



Planning & Zoning Commission Agenda

Tuesday, June 24, 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 June 10, 2025 Planning & Zoning Commission meeting.
- B. Chisholm Summit, Phase 2 (Case 24-257): Consider and take possible action on a final plat of Chisholm Summit, Phase 2. (Staff Contact: Lidon Pearce, Principal Planner)
- C. Chisholm Summit, Phase 3 (Case 24-258): Consider and take possible action on a final plat of Chisholm Summit, Phase 3. (Staff Contact: Lidon Pearce, Principal Planner)
- D. Houston Addition, Lots 2R1 & 2R2, (Case25-084): Consider and take possible action on a replat for Houston Addition, Lots 2R1 & 2R2; addressed as 2073 Houston. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)

- E. Highpoint Business Park, Lot 1, Block 8 (Case 25-117): Consider and take possible action on a final plat of Highpoint Business Park, Lot 1, Block 8 addressed as 5901 Vantage DR. (Staff Contact: Lidon Pearce, Principal Planner)
- F. Whispering Meadows Section One, Lots 1R & 2, (Case25-130): Consider and take possible action on a replat for Whispering Meadows Section one, Lots 1R & 2; addressed as 1701 County Road 914A. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)

4. **PUBLIC HEARING**

- A. The Phobia Project at 138 N. Wilson Street, Ste. A (Case 25-145): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "C" Commercial, to "C" Commercial with a Specific Use Permit for indoor commercial amusement as an escape room. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)

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 18th of June 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: June 24, 2025

SUBJECT:

Approve the minutes from June 10, 2025 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the June 10, 2025 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the June 10, 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

June 10, 2025
MINUTES

Roll Call

Commissioners Present

David Hadley
Cobi Tittle
Ashley Brookman
Bill Janusch
Michael Tune (Chair)
Clint Faram
Brandon Crisp

Commissioners Absent

Dan Taylor
Michael Kurmes
Bobby Reading

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
Lidon Pearce, Planner
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 May 27, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

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

Motion passed, 7-0. Commissioners Dan Taylor and Michael Kurmes were absent.

4. Public Hearing

- A.** 1679 SW Wilshire (Case 25-128): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “GR, General Retail”, to “GR, General Retail” with a Specific Use Permit for a Liquor Store”. (*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 6:05 p.m.

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

Motion passed, 7-0. Commissioners Dan Taylor and Michael Kurmes were absent.

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 – 6:05PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: June 24, 2025

SUBJECT:

Chisholm Summit, Phase 2 (Case 24-257): Consider and take possible action on a final plat of Chisholm Summit, Phase 2. (Staff Contact: Lidon Pearce, Principal Planner)

SUMMARY:

On September 3, 2024, an application was submitted by Brent Caldwell with GM Civil on behalf of RA Development (owner) for a final of approximately 11.688 acres, for the development of 53 residential lots and 8 common area lots for phase 2 of the Chisholm Summit master-planned development.

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

RECOMMENDATION:

Approve the final plat for Chisholm Summit, Phase 2.

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

N/A

REFERENCE:

[City of Burleson, TX PLAT REQUIREMENTS](#)

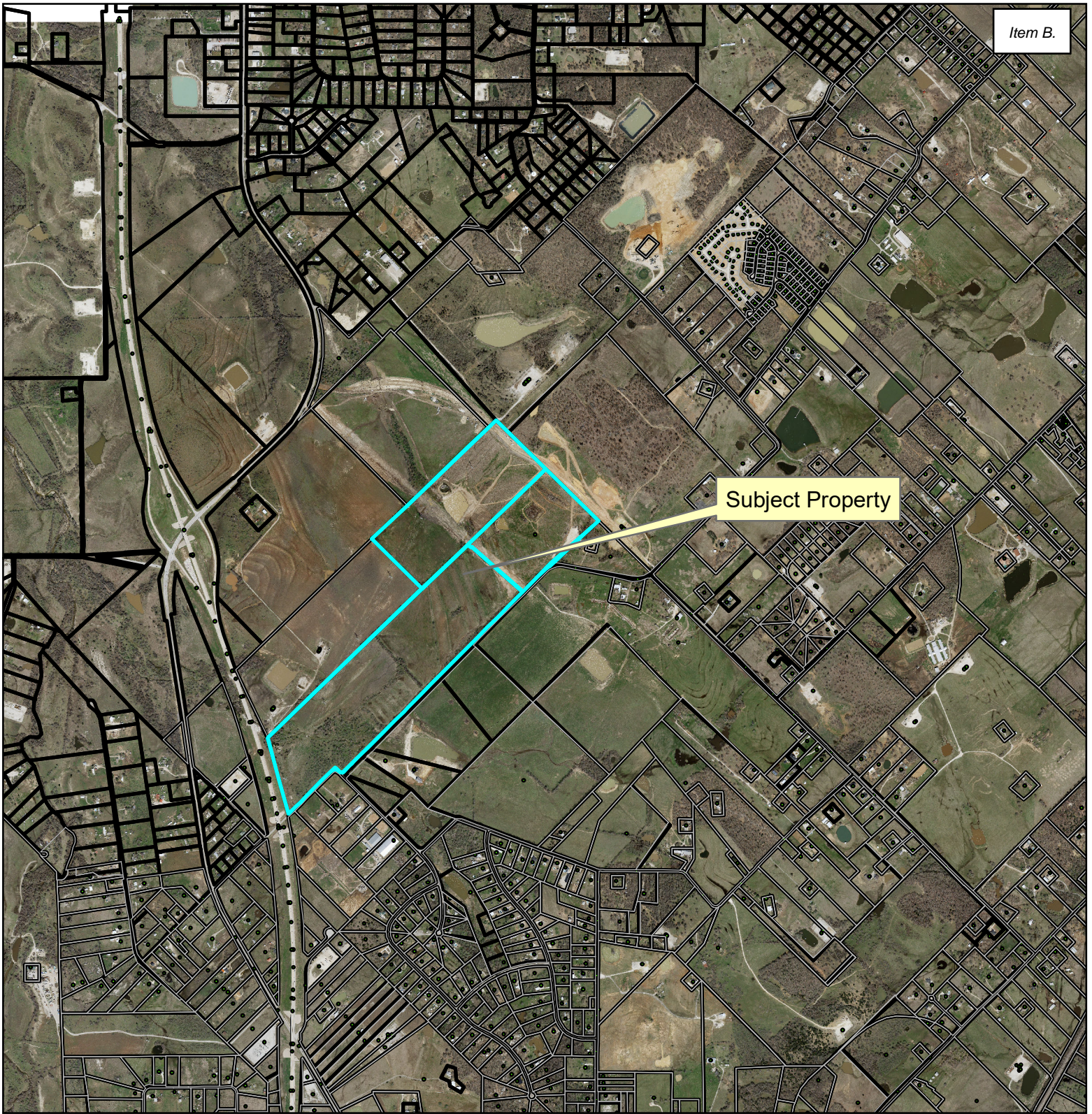
FISCAL IMPACT:

N/A

STAFF CONTACT:

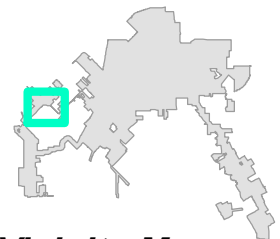
Lidon Pearce, CNU-A, AICP
Principal Planner
lpearcel@burlesontx.com

817-426-9649

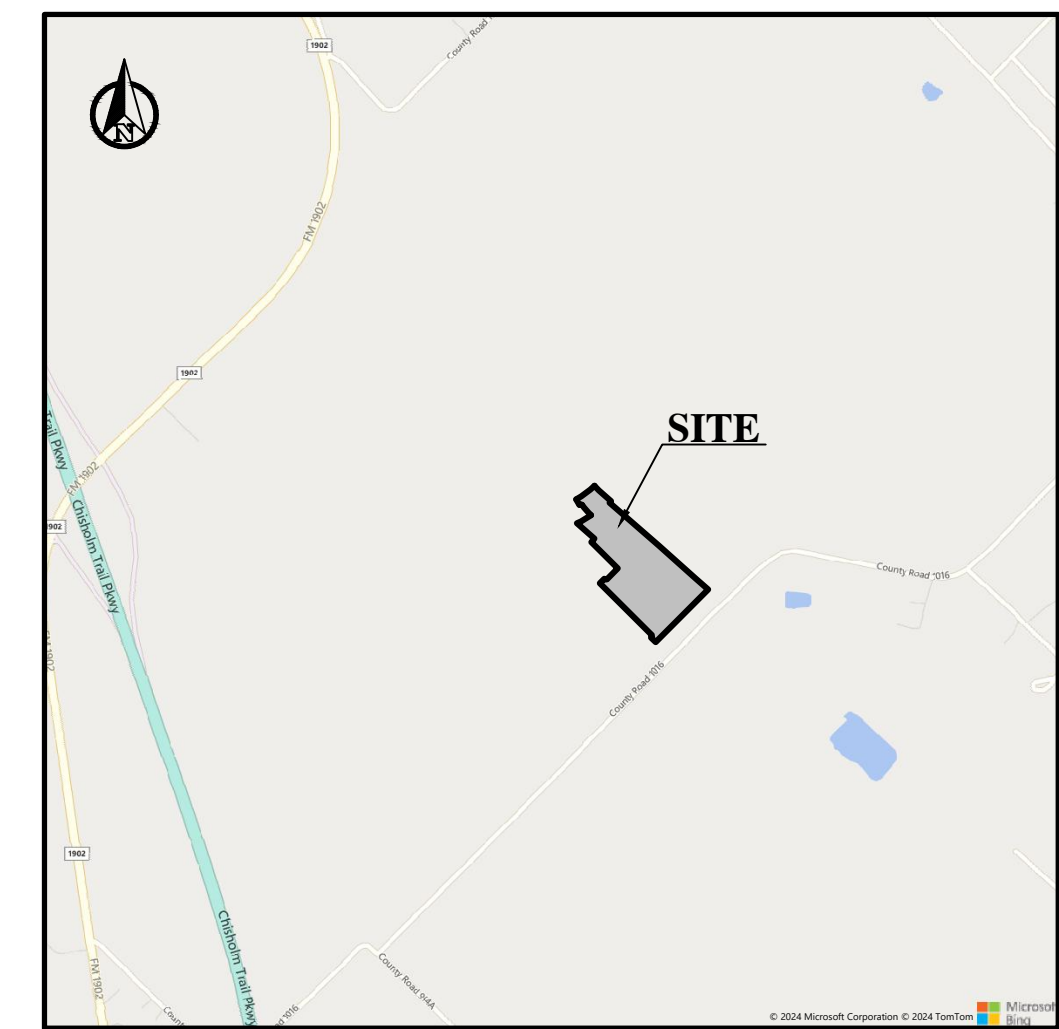


THE CITY OF
BURLESON
TEXAS






Chisholm Summit, Phase 2
Final Plat
Case 24-257



Vicinity Map



VICINITY MAP
N.T.S.

