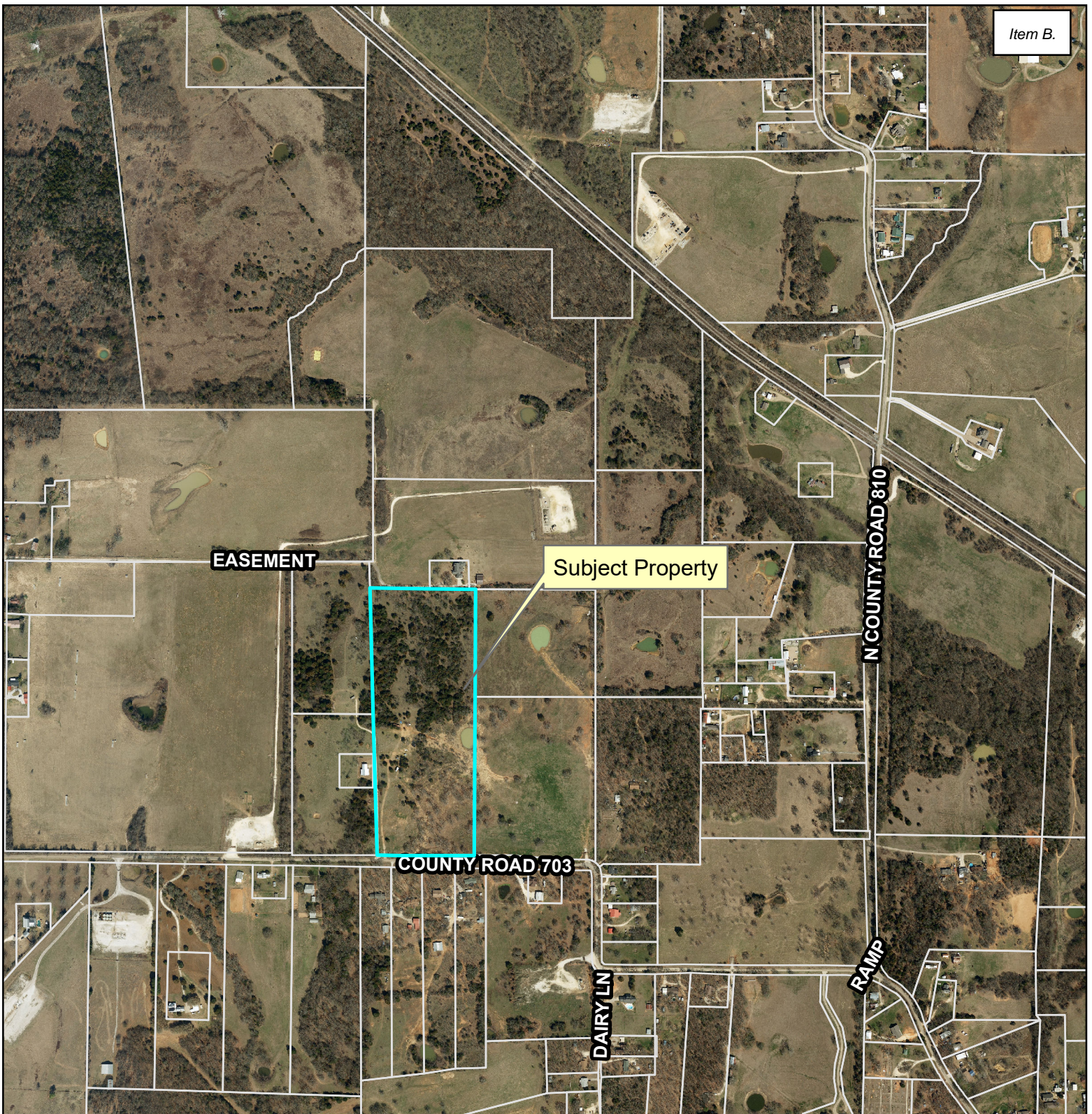
FISCAL IMPACT:

None

STAFF CONTACT:

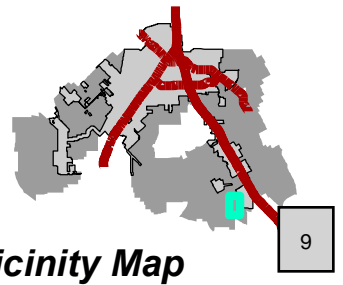
Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com

