



**Planning & Zoning Commission
Agenda**

Tuesday, April 08, 2025
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 March 25, 2025 Planning & Zoning Commission meeting.

4. **PUBLIC HEARING**

A. 2120 Houston RD (Case 25-070): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "A, Agricultural", to "SFE, Single-family Estate District". (Staff Contact: Lidon Pearce, Principal Planner)

5. **REPORTS AND PRESENTATIONS**

- 6. **GENERAL**
- 7. **COMMUNITY INTERESTS ITEMS**
- 8. **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 Attorney Pursuant to Section 551.071**

- 9. **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 2nd of April 2025, 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 8, 2025

SUBJECT:

Approve the minutes from March 25, 2025 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the March 25, 2025 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the March 25, 2025 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

March 25, 2025
MINUTES

Roll Call

Commissioners Present

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

Commissioners Absent

Staff

Jennifer Drysdale, City Attorney
Tony McIlwain, Director Development Services
Lidon Pearce, Planner
Marah Aqqad, City Engineer
Peggy Fisher, Administrative Assistant

REGULAR SESSION

1. Call to Order – 6:00 PM

Invocation – David Hadley

Pledge of Allegiance

Texas Pledge

2. Citizen Appearance

None

3. Consent Agenda

- A. Consider approval of the minutes from March 11, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B. Cedar Ridge Addition; Lots 1-7R1 & 1-7R2, Block 1 (Case 24-241): Consider approval of a replat of Cedar Ridge Addition; Lots 1-7R1 & 1-7R2, Block 1, addressed as 601 SW Alsbury BLVD. (Staff Contact: Lidon Pearce, Principal Planner)

Motion made by Commissioner Ashley Brookman and second by Commissioner Clint Faram to approve the consent agenda.

Motion passed, 9-0.

4. Public Hearing

- A. Chick-fil-A at 111 NW John Jones (Case 25-036): Consider and take possible action on a resolution for a commercial site plan amendment with a variance to Section 132-115; Accessory building and structure yard regulations; pertaining to drive-thru canopies. (Staff Contact: 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 6:04 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:04 p.m.

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

Motion passed, 8-1. Commissioner Bill Janusch was opposed

- B. 440 NW John Jones (Case 25-048): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "SF7, Single-family district-7", to "GR, General Retail". (Staff Contact: 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 6:11 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Michael Kurmes to approve.

Motion passed,9-0.

- C.** 4051 Vantage Drive (Case 25-038): Hold a public hearing and consider and take possible action on a resolution for a waiver to the Subdivision and Development Ordinance, Appendix A, Section 7.5 (d). (*Staff Contact: Marah Aqqad, Development Engineering Manager*)

Marah Aqqad 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 6:13 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:13 p.m.

Motion made by Commissioner Clint Faram and second by Commissioner Brandon Crisp to approve.

Motion passed,9-0.

5. Reports and Presentations

None

6. General

None

7. Community Interest Items

None

8. Executive Session

In accordance with Chapter 551 of the Texas Government Code, the City 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

9. 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 8, 2025

SUBJECT:

2120 Houston RD (Case 25-070): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "A, Agricultural", to "SFE, Single-family Estate District". (*Staff Contact: Lidon Pearce, Principal Planner*)

SUMMARY:

On March 3, 2025, an application was submitted by Ruben and Lucia Jaramilo (owners) for a zoning change request on approximately 1.513 acres of land for development of a detached single-family dwelling in accordance with the SFE, Single-family Estate district.

Development Overview:

The applicant is proposing to have a single-family home constructed on the site if the zoning is approved. The adjacent tracts of land to this site are currently zoned A, Agricultural and primarily being used for residential. The minimum lot size in the SFE, Single-family Estate district is 1 acre. Building permit reviews will be required prior to any new development at the site.

This site is designated in the Comprehensive Plan as Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots.

Staff supports the zoning request as the SFE, Single-family Estate zoning district conforms to the Comprehensive Plan and the minimum lot size of the requested district is in character with the adjacent existing land uses.

RECOMMENDATION:

Recommend approval of the ordinance to City Council (Case 25-070).