LEGEND	
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.I.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
C.A.	COMMON AREA
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.E.	SEWER EASEMENT
W.E.	WATER EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
O	1/2" CAPPED IRON ROD SET (GMCIVIL) UNLESS OTHERWISE NOTED
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	CENTERLINE
	BUILDING LINE



PREPARED BY:



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.
Issued for review 5/6/2025 3:50 PM

**FINAL PLAT
OF
CHISHOLM SUMMIT, PHASE 2**

BEING
11.688 ACRES
SITUATED IN THE
FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
53 RESIDENTIAL LOTS, 8 COMMON AREAS
Date: May 2025

SHEET 1 of 2

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF JOHNSON

All that certain lot, tract, or parcel of land, situated in a portion of the Francis A. Claridge Survey, Abstract No. 142, City of Burleson, Johnson County, Texas, being a part of that certain called 62.131 acre tract described in a deed to Burleson Development, Inc. recorded in Instrument No. 2017-24891 of the Deed Records of Johnson County, Texas (DRJCT), being a part of that certain called 98.734 acre tract described as tract 4 in a deed to same recorded in Instrument No. 2016-9009 (DRJCT), being a part of that certain called 53.344 acre tract described in a deed to same recorded in Instrument No. 2017-22216 (DRJCT), and being more completely described as follows, to-wit:

COMMENCING at a 3/4" iron rod found for the West corner of said 62.131 acre tract, from which a 1/2" capped iron rod found stamped "RPLS 5544" for the South corner of a called 92.304 acre tract described in a deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-21496 (DRJCT) bears North 45 deg, 42 min, 36 sec, East - 718.16 feet and a 3/4" iron rod found for the South corner of said 62.131 acre tract and being in the Northwest line of said 98.734 acre tract bears South 45 deg, 14 min, 59 sec, East - 1,051.92 feet;

THENCE North 89 deg, 14 min, 36 sec, East departing said deed lines, a distance of 1,110.35 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred to as a 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 725.00 feet, a central angle of 14 deg, 03 min, 17 sec., and being subtended by a chord which bears North 53 deg, 23 min, 21 sec, East - 177.40 feet, said point being the **TRUE POINT OF BEGINNING**;

THENCE in a northeasterly direction along said curve to the left, a distance of 177.84 feet to a 1/2" capped iron rod set;

THENCE South 43 deg, 38 min, 17 sec, East non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 48 deg, 46 min, 23 sec, East, a distance of 126.44 feet to a 1/2" capped iron rod set;

THENCE South 41 deg, 24 min, 47 sec, West, a distance of 17.13 feet to a 1/2" capped iron rod set;

THENCE South 48 deg, 58 min, 09 sec, East, a distance of 510.63 feet to a 1/2" capped iron rod set;

THENCE South 48 deg, 12 min, 12 sec, East, a distance of 379.84 feet to a 1/2" capped iron rod set;

THENCE South 48 deg, 39 min, 12 sec, East, a distance of 134.57 feet to a 1/2" capped iron rod set;

THENCE South 44 deg, 52 min, 59 sec, West, a distance of 580.87 feet to a 1/2" capped iron rod set;

THENCE North 45 deg, 07 min, 01 sec, West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 52 min, 59 sec, East, a distance of 8.00 feet to a 1/2" capped iron rod set;

THENCE North 00 deg, 07 min, 01 sec, West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 45 deg, 07 min, 01 sec, West, a distance of 573.71 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 52 min, 59 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg, 07 min, 01 sec, East, a distance of 8.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg, 52 min, 59 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 52 min, 59 sec, East, a distance of 121.43 feet to a 1/2" capped iron rod set;

THENCE North 45 deg, 07 min, 01 sec, West, a distance of 291.46 feet to a 1/2" capped iron rod set;

THENCE North 41 deg, 24 min, 47 sec, East, a distance of 35.77 feet to a 1/2" capped iron rod set;

THENCE North 48 deg, 35 min, 13 sec, West, a distance of 181.70 feet to a 1/2" capped iron rod set;

THENCE North 65 deg, 39 min, 01 sec, East, a distance of 34.05 feet to a 1/2" capped iron rod set;

THENCE North 58 deg, 28 min, 03 sec, East, a distance of 93.23 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 525.00 feet, a central angle of 11 deg, 46 min, 12 sec., and being subtended by a chord which bears North 41 deg, 12 min, 26 sec, West - 107.66 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 107.85 feet to a 1/2" capped iron rod set;

THENCE North 77 deg, 37 min, 25 sec, West non-tangent to said curve, a distance of 14.66 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 775.00 feet, a central angle of 00 deg, 31 min, 03 sec., and being subtended by a chord which bears South 60 deg, 09 min, 28 sec, West - 7.00 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 7.00 feet to a 1/2" capped iron rod set;

THENCE North 29 deg, 35 min, 00 sec, West non-tangent to said curve, a distance of 50.00 feet to the **POINT OF BEGINNING**, containing 509,128 square feet or 11.688 acres of land, more or less.

That We, R.A. Development, LTD and Burleson Development, Inc., do hereby adopt this plat designating the hereinbefore described property as CHISHOLM SUMMIT, PHASE 2, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alley and easements shown thereon. The City of 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 permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

Witness our hand, this the _____ day of _____, 20____.

R.A. Development, LTD.

By: _____

Name: _____

Title: _____

Burleson Development, Inc.,

By: _____

Name: _____

Title: _____

PROPERTY DESCRIPTION CONT...

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____, of R.A. Development, LTD, 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 expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public, State of Texas

My commission expires: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____, of Burleson Development, Inc., 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 expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public, State of Texas

My commission expires: _____

APPROVAL

Approved by the Planning and Zoning Commission of Burleson, Texas

This the _____ day of _____, 20____.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

NOTES:

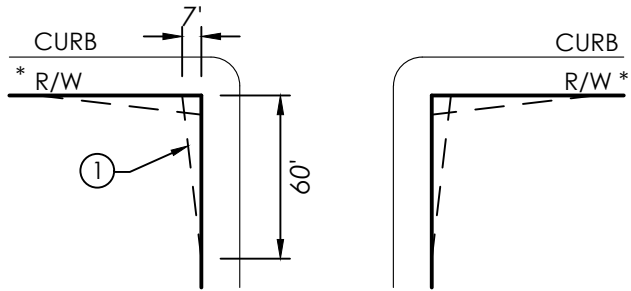
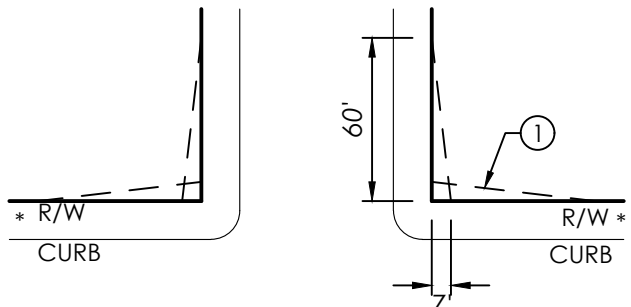
- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
- According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0050J dated December 4th, 2012 the subject property is located within Zone "X" non-shaded - Areas determined to be outside the 500 year-floodplain
- All 1/2" iron pins with yellow plastic caps stamped "GMCIVIL", unless otherwise noted.
- Zoning of the property is " PD " Planned Development CSO #4008-10-2022
- Access Tracts A & B, and Common Areas G-1, G-2, I, and J shown hereon are for public use and to be maintained by the Homeowner's Association.
- Parkland areas G & H shall be credited towards the parkland dedication requirement for this development and shall be maintained by the HOA.
- Per Development Agreement, both common areas lots and parkland lots will be maintained by the HOA.
- The city shall have no maintenance responsibilities for Access Tracts A & B.
- The City of Burleson reserves the right to require minimum finished floor elevations on any lot within the 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.
- At controlled or uncontrolled intersections of any public street, the minimum intersection sight distance (visibility triangles) shall have the dimensions illustrated in Figure 1 in Appendix G of the City's design manual.
- Driveway approach locations on corner lots shall be located to approximately line up with the side of the house or garage that is farthest from the intersections.
- No fences or other structures will be allowed within drainage easements dedicated herein.
- No improvements greater than 2 feet in height will be allowed within the visibility easements including but not limited to fences, walls, landscaping, signs, etc.
- Any public utility, including City of Burleson, 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 efficiency of its respective systems in any of the easements shown on the plat; and any public utility, including City of Burleson, 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.
- 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 the above shall be covenants running upon access tracts A & B, common areas G-1, G-2, I, and J, and parkland areas G & H abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- The entire trail system including the portion within the Rights-Of-Way shall be maintained by the HOA. The city shall maintain all other sidewalks within the Rights-Of-Way.
- Non-conforming parcels created as an unnecessary remainder have been included in the dedication to avoid future conflicts with lot use and platting.

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plattd the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
(817) 329-4373

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. Issued for review 5/6/2025 3:50 PM



7' X 60' VISIBILITY TRIANGLES
N.T.S.

* - VARIABLE DISTANCE. THIS DISTANCE IS DEPENDENT UPON HORIZONTAL AND VERTICAL CURVATURE OF THE STREET AND SHALL BE CALCULATED IN ACCORDANCE WITH THE LATEST EDITION OF THE AASHTO HANDBOOK.

- NO IMPROVEMENTS GREATER THAN 2 FEET IN HEIGHT WILL BE ALLOWED WITHIN THE VISIBILITY EASEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, LANDSCAPING, SIGNS, ETC.

OWNER/DEVELOPER:
R.A. DEVELOPMENT, LTD
236 E. ELLISON STREET
BURLESON, TX 76028

OWNER/DEVELOPER:
BURLESON DEVELOPMENT, INC.
236 E. ELLISON STREET
BURLESON, TX 76028

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

LAND USE TABLE	
Development Yield	
Gross Site Area	11.688 Acres
Total Number Lots	61
Residential Lots Area	6.924 Acres
Number Single Family Residential Lots	53
Number Dwelling Units	53
Common Areas	1.568 Acres
Number Common Areas	8
Right-of-Way Area	3.196 Acres

JOHNSON COUNTY RECORDING

FILED FOR RECORD _____, 20____
PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	COMANCHE ROAD	50' ROW	0.693
N-S	KINGSTON STREET	50' ROW	1.278
N-S	BIG BEN ROAD	50' ROW	0.672
N-S	HIGH TIDE ROAD	50' ROW	0.225
N-S	TRAVELLER ROAD	50' ROW	0.328
TOTAL ROW DEDICATION			3.196

The right of way dedication is granted in fee simple to the City of Burleson for use as storm water, public utility, pedestrian, or other purposes.