817-426-9649

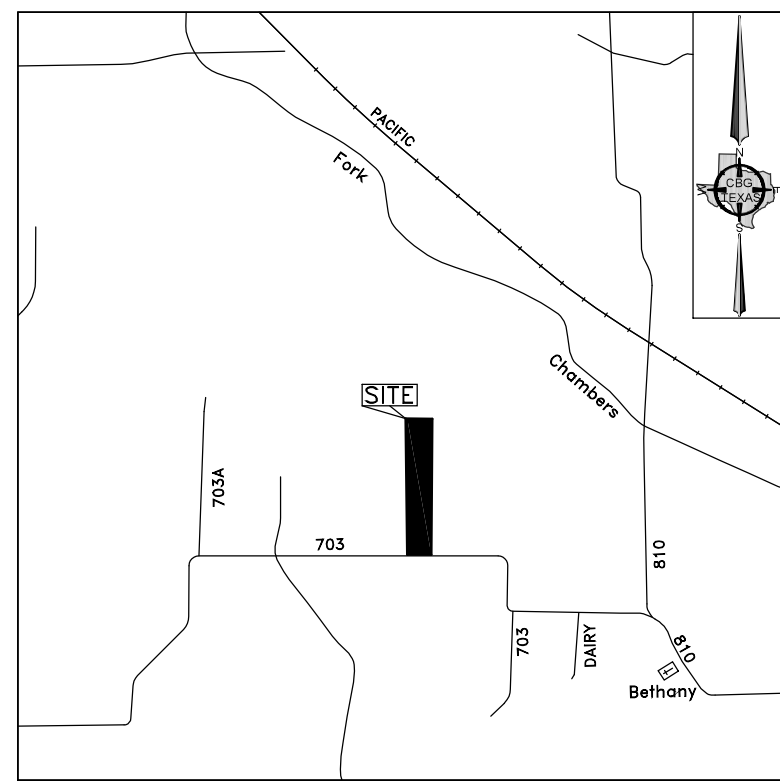


THE CITY OF
BURLESON
TEXAS

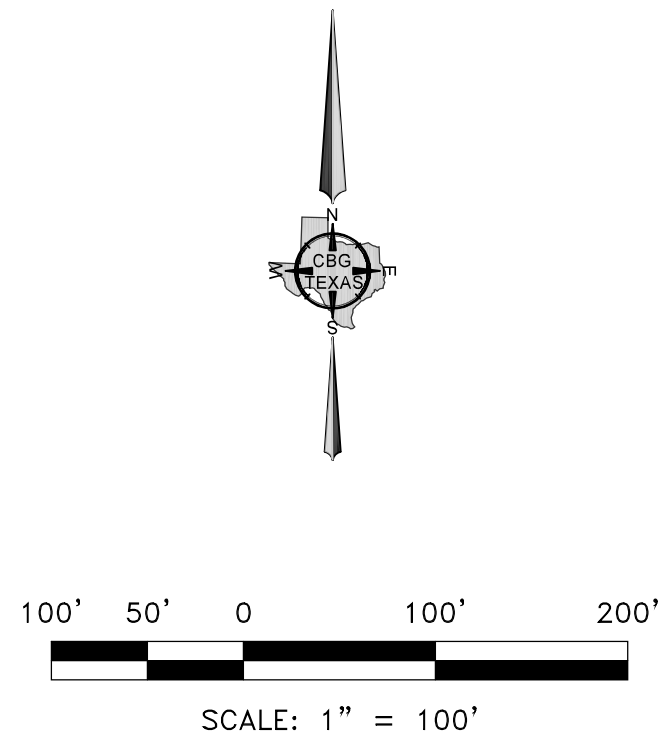
Replat
Lot 2R-A & 2R-B
Cervantes Addition
Case 24-005