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

N/A

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS](#)

FISCAL IMPACT:

N/A

STAFF CONTACT:

Lidon Pearce, CNU-A, AICP
Principal Planner
lpearcel@burlesontx.com
817-426-9649

ZC – 2120 Houston

Location:

- 2120 Houston

Applicant:

Ruben and Lucia Jaramilo (owners)

Item for approval:

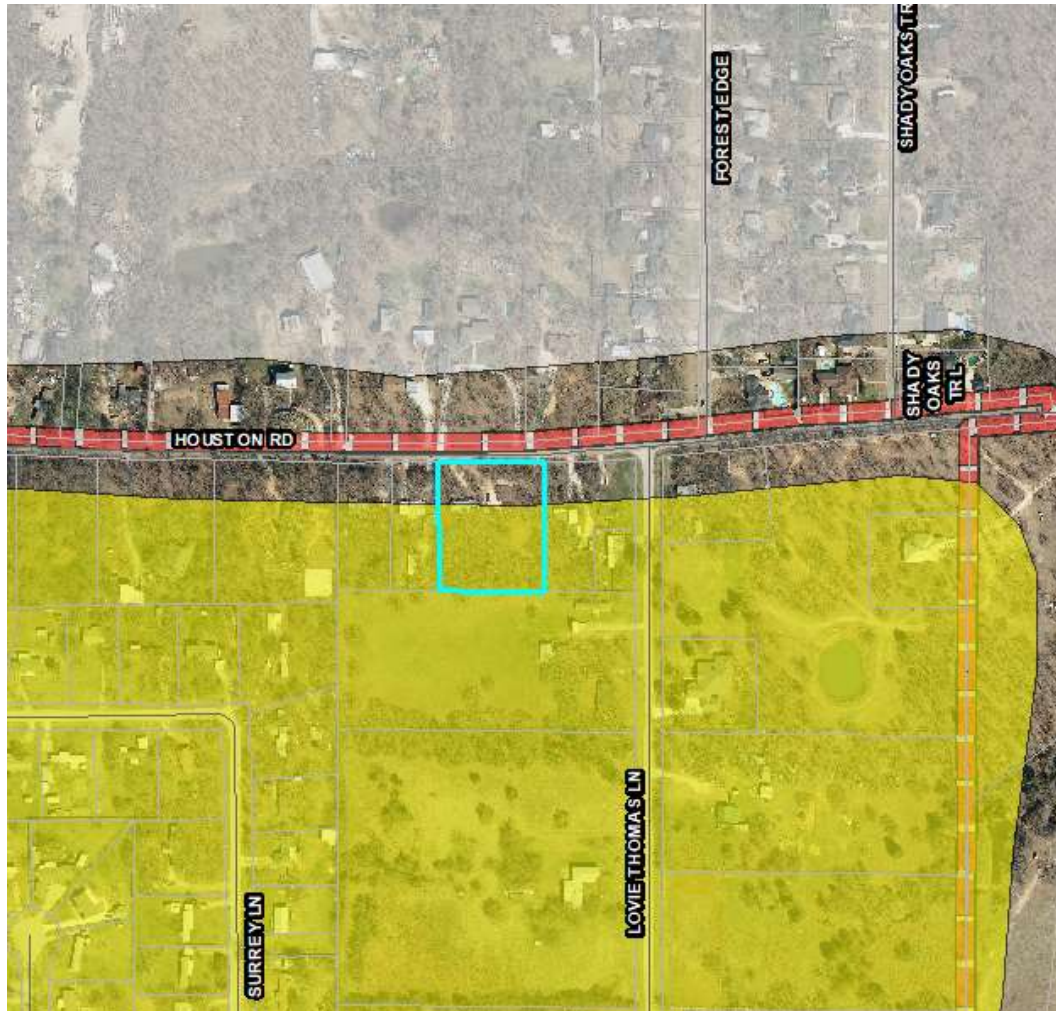
Zoning Change from "A" Agricultural to "SFE" Single-family Estate district

(Case 25-070)