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. Issued for review 5/6/2025 3:50 PM

FINAL PLAT
OF
CHISHOLM SUMMIT, PHASE 2
BEING
11.688 ACRES
SITUATED IN THE
FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
53 RESIDENTIAL LOTS, 8 COMMON AREAS
Date: May 2025

SHEET 2 of 2

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: June 24, 2025

SUBJECT:

Chisholm Summit, Phase 3 (Case 24-258): Consider and take possible action on a final plat of Chisholm Summit, Phase 3. (Staff Contact: Lidon Pearce, Principal Planner)

SUMMARY:

On September 3, 2024, an application was submitted by Brent Caldwell with GM Civil on behalf of RA Development (owner) for a final plat of approximately 22.666 acres, for the development of 106 residential lots and 4 common area lots for phase 3 of the Chisholm Summit master-planned development.

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

RECOMMENDATION:

Approve the final plat for Chisholm Summit, Phase 3.

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

N/A

REFERENCE:

[City of Burleson, TX PLAT REQUIREMENTS](#)

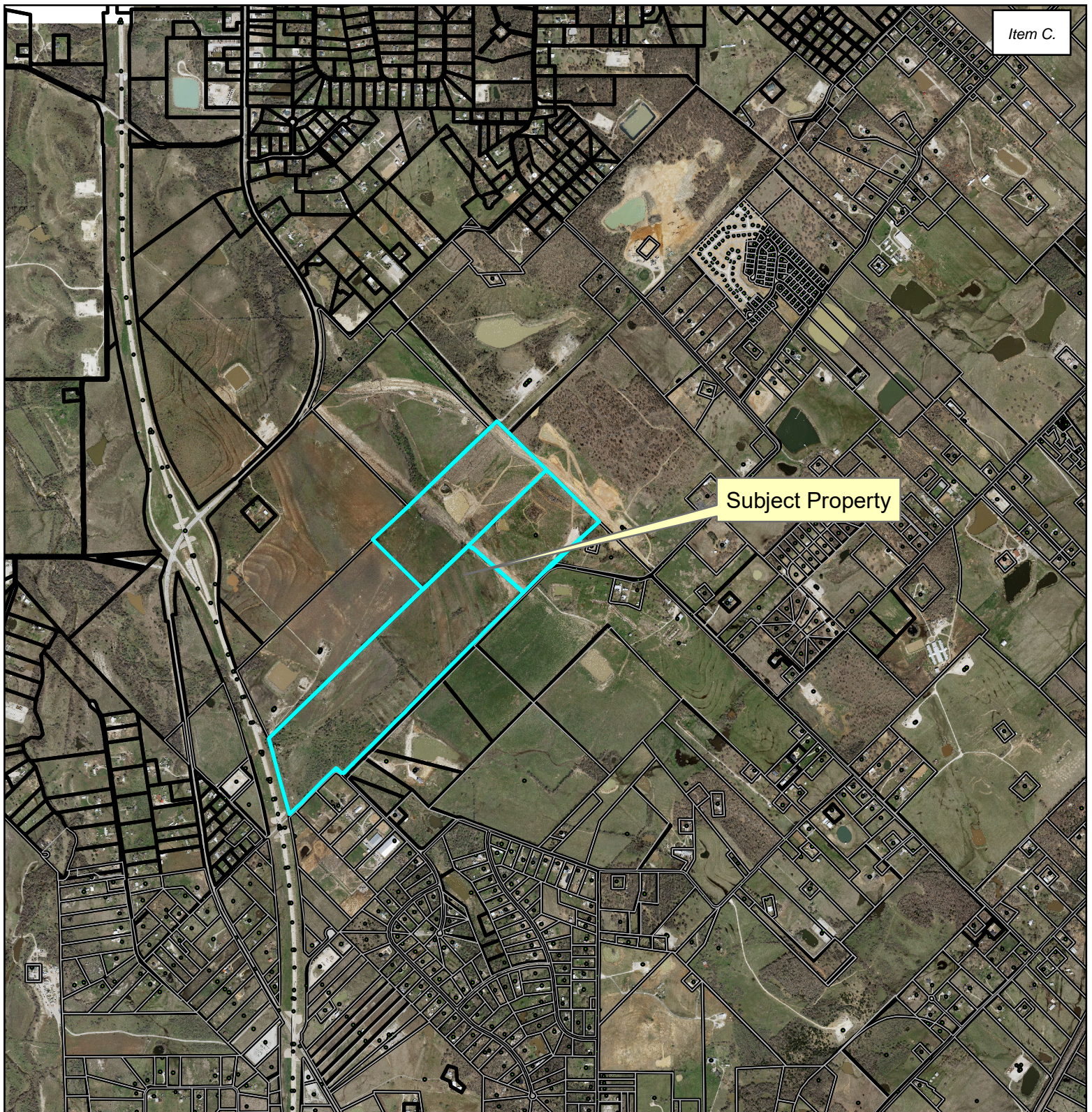
FISCAL IMPACT:

N/A

STAFF CONTACT:

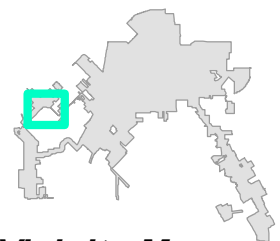
Lidon Pearce, CNU-A, AICP
Principal Planner
lpearcel@burlesontx.com

817-426-9649

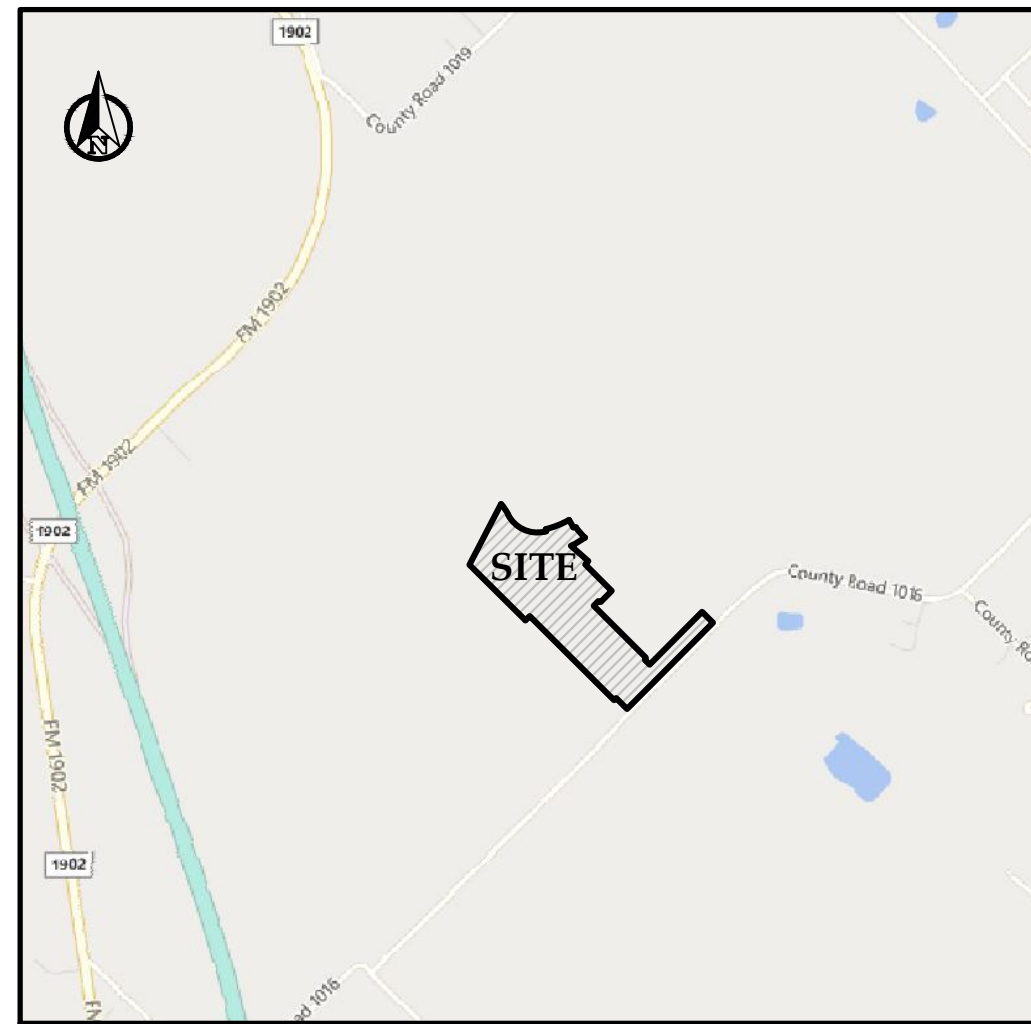


THE CITY OF
BURLESON
TEXAS

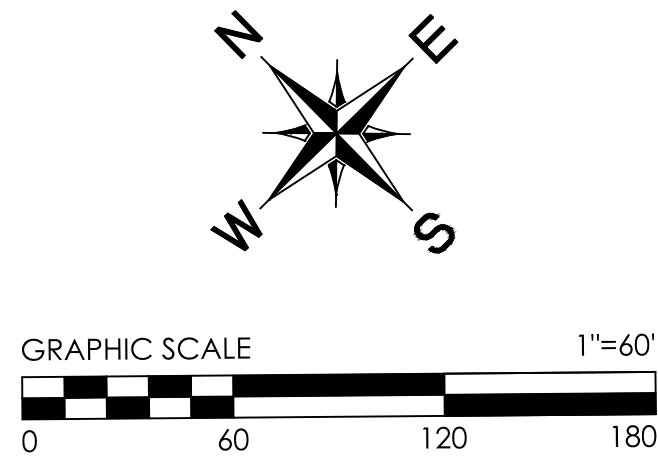
Chisholm Summit, Phase 3
Final Plat
Case 24-258