Vicinity Map



VICINITY MAP NOT TO SCALE

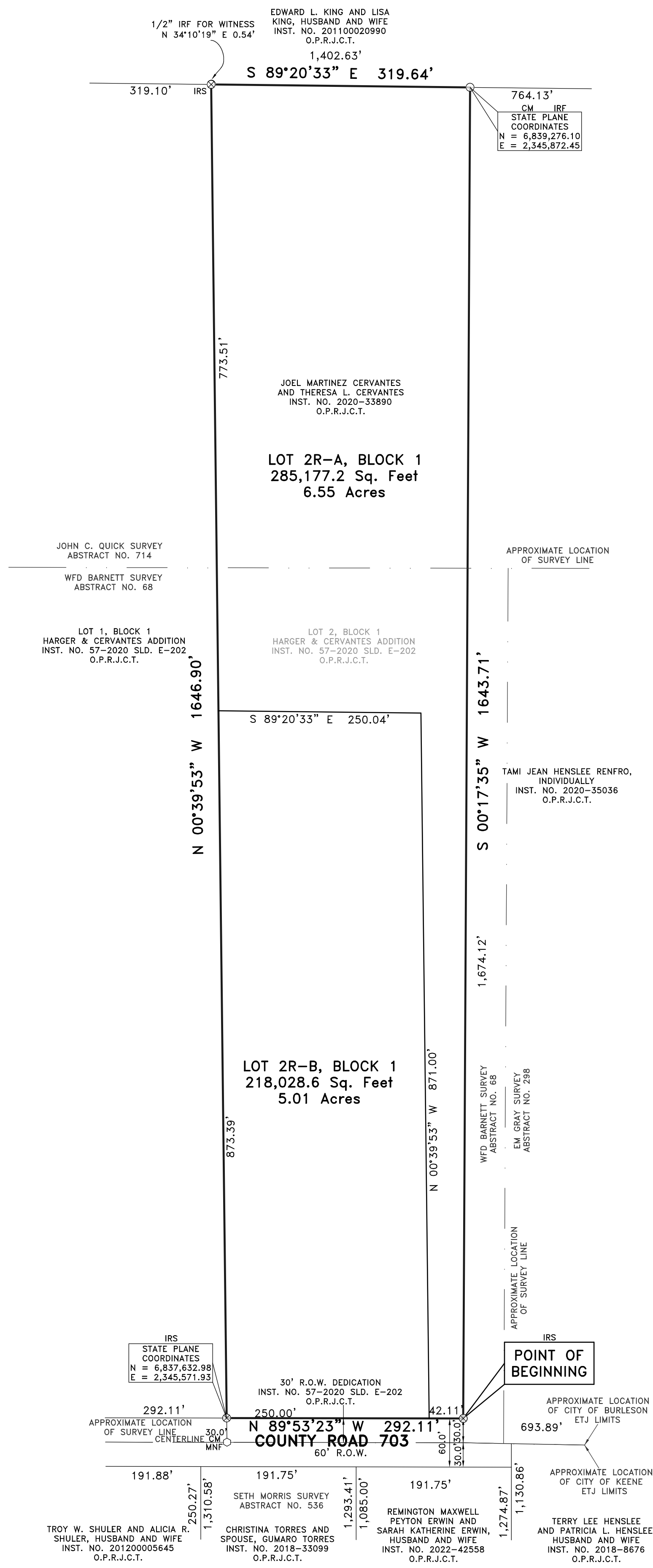


GENERAL NOTES

- 1. THE BEARING BASIS AND COORDINATES FOR THE SURVEY SHOWN HEREON WAS TAKEN FROM THE GRID BEARINGS REFERENCED IN THE CITY OF BURLESON HORIZONTAL AND VERTICAL CONTROL MANUAL, WHICH IS BASED UPON THE GRID BEARINGS FOR THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OUT OF ONE LOT.
3. ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439C0440K, DATED 09/25/2009, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X - (AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN).
5. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.
6. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
7. ALL BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED SUCH THAT ALL GROUND LEVEL, EXTERIOR SIDES OF THE BUILDING ARE WITHIN 150 FEET OF A DEDICATED STREET OR FIRE LANE. IF THE 150 FEET CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE CAPABLE OF SUPPORTING 80,000 LBS SHALL BE REQUIRED ON SITE AT TIME OF CONSTRUCTION.
8. THE FIRE LANE SHALL BE 24 FOOT IN WIDTH WITH 30 FOOT INSIDE RADII AND 54 FOOT OUTSIDE RADII. THE FIRE LANE SECTION SHALL EITHER FOLLOW DETAIL P-11 OR 8 INCHES OF CONCRETE ON 95% COMPACTED BASE IS ACCEPTABLE. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL TESTING AND SHALL PROVIDE THE RESULTS TO CITY INSPECTORS.
9. FOR ALL SINGLE-FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOMES AND APARTMENTS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAYING DISTANCE OF NO GREATER THAN 500 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
10. FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAY DISTANCE OF NO GREATER THAN 300 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
11. THE MINIMUM FIRE FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,500 GALLONS PER MINUTE. FIRE FLOW AND FLOW DURATION FOR DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA IN EXCESS OF 3,600 SQUARE FEET SHALL NOT BE LESS THAN THAT SPECIFIED IN THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
12. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 P.S.I. STATISTIC PRESSURE AND A 20 P.S.I. RESIDUAL PRESSURE.
13. THE MINIMUM FIRE FLOW AND FLOW DURATION FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED IN THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
14. A FIRE HYDRANT IS REQUIRED WITHIN 500 FEET OF ANY RESIDENTIAL STRUCTURES EXCLUDING TOWNHOMES AND APARTMENTS AS MEASURED BY THE HOSE LAYING DISTANCE. FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE AN EFFECTIVE RADIUS OF 300 FEET OR A FIRE HOSE LAY DISTANCE NO GREATER THAN 300 FEET TO THE FRONT ENTRANCE OF THE BUILDING, WHICHEVER RESULTS IN THE CLOSER FIRE HYDRANT SPACING, OR AS REQUIRED IN THE CURRENT INTERNATIONAL FIRE CODE.
15. FIRE HYDRANTS ARE REQUIRED WITHIN 300 FEET OF ALL EXTERIOR PORTIONS OF A COMMERCIAL BUILDING. THE DISTANCE SHALL BE EQUAL TO THE LAYING DISTANCE FOR FIRE APPARATUS HOSE LINES ALONG PUBLIC STREETS AND FIRE LANES FROM THE NEAREST WATER SUPPLY.
16. JOHNSON COUNTY SHALL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. IN THE EVENT THE PROPERTY IS EVER ANNEXED INTO THE CITY OF BURLESON, ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.
17. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
18. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
19. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
20. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
21. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
22. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE JOHNSON COUNTY PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
23. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.
24. ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE OR KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS OR EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
25. A MINIMUM OF 1 ACRE PER RESIDENTIAL STRUCTURE IS REQUIRED FOR AN ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS). OF MORE THAN ONE STRUCTURE OS PROPOSED FOR CONSTRUCTION ON A LOT IN THE FUTURE, RE-PLATTING MAY BE REQUIRED. JOHNSON COUNTY PUBLIC WORKS SHALL REVIEW AND APPROVE PROPOSED LOCATION AND DESIGN OF ANY ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEM).
26. ALL BUILDING SETBACK ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
27. THE FIRE MARSHAL MAY WAIVE THE REQUIREMENT FOR THE LAY OF HOSE DISTANCE OR THE INSTALLATION OF A HYDRANT FOR SUBDIVISIONS OF 2 LOTS OR LESS WHEN THE EXISTING WATER SUPPLY IN THE AREA WILL NOT SUPPORT A HYDRANT. APPEALS TO THE FIRE MARSHAL'S DECISION SHALL BE MADE TO THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL. IF THE DEVELOPMENT IS WITHIN 100 FEET OF AN 8" WATER MAIN, THE OWNER MUST EXTEND THE MAIN TO AND THROUGH THE DEVELOPMENT AND PROVIDE A FIRE HYDRANT.
28. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT NO. 2020-6277, THE EASEMENT APPEARS TO BE BLANKET IN NATURE.

LEGEND
O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
SLD. = SLIDE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = 1/2 INCH IRON ROD FOUND
IRS = 1/2 INCH IRON ROD SET WITH A YELLOW CAP STAMPED "CBG SURVEYING"
MNF = MAG NAIL FOUND

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS Theresa L. Galindo is the owner of a 11.56 acre tract of land situated in the WFD Barnett Survey, Abstract No. 68 and the John C. Quick Survey, Abstract No. 714, Johnson County, Texas, same being Lot 2, Block 1, Harger & Cervantes Addition, an addition to the City of Burleson, Johnson County, Texas, thereof recorded in Instrument No. 57-2020, Slide E-202, Official Public Records, Johnson County, Texas, same being that tract of land conveyed to Joel Martinez Cervantes and Theresa L. Cervantes by deed recorded in Instrument No. 2020-33890, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the West line of a tract of land conveyed to Tami Jean Henslee Renfro, individually, by deed recorded in Instrument No. 2020-35036, Official Public Records, Johnson County, Texas, same lying along the North Right-of-Way line of County Road 703 (a 60 foot Right-of-Way);

THENCE North 89 degrees 53 minutes 23 seconds West, along the North Right-of-Way line of said County Road 703, a distance of 292.11 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner lying along the North Right-of-Way line of said County Road 703, same being the Southeast corner of Lot 1, Block 1 of said Harger & Cervantes Addition;