Comprehensive Plan

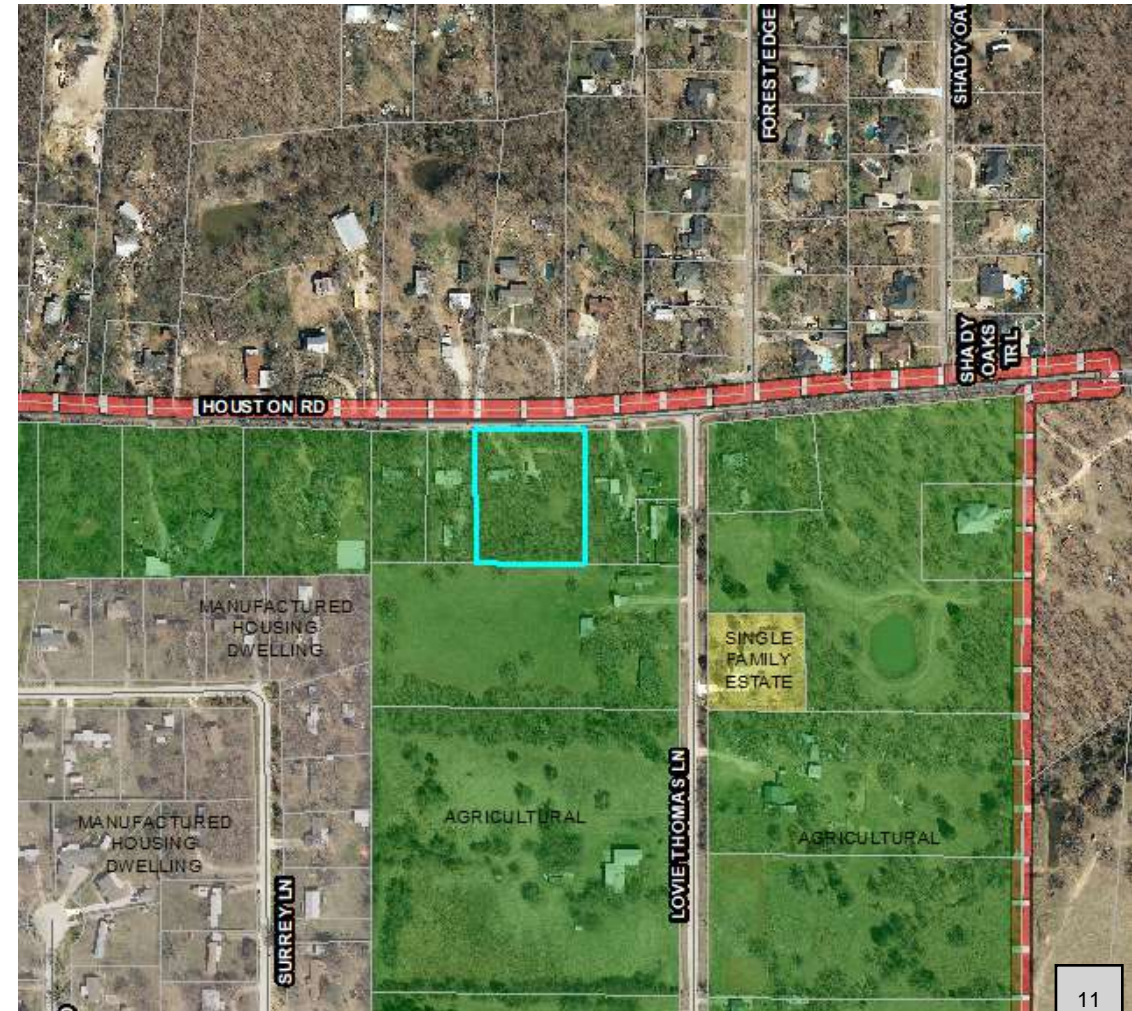
Neighborhoods



Item A.

Zoning

A, Agricultural



ZC – 2120 Houston

Applicant is proposing to build a single-family detached home if the zoning request is approved.

Minimum lot size for SFE is 1 acre. Property is approximately 1.52 acres in size. Platting and building permit reviews will be required prior to development of the site.

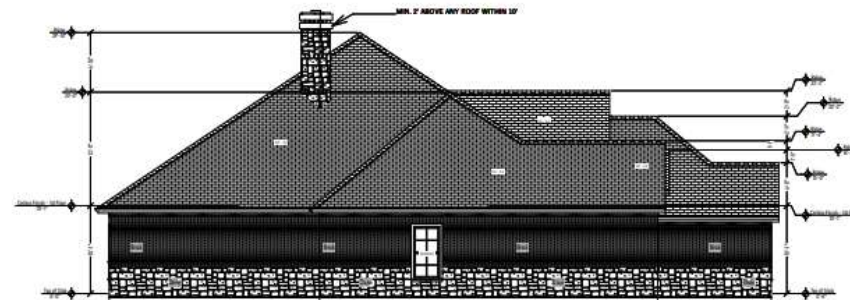
Applicant provided elevations



Back Elevation
Scale: 1/8" = 1'



Right Elevation
Scale: 1/8" = 1'

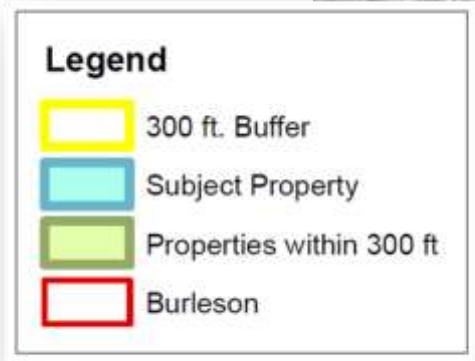


Left Elevation
Scale: 1/8" = 1'