Vicinity Map



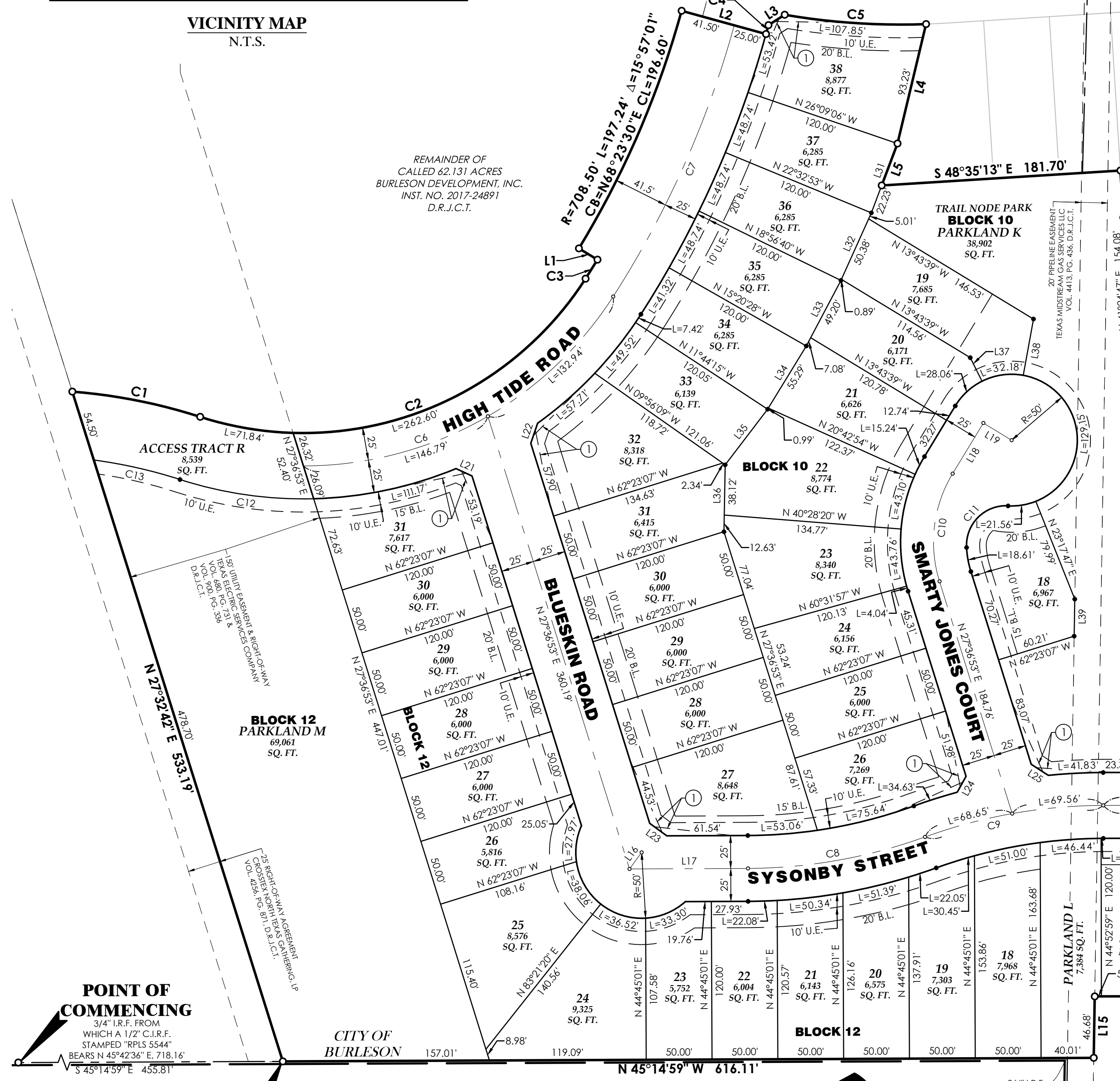
VICINITY MAP
N.T.S.



PROPOSED
CHISHOLM SUMMIT
PHASE 1

PROPOSED
HIGH TIDE ROAD

REMAINDER OF
CALLED 62.131 ACRES
BURLISON DEVELOPMENT, INC.
INST. NO. 2017-24891
D.R.J.C.T.



POINT OF
COMMENCING

POINT OF
BEGINNING

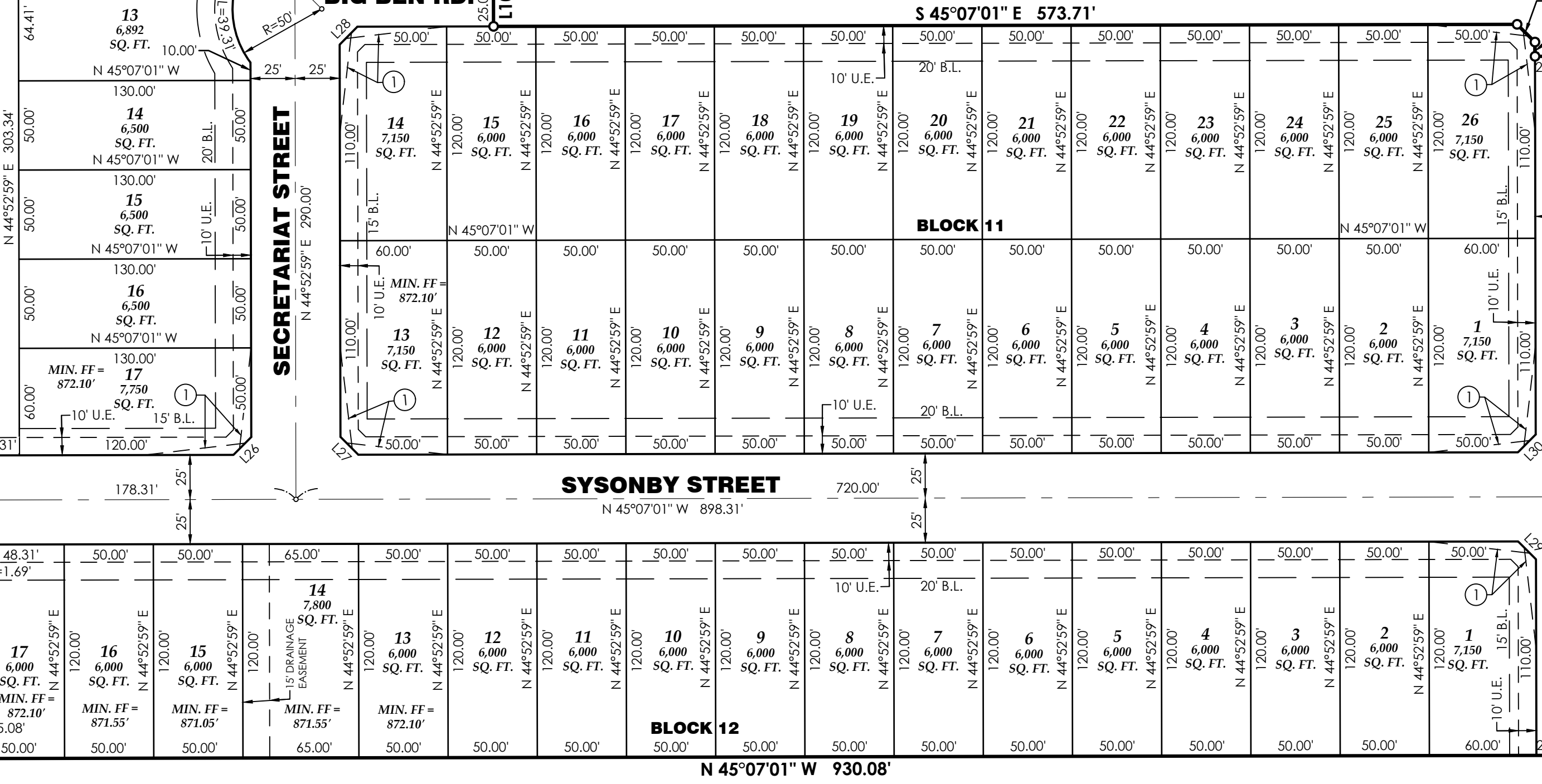
CALLLED 200+/- ACRES, TRACT 2
AP-GROUNDWORK VENTURE, LLC
INST. NO. 2024-17246
D.R.J.C.T.



CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	425.00'	99.26'	13°22'55"	S33°49'51"E
C2	255.00'	334.44'	75°08'46"	S64°42'47"E
C3	725.00'	17.04'	1°20'49"	N77°02'25"E
C4	775.00'	7.00'	0°31'03"	N60°09'28"E
C5	525.00'	107.85'	11°46'12"	S41°12'26"E
C6	280.00'	279.73'	57°14'28"	N73°39'56"W
C7	750.00'	226.42'	17°17'50"	S69°03'55"W
C8	400.00'	137.28'	19°39'51"	S55°04'55"E
C9	400.00'	138.21'	19°47'50"	S55°00'56"E
C10	100.00'	84.92'	48°39'28"	S51°56'37"W
C11	30.00'	50.36'	96°10'25"	S89°55'00"W
C12	305.00'	103.09'	19°21'57"	S36°49'22"E
C13	375.00'	67.22'	10°16'13"	N32°16'30"W

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N13°37'59"W	16.50'	L21	S20°21'24"E	13.39'
L2	S29°35'00"E	66.50'	L22	S63°54'10"W	16.12'
L3	S77°37'25"E	14.66'	L23	S08°49'03"E	16.09'
L4	S58°28'03"W	93.23'	L24	N74°01'18"E	13.79'
L5	S65°39'01"W	34.05'	L25	S11°54'27"E	15.43'
L6	S41°24'47"W	35.77'	L26	N89°52'59"E	14.14'
L7	S44°52'59"W	121.43'	L27	S00°07'01"E	14.14'
L8	S89°52'59"W	14.14'	L28	S89°52'59"W	14.14'
L9	N45°07'01"W	8.00'	L29	S00°07'01"E	14.14'
L10	S44°52'59"W	50.00'	L30	N89°52'59"E	14.14'
L11	S00°07'01"E	14.14'	L31	S65°39'01"W	56.28'
L12	S44°52'59"W	8.00'	L32	S69°15'13"W	56.28'
L13	S45°07'01"E	50.00'	L33	S72°51'26"W	56.28'
L14	S44°52'59"W	22.87'	L34	S76°27'38"W	56.28'
L15	S45°55'04"W	46.68'	L35	S82°20'51"W	53.18'
L16	S81°10'57"W	15.54'	L36	S46°03'14"W	50.75'
L17	S45°14'59"E	89.99'	L37	S18°25'49"W	20.00'
L18	S76°16'21"W	45.01'	L38	S55°18'01"W	43.45'
L19	N13°37'59"W	25.00'	L39	S45°55'04"W	28.10'
L20	N00°07'01"W	21.21'			

PROPOSED BIG BEN ROAD



SYSONBY STREET

COMANCHE ROAD

PROPOSED COMANCHE ROAD

COUNTY ROAD 1016

CITY OF BURLISON

FRANCIS A. CLARIDGE SURVEY
ABSTRACT No. 142
PREPARED BY:



OWNER/DEVELOPER:
BURLISON DEVELOPMENT, INC.
236 E. ELLISON STREET
BURLISON, TX 76028

FINAL PLAT
OF
CHISHOLM SUMMIT, PHASE 3
BEING
22.666 ACRES
SITUATED IN THE
FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
CITY OF BURLISON, JOHNSON COUNTY, TEXAS
106 RESIDENTIAL LOTS, 4 COMMON AREAS
Date: May 2025

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF JOHNSON

All that certain lot, tract, or parcel of land, situated in a portion of the Francis A. Claridge Survey, Abstract No. 142, City of Burleson, Johnson County, Texas, being a part of that certain called 62.131 acre tract described in a deed to Burleson Development, Inc. recorded in Instrument No. 2017-24691 of the Deed Records of Johnson County, Texas (DRJCT), being a part of that certain called 98.734 acre tract described as Tract 4 in a deed to same recorded in Instrument No. 2016-9009 (DRJCT), being a part of that certain called 53.344 acre tract described in a deed to same recorded in Instrument No. 2017-22716 (DRJCT), and being more completely described as follows, to-wit:

COMMENCING at a 3/4" iron rod found for the West corner of said 62.131 acre tract, from which a 1/2" capped iron rod found stamped "RPLS 5544" for the South corner of a called 92.304 acre tract described in a deed to Burleson 4A Economic Development Corporation recorded in Instrument No. 2021-21498 (DRJCT) bears North 45 deg. 42 min. 36 sec. East - 718.16 feet;