THENCE North 00 degrees 39 minutes 53 seconds West, along the East line of Lot 1, Block 1, of said Harger & Cervantes Addition, a distance of 1,646.90 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of Lot 1, Block 1, of said Harger & Cervantes Addition, same lying along the South line of a tract of land conveyed to Edward L. King and Lisa King, husband and wife, by deed recorded in Instrument No. 201100020990, Official Public Records, Johnson County, Texas, from which a 1/2 inch iron rod found bears North 34 degrees 10 minutes 19 seconds East, a distance of 0.54 feet for witness;

THENCE South 89 degrees 20 minutes 33 seconds East, along the South line of said King tract, a distance of 319.64 feet to a 1/2 inch iron rod found for corner, said corner lying along the South line of said King tract, same being the Northwest corner of said Renfro tract;

THENCE South 00 degrees 17 minutes 35 seconds West, along the West line of said Renfro tract, a distance of 1,643.71 feet to the POINT OF BEGINNING and containing 503,205.80 square feet or 11.56 acres of land.

KNOW ALL MEN BY THESE PRESENTS

That I, Theresa L. Galindo, Owner, does hereby adopt this plat designating the hereinbefore described property as CERVANTES ADDITION, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

Theresa L. Galindo (Owner)

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Theresa L. Galindo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I Bryan Connally a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown thereon were found and/or placed under my person supervision and in accordance with the Platting Rules and Regulations of the City of Fort Worth, Tarrant County, Texas.

RELEASED FOR PRELIMINARY REVIEW ON 01/28/2024, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

Approved by the Planning and Zoning Commission of Burleson, Texas
This the ____ day of _____, 2024
By: _____
Chair of Planning and Zoning Commission
By: _____
City Secretary

CASE NUMBER: RP24-005

REPLAT
LOTS 2R-A & 2R-B, BLOCK 1
CERVANTES ADDITION
AN ADDITION TO THE CITY OF BURLESON-ETJ, JOHNSON COUNTY, TEXAS
BEING 11.56 ACRES SITUATED IN JOHN C. QUICK SURVEY, ABSTRACT NO. 714 AND WFD BARNETT SURVEY, ABSTRACT NO. 68 JOHNSON COUNTY, TEXAS

OWNER: THERESA L. GALINDO
1124 SWEETWATER DRIVE
BURLESON, TEXAS, 76028

CBG PLANNING & SURVEYING
Main Office
1413 I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxl.com

SCALE: 1"= 100' / DATE: 01/29/2024 / JOB NO. 2315181 / DRAWN BY: ANR

Document No. _____, Date _____

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Development Services Assistant Director
MEETING: April 23, 2024

SUBJECT:

Veridian Point, Lots 1R & 1X (Case 24-037): Consider approval of a replat for Veridian Point, Lot 1; addressed as 2708 Veridian Point Drive. (*Staff Contact: Emilio Sanchez, Development Services Assistant Director*)

SUMMARY:

On February 5, 2024, an application for replat was submitted by Phil Varrichio (Owner) for a replat of approximately 1.223 acres. The property is being replatted for the purpose of new lot for an existing water meter.

The plat is administratively complete and meets the requirements of Appendix A – Subdivision and Development Regulations.

RECOMMENDATION:

Approve the replat for Veridian Point, Lots 1R & 1X.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

None

REFERENCE:

[City of Burleson, TX PLAT REQUIREMENTS: § 3.6 Replat. \(ecode360.com\)](#)

FISCAL IMPACT:

None

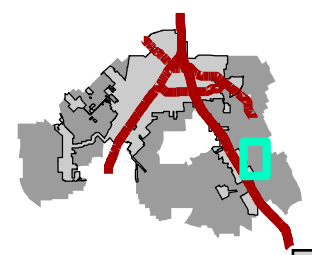
STAFF CONTACT:

Emilio Sanchez
Development Services Assistant Director
esanchez@burlesontx.com
817-426-9686