ZC – 2120 Houston

Public Hearing Notice

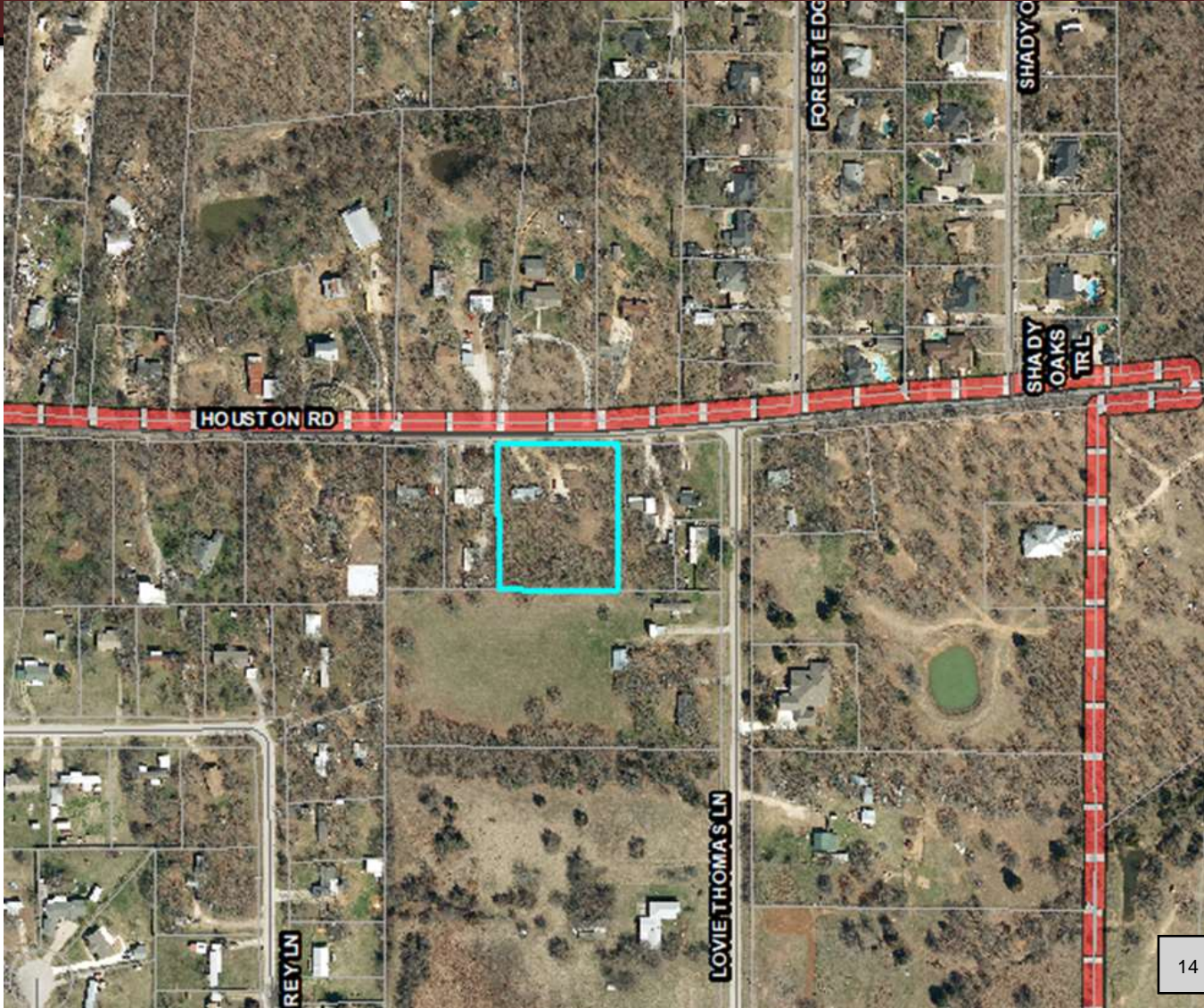
- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property
- Published in newspaper
- Signs Posted on the property



ZC – 2120 Houston

Staff's Recommendation

- Staff recommends approval of an ordinance for the zoning change request to “Single-family Estate district.
- Residential land use conforms with the Comprehensive Plan and proposed 1 acre lots size does not allow further subdivision of the property.



Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 1.5132 ACRES OF LAND SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NUMBER (NO.) 97, CITY OF BURLESON, JOHNSON, COUNTY, TEXAS, BEING A TRACT OF LAND CONVEYED TO RUBEN LUNA AND LUCIA JARAMILLO ACCORDING TO A WARRANTY DEED THEREOF RECORDED IN DOCUMENT NO. 2023-35662, OF THE DEED RECORDS JOHNSON COUNTY, TEXAS (D.R.J.C.T) FROM "A" AGRICULTURAL TO "SFE" SINGLE-FAMILY ESTATE DISTRICT, MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas ("City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council passed, approved, and adopted Ordinance B-582, being the Zoning Ordinance and Map of the City of Burleson, Texas, showing the locations and boundaries of certain districts, as amended, and codified in Appendix B of the City of Burleson Code of Ordinances (2005) (the "Zoning Ordinance and Map"); and

WHEREAS, an application for a zoning change was filed by **Ruben and Lucia Jaramillo** on **March 17, 2025**, under **Case Number 25-070**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

WHEREAS, the Planning and Zoning Commission of Burleson, Texas, held a public hearing on said application after at least one sign was erected upon the property on which the change of classification is proposed in accordance with the Zoning Ordinance and Map, and after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such notice being served by depositing the same, properly addressed and postage paid, in the U.S. mail; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **X to 0** to recommend XX to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Agricultural (A)** to **Single-family Estate district (SFE)**; and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest

were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Burleson, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Burleson, Texas, has changed in character since the enactment of its classification of **Agricultural (A)** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, the City Council of the City of Burleson, Texas, may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the City of Burleson Code of Ordinances (2005); and

WHEREAS, the City Council of the City of Burleson, Texas, finds that this Ordinance may be considered and approved in only one meeting because the provisions of this Ordinance concern an individual zoning case that does not propose a change to the language of the City of Burleson Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

**Section 1
MAP AND ZONING AMENDMENT**

The Official Zoning Map is hereby amended insofar as it relates to certain land described as 1.5132 ACRES OF LAND SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NUMBER (NO.) 97, City of Burleson, Johnson, County, Texas, being all of that tract of land conveyed to Ruben Luna and Lucia Jaramillo according to a warrant deed recorded in Document NO. 2023-35662 of the Deed Records Johnson County, Texas (D.R.J.C.T), described in Exhibit A, from A, Agricultural to SFE, Single-family Estate district.

Section 2.

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

Section 3.

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 4.

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 5.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable., and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for that purpose.

Section 7.

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 8.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

Exhibit A
Property Description

WHEREAS, RUBEN LUNA AND LUCIA JARAMILLO IS (ARE) THE OWNER(S) OF A 1.5132 ACRE TRACT OF LAND IN THE B.B.B & C.R.R. SURVEY, ABSTRACT NUMBER 97, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING THAT TRACT OF LAND CONVEYED TO RUBEN LUNA AND LUCIA JARAMILLO ACCORDING TO A WARRANTY DEED THEREOF RECORDED IN DOCUMENT NUMBER 2023-35662 OF THE OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNIG AT A 1/2" IRON ROD FOUND ALONG THE SOUTH LINE OF HOUSTON ROAD- A VARIABLE WIDTH RIGHT OF WAY, SAID POINT BEING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT CONVEYED TO THOMAS E. BORING AND MARY HENDRIX ACCORDING TO WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3583-347 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N 89° 42'07" E, ALONG SAID SOUTH LINE AND WITH THE NORTH LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 230.76 FEET (DEED - 231.0 FEET) TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO PAUL D. FAHEY ETUX AS RECORDED IN VOLUME 1664, PAGE 291 OF THE DEED RECORDS, JOHNSON COUNTY, TEXAS

THENCE S 00° 19' 14" W, DEPARTING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID PAUL D. FAHEY TRACT SAME BEING THE EAST LINE OF HEREIN DESCRIBED TRACT A DISTANCE OF 289.18 FEET (DEED - 290.0 FEET) TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID PAUL D. FAHEY TRACT, SAME POINT ALSO BEING ALONG THE NORTH LINE OF CANNON DONALD AND RUBY REVOCABLE TRUST TRACT;

THENCE N 89°34' 31" W, WITH THE SOUTH LINE OF HEREIN DESCRIBED TRACT SAME BEING THE NORTH LINE OF SAID CANNON DONALD TRACT A DISTANCE OF 227.64 FEET (DEED - 230.3 FEET) TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED THOMAS E. BORING AND MARY HENDRIX TRACT, SAME BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE N 00° 18' 00" W WITH THE EAST LINE OF SAID THOMAS BORING TACT SAME BEING THE WEST LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 286.29 FEET (DEED - 286.4 FEET) TO THE POINT OF BEGINNING AND CONTAINING 65,914 SQUARE FEET OR 1.5132 ACRES OF LAND WITHIN THE METES RECITED.

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983