THENCE South 45 deg. 14 min. 59 sec. East along the South line of said 62.131 acre tract, a distance of 455.81 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred to as a 1/2" capped iron rod set, said point being the **TRUE POINT OF BEGINNING**;

THENCE North 27 deg. 32 min. 42 sec. East, a distance of 533.19 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 425.00 feet, a central angle of 13 deg. 22 min. 53 sec., and being subtended by a chord which bears South 33 deg. 49 min. 51 sec. East - 99.04 feet;

THENCE in a Southeasterly direction along said curve to the right, a distance of 99.26 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the left, having a radius of 255.00 feet, a central angle of 75 deg. 08 min. 46 sec., and being subtended by a chord which bears South 64 deg. 42 min. 47 sec. East - 310.98 feet;

THENCE in a Southeasterly direction along said curve to the left, a distance of 334.44 feet to a 1/2" capped iron rod set for a Point of Curvature of a compound circular curve to the left, having a radius of 725.00 feet, a central angle of 01 deg. 20 min. 49 sec., and being subtended by a chord which bears North 77 deg. 02 min. 25 sec. East - 17.04 feet;

THENCE in an Easterly direction along said curve to the left, a distance of 17.04 feet to a 1/2" capped iron rod set;

THENCE North 13 deg. 37 min. 59 sec. West non-tangent to said curve, a distance of 16.50 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 708.50 feet, a central angle of 15 deg. 57 min. 01 sec., and being subtended by a chord which bears North 68 deg. 23 min. 30 sec. East - 196.60 feet;

THENCE in an Easterly direction along said curve to the left, a distance of 197.24 feet to a 1/2" capped iron rod set;

THENCE South 29 deg. 35 min. 00 sec. East non-tangent to said curve, a distance of 66.50 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 775.00 feet, a central angle of 00 deg. 31 min. 03 sec., and being subtended by a chord which bears North 60 deg. 09 min. 28 sec. East - 7.00 feet;

THENCE in a Northeasterly direction along said curve to the left, a distance of 7.00 feet to a 1/2" capped iron rod set;

THENCE South 77 deg. 37 min. 25 sec. East non-tangent to said curve, a distance of 14.66 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 525.00 feet, a central angle of 11 deg. 46 min. 12 sec., and being subtended by a chord which bears South 41 deg. 12 min. 26 sec. East - 107.66 feet;

THENCE in a Southeasterly direction along said curve to the left, a distance of 107.85 feet to a 1/2" capped iron rod set;

THENCE South 58 deg. 28 min. 03 sec. West non-tangent to said curve, a distance of 93.23 feet to a 1/2" capped iron rod set;

THENCE South 65 deg. 39 min. 01 sec. West, a distance of 34.05 feet to a 1/2" capped iron rod set;

THENCE South 48 deg. 35 min. 13 sec. East, a distance of 181.70 feet to a 1/2" capped iron rod set;

THENCE South 41 deg. 24 min. 47 sec. West, a distance of 35.77 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 07 min. 01 sec. East, a distance of 291.46 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 52 min. 59 sec. West, a distance of 121.43 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 52 min. 59 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 07 min. 01 sec. West, a distance of 8.00 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 52 min. 59 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 07 min. 01 sec. East, a distance of 573.71 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 07 min. 01 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 52 min. 59 sec. West, a distance of 8.00 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 07 min. 01 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 52 min. 59 sec. East, a distance of 580.87 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 07 min. 01 sec. East, a distance of 120.00 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 52 min. 59 sec. West, a distance of 950.00 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 07 min. 01 sec. West, a distance of 120.00 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 52 min. 59 sec. West, a distance of 22.87 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 07 min. 01 sec. West, a distance of 930.08 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 55 min. 04 sec. West, a distance of 46.68 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 14 min. 59 sec. West, passing a 3/4" iron rod found for the South corner of said 62.131 acre tract and being in the Northwest line of said 98.734 acre tract at a distance of 20.01 feet, continue a total distance of 616.11 feet to the **POINT OF BEGINNING**, containing 987,340 square feet or 22.666 acres of land, more or less.

Burleson Development, Inc., does hereby adopt this plat designating the hereinbefore described property as CHISHOLM SUMMIT, PHASE 3, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alley and easements shown thereon. The City of 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 permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

Witness our hand, this the _____ day of _____, 20____.

Burleson Development, Inc.,

By: _____

Name: _____

Title: _____

PROPERTY DESCRIPTION CONT...

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____, of Burleson Development, Inc., 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 expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public, State of Texas

My commission expires: _____

APPROVAL

Approved by the Planning and Zoning Commission of Burleson, Texas

This the _____ day of _____, 20____.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

JOHNSON COUNTY RECORDING

FILED FOR RECORD _____, 20____

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plattd the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
(817) 329-4373

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. Issued for review 5/7/2025 8:07 AM

NOTES:

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
- According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0050J dated December 4th, 2012 the subject property is located within Zone "X" non-shaded - Areas determined to be outside the 500-year floodplain
- All 1/2" iron pins with yellow plastic caps stamped "GMCIVIL", unless otherwise noted.
- Zoning of the property is " PD " Planned Development CSO #4008-10-2022
- Access Tract R shown hereon is for public use and to be maintained by the Homeowner's Association and is reserved for future development.
- Parkland areas K, L, & M shall be credited towards the parkland dedication requirement for this development and shall be maintained by the HOA.
- Per Development Agreement, both access tracts and parkland areas will be maintained by the HOA.
- The City of Burleson reserves the right to require minimum finished floor elevations on any lot within the 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.
- At controlled or uncontrolled intersections of any public street, the minimum intersection sight distance (visibility triangles) shall have the dimensions illustrated in Figure 1 in Appendix G of the City's design manual.
- Driveway approach locations on corner lots shall be located to approximately line up with the side of the house or garage that is farthest from the intersections.
- No fences or other structures will be allowed within drainage easements dedicated herein.
- No improvements greater than 2 feet in height will be allowed within the visibility easements including but not limited to fences, walls, landscaping, signs, etc.
- Any public utility, including City of Burleson, 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 efficiency of its respective systems in any of the easements shown on the plat; and any public utility, including City of Burleson, 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.
- 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 the above shall be covenants running upon access tract R, and parkland areas K, L, & M abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- The entire trail system including the portion within the Rights-Of-Way shall be maintained by the HOA. The city shall maintain all other sidewalks within the Rights-Of-Way.
- Non-conforming parcels created as an unnecessary remainder have been included in the dedication to avoid future conflicts with lot use platting.

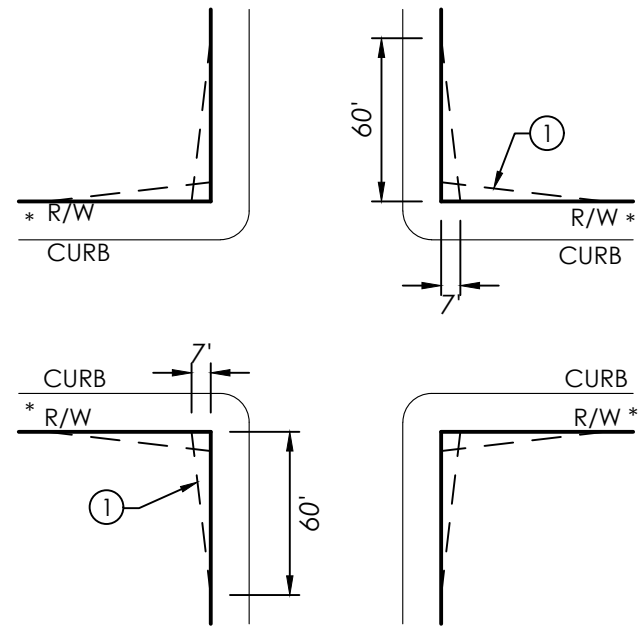
LEGEND	
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
O	1/2" CAPPED IRON ROD SET (GMCIVIL) UNLESS OTHERWISE NOTED
_____	BOUNDARY LINE
_____	ADJOINER LINE
_____	EASEMENT LINE
_____	CENTERLINE
_____	BUILDING LINE
_____	ABSTRACT LINE
_____	CITY LIMIT LINE

LAND USE TABLE	
Development Yield	
Gross Site Area	22.666 Acres
Total Number Lots	110
Residential Lots Area	15.950 Acres
Number Single Family Residential Lots	106
Number Dwelling Units	106
Common Areas	2.844 Acres
Number Common Area Lots	4
Right-of-Way Area	3.872 Acres

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	BLUESKIN ROAD	50' ROW	0.441
W-E	BIG BEN ROAD	50' ROW	0.082
N-S	COMANCHE ROAD	50' ROW	0.464
N-S	HIGH TIDE ROAD	V/W ROW	0.669
N-S	SECRETARIAT STREET	50' ROW	0.357
N-S	SMARTY JONES COURT	50' ROW	0.462
W-E	SYSONBY STREET	50' ROW	1.397
TOTAL ROW DEDICATION			3.872

The right of way dedication is granted in fee simple to the City of Burleson for use as storm water, public utility, pedestrian, or other purposes.

*V/W = VARIABLE WIDTH



* - VARIABLE DISTANCE. THIS DISTANCE IS DEPENDENT UPON HORIZONTAL AND VERTICAL CURVATURE OF THE STREET AND SHALL BE CALCULATED IN ACCORDANCE WITH THE LATEST EDITION OF THE AASHTO HANDBOOK.

- NO IMPROVEMENTS GREATER THAN 2 FEET IN HEIGHT WILL BE ALLOWED WITHIN THEE VISIBILITY EASEMENTS INCLUDING BUT NO LIMITED TO FENCES, WALLS, LANDSCAPING, SIGNS, ETC.



FINAL PLAT
OF
CHISHOLM SUMMIT, PHASE 3

BEING
22.666 ACRES
SITUATED IN THE

FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

106 RESIDENTIAL LOTS, 4 COMMON AREAS
Date: May 2025

PREPARED BY:



Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Deputy Director

MEETING: June 24, 2025

SUBJECT:

Houston Addition, Lots 2R1 & 2R2, (Case25-084): Consider and take possible action on a replat for Houston Addition, Lots 2R1 & 2R2; addressed as 2073 Houston. (*Staff Contact: Emilio Sanchez, Development Services Deputy Director*)

SUMMARY:

On March 17, 2025, an application for a replat was submitted by Shelby Hoffman (applicant) on behalf of Harold Wayne Houston (owner) for a replat of approximately 2.073 acres. The property is being platted to create two 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 Houston Addition, Lots 2R1 & 2R2.