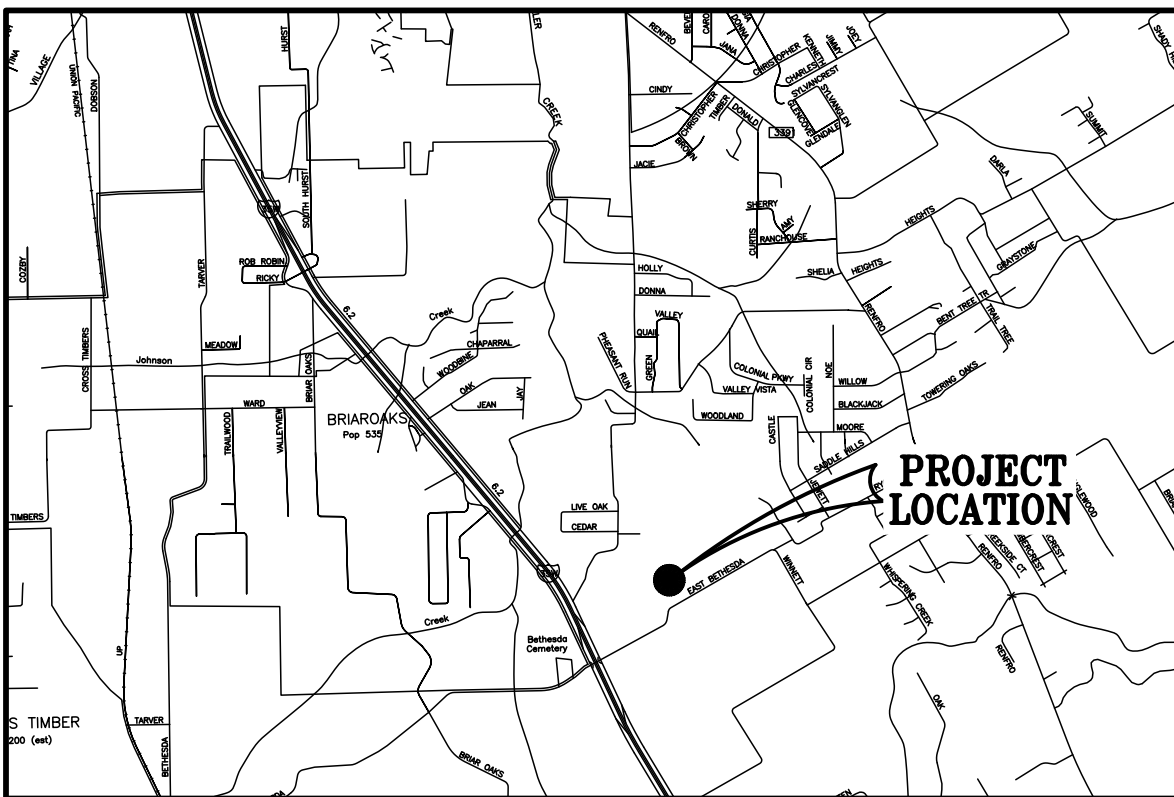


THE CITY OF
BURLESON
TEXAS

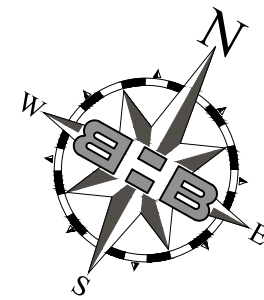
**Replat
Lots 1R & 1X
Veridian Point
Case 24-037**



Vicinity Map



Vicinity Map - Not to Scale



DRAWING SCALE: 1" = 30'

LEGEND

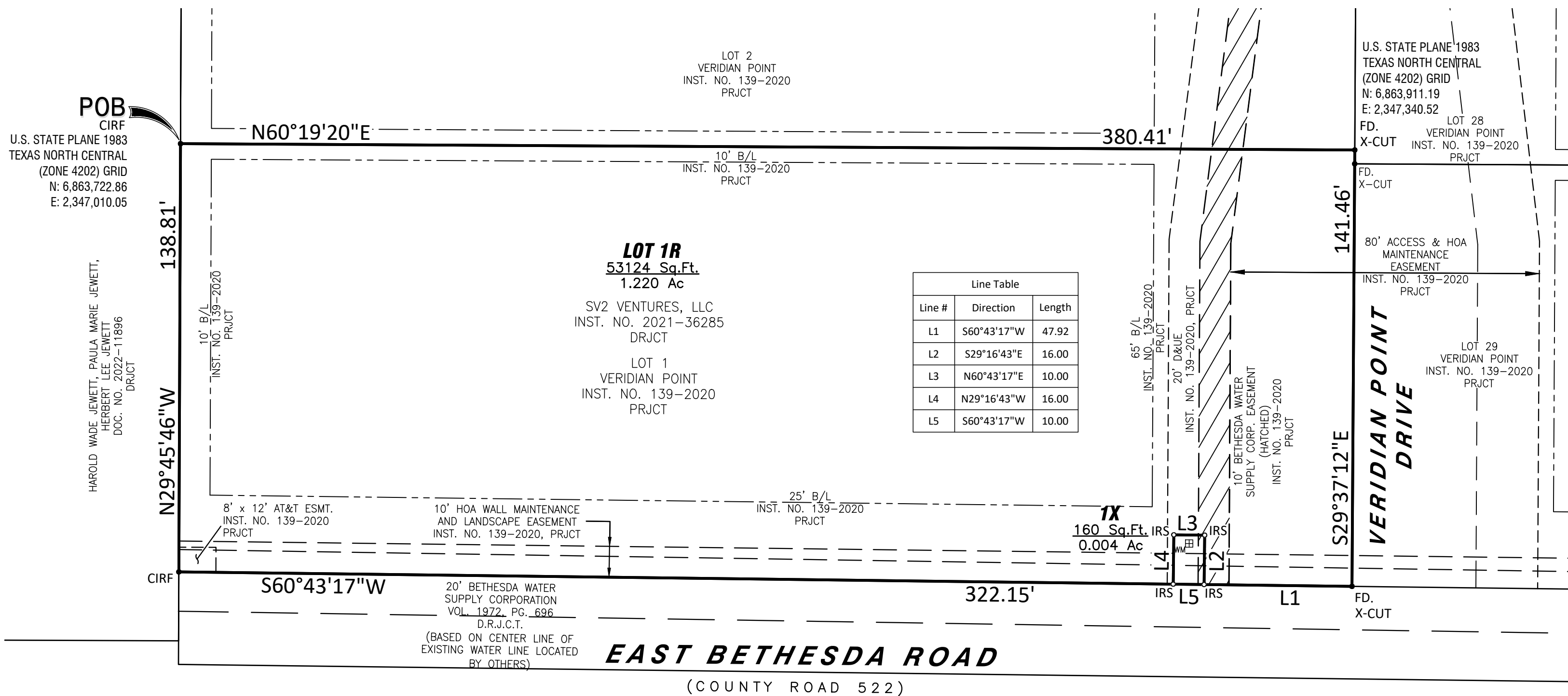
- B/L.....Building Line
D.R.J.C.T.....Deed Records, Johnson County, Texas
DE.....Drainage Easement
D & UE.....Drainage and Utility Easement
O IRS.....Set 5/8" Capped Iron Rod Marked "BHB INC"
POB.....Point Of Beginning
P.R.J.C.T.....Plat Records, Johnson County, Texas
WM.....Water Meter

GENERAL NOTES

- 1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8 inch capped iron rod marked 'BHB INC' unless otherwise noted.
4. The use of the word "Certify" or "Certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
5. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
6. This Survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
7. The property as platted is subject to any document pertaining to oil, gas and mineral leases that affects said property as recorded in the Johnson County Clerk's Office.
8. The property as platted is subject to any document pertaining to utility easements for electric, telephone or other utilities that affects said property as recorded in the Johnson County Clerk's Office.
9. The above subdivision lies within the ETJ of City of Burleson.
10. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
11. Lot 1X is not to be developed as a residential Lot. It's sole purpose is for the water meter shown.
12. The City of Burleson reserves the right to require minimum finish floor elevation on any lot within this subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.
13. No fences or other structures will be allowed within the drainage easement.
14. A minimum of 1 acre per residential structure is required for on-site sewage facilities (septic systems). If more than one structure is proposed for construction on a lot in the future, re-platting may be required.
15. The private access and utility easement provides unrestricted use and maintenance of the property for utilities. This right extends to all utility providers. The easement also provides the City or County with the right of access for any purpose related to the exercise of a governmental service or function including, but not limited to, fire and police protection, inspection and code enforcement. The easement permits the City or County to remove any vehicle or obstacle within the street that impairs emergency access.
16. The following public services are not provided within this subdivision:
- Street Maintenance
- Routine Police Patrols
- Enforcement of Traffic and Parking Ordinance
- Preparation of Accident Reports
- Solid Waste Pickup
17. No direct residential access to Bethesda Road will be permitted.
18. The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any storm water storage facility and associated drainage easements hereinafter referred to as "improvements," to be developed and constructed by developer or successors. Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon any lots abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
19. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
20. The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.
21. Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
22. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
23. On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.
24. Inspection and/or acceptance of a private sewage facility by the Johnson County Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.
25. A properly designed and constructed private sewage facility system, in suitable soil, can malfunction if the amount of water it is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.
26. Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance, or efficacy of its respective systems in any of the easements shown on the plat; and any public utility, including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
27. The right-of-way dedication is granted in fee simple to Johnson County for use as storm water, public utility, pedestrian, or other public purposes.