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

None

REFERENCE:

<https://ecode360.com/39937354#39937354>

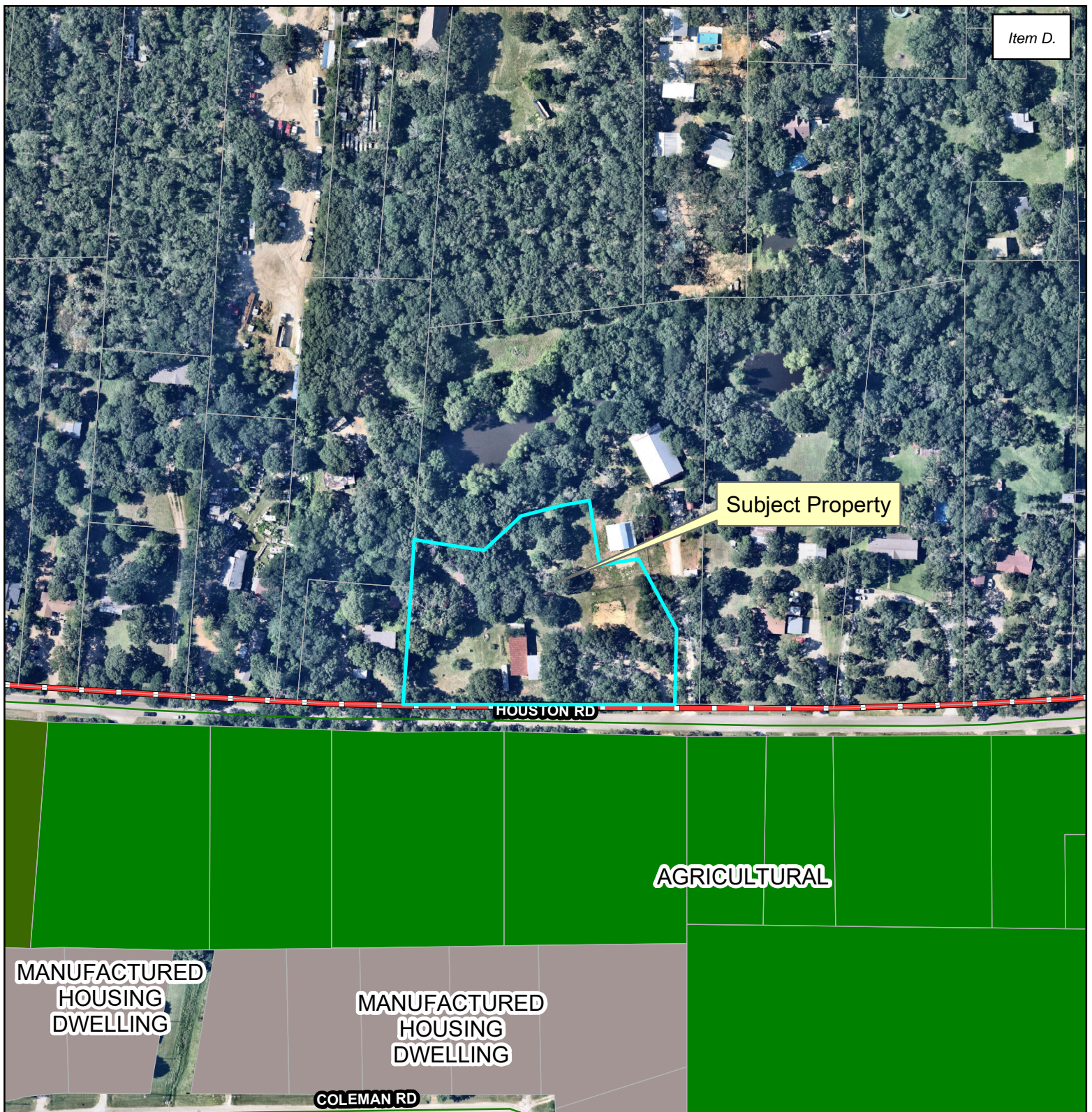
FISCAL IMPACT:

None

STAFF CONTACT:

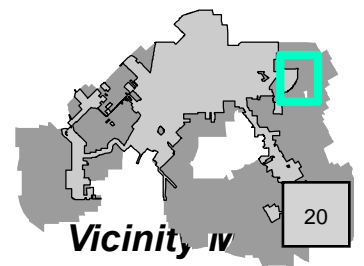
Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com

817-426-9686



Houston Addition, Lots 2R1 & 2R2
Replat
Case 25-084

THE CITY OF
BURLESON
TEXAS



KNOW ALL MEN BY THESE PRESENTS: THAT WE, JOHN LEE HOUSTON, AND JASON HOUSTON, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOTS 2R1 & 2R2, BLOCK 1, HOUSTON ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, A 2.073 ACRE TRACT OF LAND, IN THE J.B. KERR SURVEY, ABSTRACT NO. 481, A SUBDIVISION TO THE JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-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 IN 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 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 OR JOHNSON COUNTY.

JOHN LEE HOUSTON

JASON HOUSTON

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN LEE HOUSTON, 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JASON HOUSTON, 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY OF BURLESON
JOHNSON COUNTY, TEXAS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF _____, 2025.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

PLAT RECORDED IN

VOLUME _____, PAGE _____, SLIDE _____,

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

PROPERTY DESCRIPTION

A 2.073 ACRE TRACT OF LAND, IN THE J.B. KERR SURVEY, ABSTRACT NO. 481, JOHNSON COUNTY, TEXAS, BEING LOT 2, BLOCK 1, OF HOUSTON ADDITION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2021-156, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, CONVEYED TO JOHN & JASON HOUSTON, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2021-41641, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

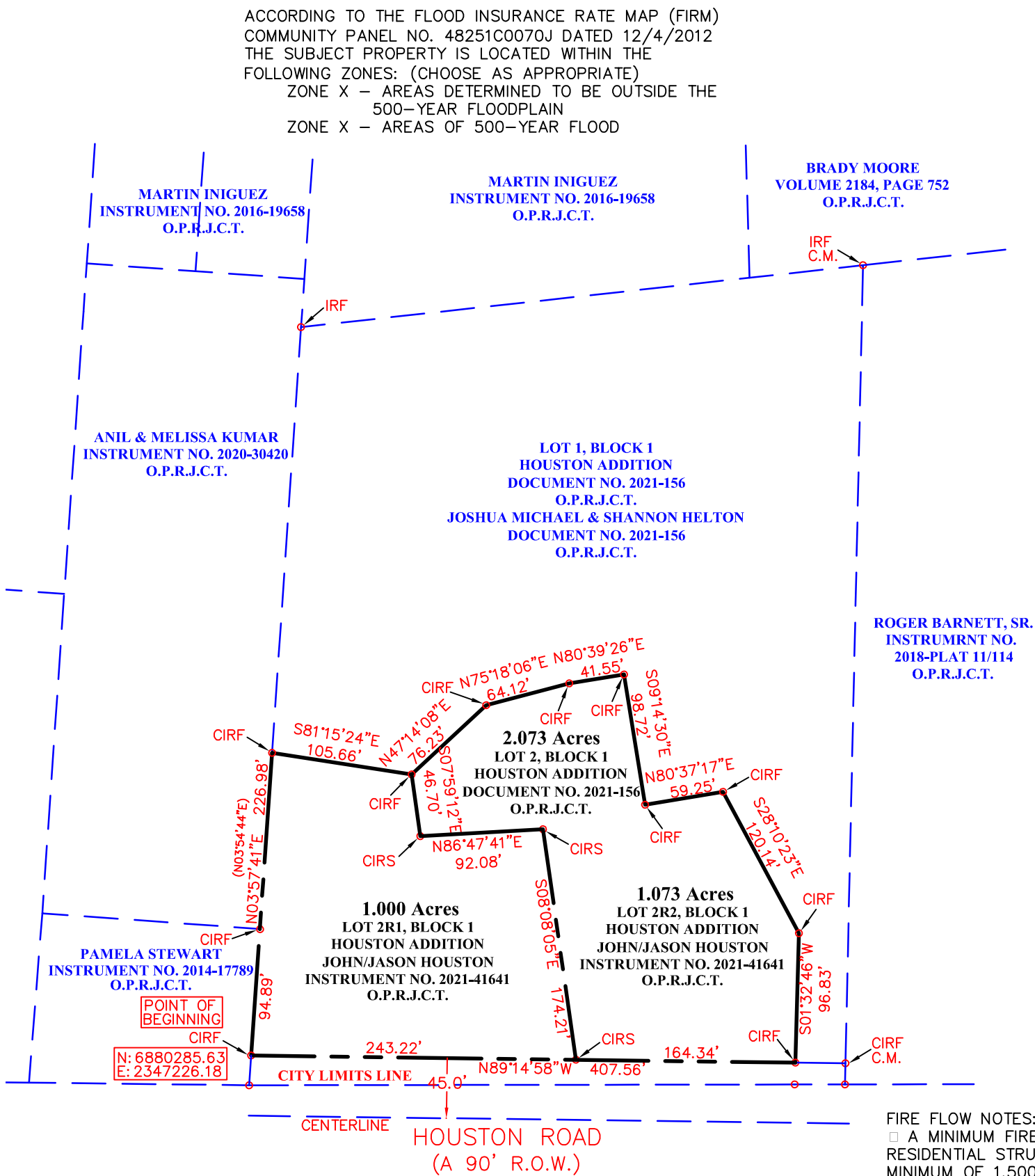
BEGINNING, AT A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF SAID LOT 2, IN THE EAST LINE OF A TRACT OF LAND, CONVEYED TO PAMELA STEWART, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2014-17789, O.P.R.J.C.T., IN THE NORTH LINE OF HOUSTON ROAD, A 90' WIDE RIGHT-OF-WAY, (R.O.W.);

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 2, AND WITH SAID STEWART TRACT, AND WITH THE COMMON LINE BETWEEN SAID LOT 2, AND WITH A TRACT OF LAND, CONVEYED TO ANIL & MELISSA KUMAR, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 2020-30420, O.P.R.J.C.T., CONSECUTIVELY, N 03°57'41" E, AT 94.89 FEET, PASSING A CAPPED IRON ROD FOUND, IN ALL A DISTANCE OF 226.98 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHWEST CORNER OF SAID LOT 2, FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID HOUSTON ADDITION;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 2, AND WITH SAID LOT 1, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

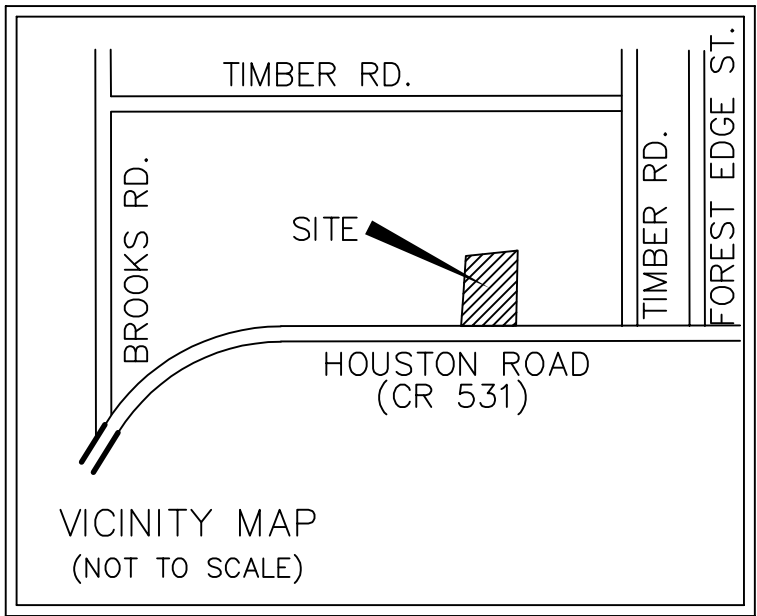
1. S 81°15'24" E, A DISTANCE OF 105.66 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. N 47°14'08" E, A DISTANCE OF 76.23 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
3. N 75°18'06" E, A DISTANCE OF 64.12 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
4. N 80°39'26" E, A DISTANCE OF 41.55 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
5. S 09°14'30" E, A DISTANCE OF 98.72 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
6. N 80°37'17" E, A DISTANCE OF 59.25 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
7. S 28°10'23" E, A DISTANCE OF 120.14 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
8. S 01°32'46" W, A DISTANCE OF 96.83 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE, WITH THE NORTH LINE OF SAID HOUSTON ROAD, N 89°14'58" W, A DISTANCE OF 407.56 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 2.073 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO.6084, ON MARCH 29, 2021.