POB
CIRF
U.S. STATE PLANE 1983
TEXAS NORTH CENTRAL
(ZONE 4202) GRID
N: 6,863,722.86
E: 2,347,010.05

HAROLD WADE JEWETT, PAULIA MARIE JEWETT,
HERBERT LEE JEWETT
DOC. NO. 2022-11896
DRJCT



Line Table
L1 560'43'17"W 47.92
L2 S29'16'43"E 16.00
L3 N60'43'17"E 10.00
L4 N29'16'43"W 16.00
L5 S60'43'17"W 10.00

LEGAL DESCRIPTION

BEING a tract of land situated within the Vincent Hamilton Survey, Abstract Number 330, Johnson County, Texas, same being all of Lot 1, Veridian Point, an addition to Johnson County as shown on plat recorded in Instrument Number 139-2020, Plat Records, Johnson County, Texas (PRJCT) and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

BEGINNING at a found 5/8-inch capped iron rod marked "BHB INC" (CIRF) for the northwest corner of said Lot 1, same being the southwest corner of Lot 2 of the said Veridian Point and being in the east line of a tract of land as described by deed to Harold Wade Jewett, Paula Marie Jewett, Herbert Lee Jewett as recorded in Document Number 2022-11896, Deed Records, Johnson County, Texas (DRJCT);

THENCE North 60°19'20" East, with the common line between said Lots 1 and 2, a distance of 380.41 feet to a found X-cut in concrete for the northeast corner of said Lot 1, same being the southeast corner of said Lot 2 and being in the west line of Lot 28 of the said Veridian Point;

THENCE South 29°37'12" East, with the common line between said Lots 1 and 28, passing at a distance of 4.49 feet a found X-cut in concrete for the southwest corner of said Lot 28, same being the northwest corner of Lot 29 of the said Veridian Point and now continuing with the common line between said Lots 1 and 29, in all for a total distance of 141.46 feet to a found X-cut in concrete for the southeast corner of said Lot 1, same being the southwest corner of said Lot 29 and being in the north right-of-way line of East Bethesda Road (County Road 522);

THENCE South 60°43'17" West, with the common line between said Lot 1 and the said north right-of-way line, a distance of 380.07 feet to a CIRF for the southwest corner of said Lot 1 and being the aforementioned east line;

THENCE North 29°45'46" West, with the common line between said Lot 1 and the said east line, a distance of 138.81 feet to the POINT OF BEGINNING and containing 53,284 square feet or 1.23 acres of land more or less.

KNOW ALL MEN BY THESE PRESENTS §

THAT, SV2 Ventures, LLC, Owners, do hereby adopt this plat designating the hereinbefore described property as LOT 1R & LOT 1X, VERIDIAN POINT, an Addition to Johnson County, Texas, and do hereby dedicate to the public use forever all streets right-of-way, alleys and easements shown thereon. The City, County, or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City, County, or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of construction, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas or Johnson County.

Authorized Agent
SV2 Ventures, LLC

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ___DAY OF ___, 2024.

Notary Public in and for
the State of Texas My commission expires

SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Burleson, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Purpose of Document: Review
Surveyor: John G. Margotta
Registered Professional Land Surveyor No. 5956
Release Date: 03-15-2024

John G. Margotta Date 03-15-2024
State of Texas Registered Professional Land Surveyor No. 5956

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared, John G. Margotta, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ___DAY OF ___, 2024.

Notary Public in and for
the State of Texas My commission expires

REPLAT

LOT 1R & LOT 1X

VERIDIAN POINT

BEING 1.223 ACRES OF LAND SITUATED WITHIN

THE VINCENT HAMILTON SURVEY, ABSTRACT NO. 330,

BEING A A REPLAT OF LOT 1, VERIDIAN POINT

JOHNSON COUNTY, TEXAS

MARCH 2024 CASE RP23-037

OWNER:
SV2 VENTURES, LLC
1900 Country Club Dr., Suite 150
Mansfield, Texas
76063



FLOOD ZONE NOTE

By scaled location of FEMA FIRM #48251C0200J, map date December 4, 2012, all of this parcel is within an area classified OTHER AREAS - Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

6300 Ridgela Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300

Approved by the Planning and Zoning Commission
of Burleson, Texas

This the ___ day of ___, 2024.

By: Chair of Planning and Zoning Commission

By: City Secretary

The purpose of this Replat is to create a second lot called 1X for the existing water meter. This replat does not modify or alter any existing covenants and restrictions applicable to this property.