NOTES:

- ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, 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 EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, 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.
- 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. THE FIRE LANE SHALL BE 24 FOOT IN WIDTH WITH 30 FOOT INSIDE RADII AND 54' 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 THE CITY INSPECTORS.



FIRE FLOW NOTES:

- A MINIMUM FIRE FLOW OF 1,000 GPM IS REQUIRED FOR RESIDENTIAL STRUCTURES LESS THAN 3,600 SF IN SIZE AND A MINIMUM OF 1,500 GPM FOR RESIDENTIAL STRUCTURES 3,600 SF OR LARGER. AS OF THE DATE OF THIS PLAT, THE CITY OF BURLESON DOES NOT ISSUE BUILDING PERMITS WITHIN THE EXTRATERRITORIAL JURISDICTION AND SHALL BEAR NO RESPONSIBILITY FOR ENFORCING THE MINIMUM FIRE FLOW REQUIREMENTS INCLUDED IN THE ADOPTED INTERNATIONAL FIRE CODE.
- ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20PSI RESIDUAL PRESSURE.

SURVEYOR'S CERTIFICATION

I, SHELBY J. HOFFMAN, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON APRIL 1, 2021 AND THAT THE MONUMENTS SHOWN HEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.



PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

JOHNSON COUNTY NOTES:

- JOHNSON COUNTY WILL 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.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 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.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- 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.
- 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.
- 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.
- 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 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 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.
- 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, REPLATTING MAY BE REQUIRED. JOHNSON COUNTY PUBLIC WORKS SHALL REVIEW AND APPROVE PROPOSED LOCATION AND DESIGN OF ANY ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEM).
- ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.

CITY OF BURLESON NOTES:

1. 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.
2. ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROSS OR IMPROVEMENTS WHICH IN ANY WAY IN DANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THESE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITIES, INCLUDING CITY OF BURLESON, 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 ANYTIME OF PROCURING THE PERMISSION OF ANYONE.
3. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON MAY 29, 2025 TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND FIRE HYDRANT(S) TO BE INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT BEING ISSUED.
4. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
5. THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS, HERINAFTER REFERRED TO AS "FEATURE." 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 FEATURE INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE FEATURE.
6. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA 2011).
7. BLANKET EASEMENT FILED UNDER INSTRUMENT NO. 11198-2012.
8. EXISTING AND PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.

REPLAT SHOWING
LOTS 2R1 & 2R2, BLOCK 1, HOUSTON ADDITION,
A REPLAT OF LOT 2, BLOCK 1, HOUSTON ADDITION,
BEING A A 2.073 ACRE TRACT OF LAND, IN THE J.B.
KERR SURVEY, ABSTRACT NO. 481, A SUBDIVISION TO
THE EXTRA TERRITORIAL JURISDICTION TO THE
CITY OF BURLESON, JOHNSON COUNTY, TEXAS,
RECORDED IN INSTRUMENT NO. 2021-41641, OFFICIAL
PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

GEOMATIC SOLUTIONS, INC.

3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS

OFFICE: 817-487-8916

PELS FIRM NO. 10184400, SHELBY@GSISURVEY.COM

Scale: 1"=100'	Date: 06/17/25	DWG: 2021230-MINOR PLAT
Drawn: OF	Checked: SJH	Job: 2021-230

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: June 24, 2025

SUBJECT:

Highpoint Business Park, Lot 1, Block 8 (Case 25-117): Consider and take possible action on a final plat of Highpoint Business Park, Lot 1, Block 8 addressed as 5901 Vantage DR. (Staff Contact: Lidon Pearce, Principal Planner)

SUMMARY:

On April 14, 2025, an application was submitted by Matt Powell with CWC Land & Survey on behalf of Paris Baguette USA (owner) for a final of approximately 36.809 acres, to create 1 lot for development in Highpoint Business Park.

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

RECOMMENDATION:

Approve the final plat for Highpoint Business Park, Lot 1, Block 8.

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

N/A

REFERENCE:

[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

N/A

STAFF CONTACT:

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



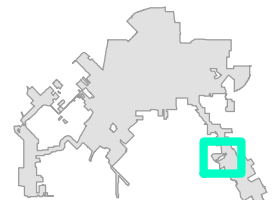
Item E.

Subject Property

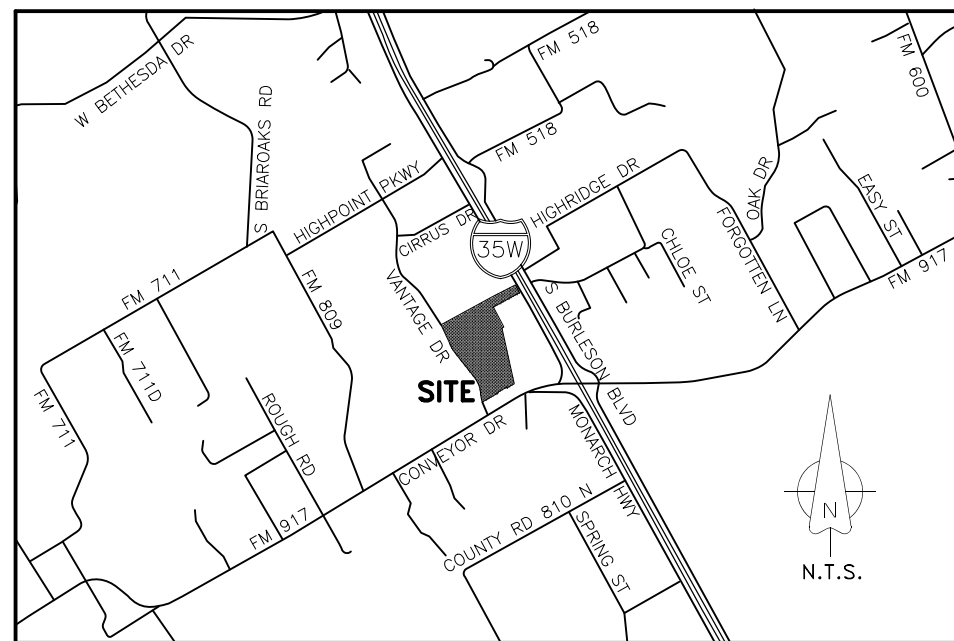


THE CITY OF
BURLESON
TEXAS

Highpoint Business Park
Lot 1, Block 8
Final Plat
Case 25-117



Vicinity Map



VICINITY MAP

NOTES:

1. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
2. ANY IMPROVEMENTS WITHIN THE UTILITY EASEMENTS MAY REQUIRE CITY REVIEW AND APPROVAL. A R-O-W/USE AGREEMENT MAY BE REQUIRED AND ALL EXPENSES SHALL BE BORNE BY THE PROPERTY OWNER.
3. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
4. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS 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.
5. THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "FEATURE." 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 FEATURE INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE FEATURE. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS 1-2, BLOCK 1, ADJUTING, ADJACENT OR SERVED BY THE FEATURE. THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
6. ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR 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 CITY OF BURLESON, 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.
7. ZONING CLASSIFICATION FOR THIS PROPERTY IS PLANNED DEVELOPMENT "PD" PER ORDINANCE CSO #5504-07-2024.

LINE	BEARING	DISTANCE
L1	S60°33'15"W	44.50'
L2	N13°21'39"W	18.13'
L3	S57°24'01"W	61.33'

LEGEND

B.S.L.	BUILDING SETBACK LINES
OHE	OVERHEAD ELECTRIC
PP	POWER POLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	196.30'	564.00'	19°56'31"	N29°42'22"W	195.31'
C2	48.54'	564.00'	4°55'54"	N38°05'31"W	48.53'
C3	116.33'	496.00'	13°26'16"	N33°49'12"W	116.06'

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0050J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED

DEVELOPER

GRAY CONSTRUCTION, INC.
10 QUALITY STREET
LEXINGTON, KY 40507

SURVEYOR

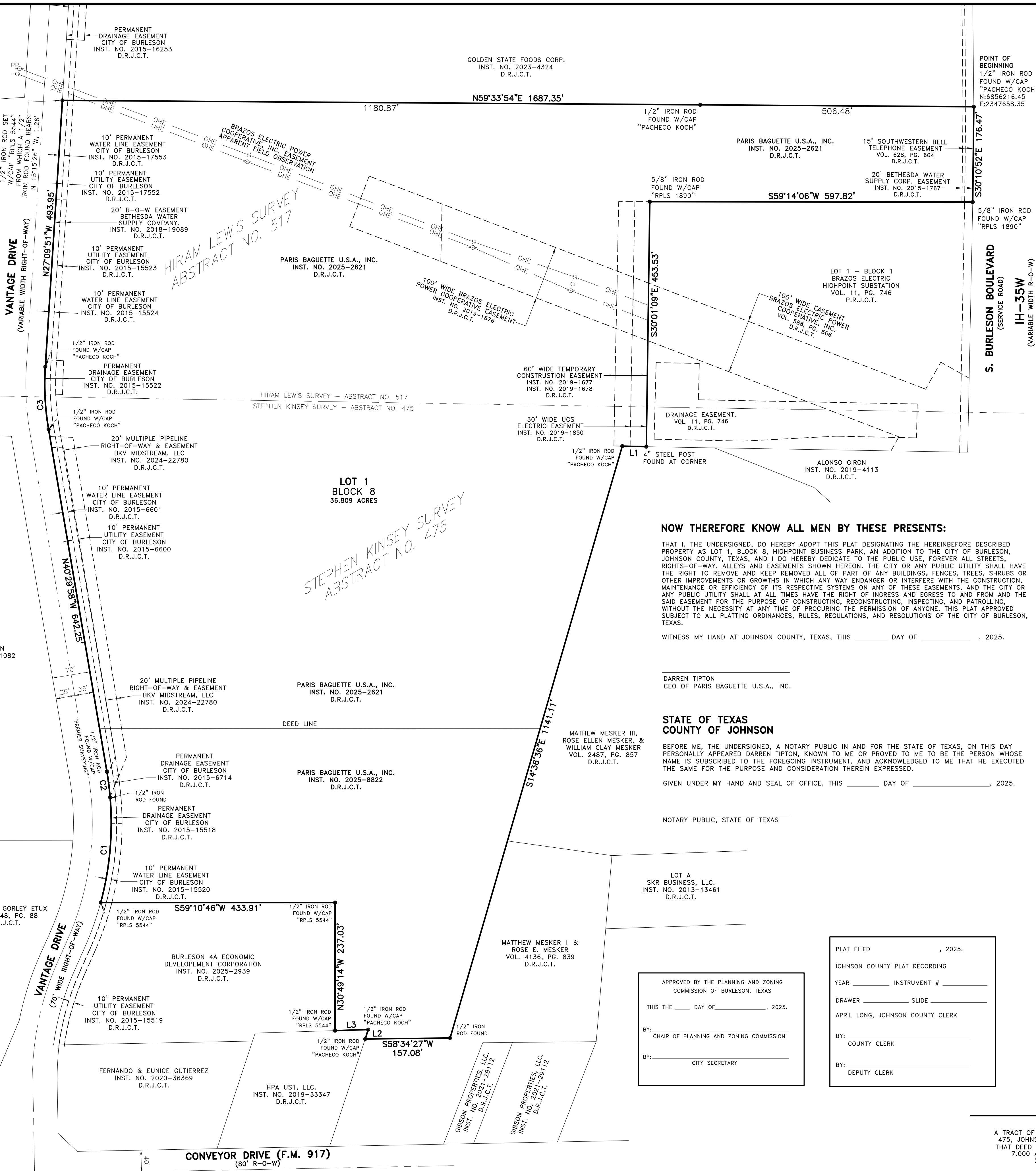
CWC LAND & SURVEY, LLC
300 E. RENFRO STREET, SUITE 300
BURLESON, TX 76028
PHONE: (682)-978-8281

OWNER
PARIS BAGUETTE U.S.A., INC.
DARREN TIPTON, CEO
137 W. COMMERCIAL AVE.
MOONACHIE, NJ 07074
d1tpton@parisbaguette.com
PHONE: 201-507-4805



0' 100' 200'
SCALE: 1" = 100'

DAVID O. GORLEY ETUX
VOL. 1448, PG. 88
D.R.J.C.T.



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE HIRAM LEWIS SURVEY ABSTRACT NO. 517 AND THE STEPHEN KINSEY SURVEY, ABSTRACT NO. 475, JOHNSON COUNTY, TEXAS, BEING ALL OF A 30.000 ACRE TRACT OF LAND CONVEYED TO PARIS BAGUETTE U.S.A., INC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2025-2621, DEED RECORDS, JOHNSON COUNTY, TEXAS(D.R.J.C.T.), TOGETHER WITH A 7.000 ACRE TRACT OF LAND CONVEYED TO PARIS BAGUETTE U.S.A., INC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2025-8822, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF S. BURLESON BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY), FOR THE MOST NORTHEASTERLY CORNER OF SAID 30.000 ACRE TRACT AND FOR THE MOST EASTERLY CORNER OF A TRACT OF LAND CONVEYED TO GOLDEN STATE FOODS CORP. IN THAT DEED RECORDED IN INSTRUMENT NO. 2023-4324, D.R.J.C.T.;

THENCE SOUTH 30°10'23" EAST ALONG THE NORTHEAST LINE OF SAID 30.000 ACRE TRACT, A DISTANCE OF 176.53 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 1890" FOR THE MOST EASTERLY CORNER OF SAID 30.000 ACRE TRACT AND FOR THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 1, BRAZOS ELECTRIC POWER COOPERATIVE, INC., AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 746, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 59°14'06" WEST ALONG THE EASTERLY LINE OF SAID 30.000 ACRE TRACT AND THE NORTHWEST LINE OF SAID LOT 1, BLOCK 1, BRAZOS ELECTRIC HIGHPOINT SUBSTATION ADDITION, A DISTANCE OF 597.82 FEET TO 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 1890" FOR AN ELL CORNER IN SAID EASTERLY LINE AND FOR THE MOST WESTERLY CORNER OF SAID LOT 1, BLOCK 1, BRAZOS ELECTRIC HIGHPOINT SUBSTATION ADDITION;

THENCE SOUTH 30°01'09" EAST CONTINUING ALONG SAID EASTERLY LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, BRAZOS ELECTRIC HIGHPOINT SUBSTATION ADDITION, A DISTANCE OF 453.53 FEET TO A 4" STEEL POST FOUND IN THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO MATHEW MESKER III, ROSE ELLEN MESKER, & WILLIAM CLAY MESKER IN THAT DEED RECORDED IN VOLUME 2487, PAGE 857, D.R.J.C.T., SAID 4" STEEL POST BEING ALSO BEING THE MOST SOUTHERLY CORNER OF SAID LOT 1, BLOCK 1, BRAZOS ELECTRIC HIGHPOINT SUBSTATION ADDITION;

THENCE SOUTH 60°33'15" WEST CONTINUING ALONG SAID EASTERLY LINE AND ALONG THE NORTHWEST LINE OF SAID MESKER TRACT, A DISTANCE OF 44.50 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH" FOR THE MOST WESTERLY CORNER OF SAID MESKER TRACT;

THENCE SOUTH 14°36'36" EAST ALONG SAID EAST LINE, THE EAST LINE OF SAID 7.000 ACRE TRACT, THE SOUTHWESTERLY LINE OF SAID MESKER TRACT AND ALONG THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO MATHEW MESKER III & ROSE E. MESKER IN THAT DEED RECORDED IN VOLUME 4136, PAGE 839, D.R.J.C.T., A DISTANCE OF 1141.11 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF SAID 7.000 ACRE TRACT AND FOR AN ELL CORNER IN THE SAID SOUTHWESTERLY LINE;

THENCE SOUTH 58°34'27" WEST ALONG THE SOUTHERLY LINE OF SAID 7.000 ACRE TRACT AND CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 157.08 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH" IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO HPA US1, LLC. IN THAT DEED RECORDED IN INSTRUMENT NO. 2019-33347, D.R.J.C.T.;

THENCE NORTH 13°21'39" WEST CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID EAST LINE, A DISTANCE OF 18.13 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH" FOR THE MOST NORTHERLY CORNER OF SAID HPA US1, LLC. TRACT;

THENCE SOUTH 57°24'01" WEST CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG THE NORTHWESTERLY LINE OF SAID HPA US1, LLC. TRACT, A DISTANCE OF 61.33 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE MOST NORTHERLY CORNER OF SAID HPA US1, LLC. TRACT;

THENCE LEAVING SAID NORTHWESTERLY LINE AND CONTINUING ALONG SAID SOUTHERLY LINE NORTH 30°49'14" WEST, A DISTANCE OF 237.03 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR AN ELL CORNER IN SAID SOUTHERLY LINE;

THENCE SOUTH 59°10'46" WEST, A DISTANCE OF 433.91 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VANTAGE DRIVE (70' WIDE RIGHT-OF-WAY) FOR THE MOST SOUTHWESTERLY CORNER OF SAID 7.000 ACRE TRACT AND THE BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 564.00 FEET, WHOSE LONG CHORD BEARS NORTH 25°42'22" WEST, 195.31 FEET;

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°56'31", AN ARC LENGTH OF 196.30 FEET TO A 1/2" IRON ROD FOUND AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 564.00 FEET, WHOSE LONG CHORD BEARS NORTH 38°05'31" WEST, 48.53 FEET;

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4°55'54", AN ARC LENGTH OF 48.54 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PREMIER SURVEYING";

THENCE N 40°29'58" W, DISTANCE OF 642.26 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 496.00 FEET, WHOSE LONG CHORD BEARS NORTH 33°49'12" WEST, 116.06 FEET;

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°26'16", AN ARC LENGTH OF 116.33 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH";

THENCE NORTH 27°09'51" WEST, A DISTANCE 493.95 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE MOST WESTERLY CORNER OF SAID 30.000 ACRE TRACT AND FOR THE MOST SOUTHERLY CORNER OF SAID GOLDEN STATE FOODS CORP. TRACT;

THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE NORTH 59°33'54" EAST ALONG THE NORTHWEST LINE OF SAID 30.000 ACRE TRACT AND ALONG THE SOUTHEASTERLY LINE OF SAID GOLDEN STATE FOODS CORP. TRACT, AT A DISTANCE OF 1180.87 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "PACHECO KOCH", FOR A TOTAL DISTANCE OF 1687.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.809 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, THE UNDERSIGNED, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 1, BLOCK 8, HIGHPOINT BUSINESS PARK, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND I DO HEREBY DEDICATE TO THE PUBLIC USE, FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN HEREON. THE CITY OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OF 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 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.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

DARREN TIPTON
CEO OF PARIS BAGUETTE U.S.A., INC.

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DARREN TIPTON, KNOWN TO ME OR PROVED 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5584
DATED: 05/12/25

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS
THIS THE _____ DAY OF _____, 2025.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION
BY: _____
CITY SECRETARY

PLAT FILED _____, 2025.

JOHNSON COUNTY PLAT RECORDING

YEAR _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY: _____

COUNTY CLERK

BY: _____

DEPUTY CLERK

FINAL PLAT
LOT 1, BLOCK 8
HIGHPOINT BUSINESS PARK
36.809 ACRES
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE HIRAM LEWIS SURVEY ABSTRACT NO. 517 AND THE STEPHEN KINSEY SURVEY, ABSTRACT NO. 475, JOHNSON COUNTY, TEXAS, BEING ALL OF A 30.000 ACRE TRACT OF LAND CONVEYED TO PARIS BAGUETTE U.S.A., INC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2025-2621, DEED RECORDS, JOHNSON COUNTY, TEXAS(D.R.J.C.T.), TOGETHER WITH A 7.000 ACRE TRACT OF LAND CONVEYED TO PARIS BAGUETTE U.S.A., INC., IN THAT DEED RECORDED IN INSTRUMENT NO. 2025-8822, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Deputy Director

MEETING: June 24, 2025

SUBJECT:

Whispering Meadows Section One, Lots 1R & 2, (Case25-130): Consider and take possible action on a replat for Whispering Meadows Section one, Lots 1R & 2; addressed as 1701 County Road 914A. *(Staff Contact: Emilio Sanchez, Development Services Deputy Director)*

SUMMARY:

On April 28, 2025, an application for a replat was submitted by Jeremy Deal (applicant) on behalf of Jamie & Marie Estrada (owners) for a replat of approximately 4.906 acres. The property is being platted to create two 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 Whispering Meadows Section One, Lots 1R & 2.

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

None

REFERENCE:

<https://ecode360.com/39937354#39937354>

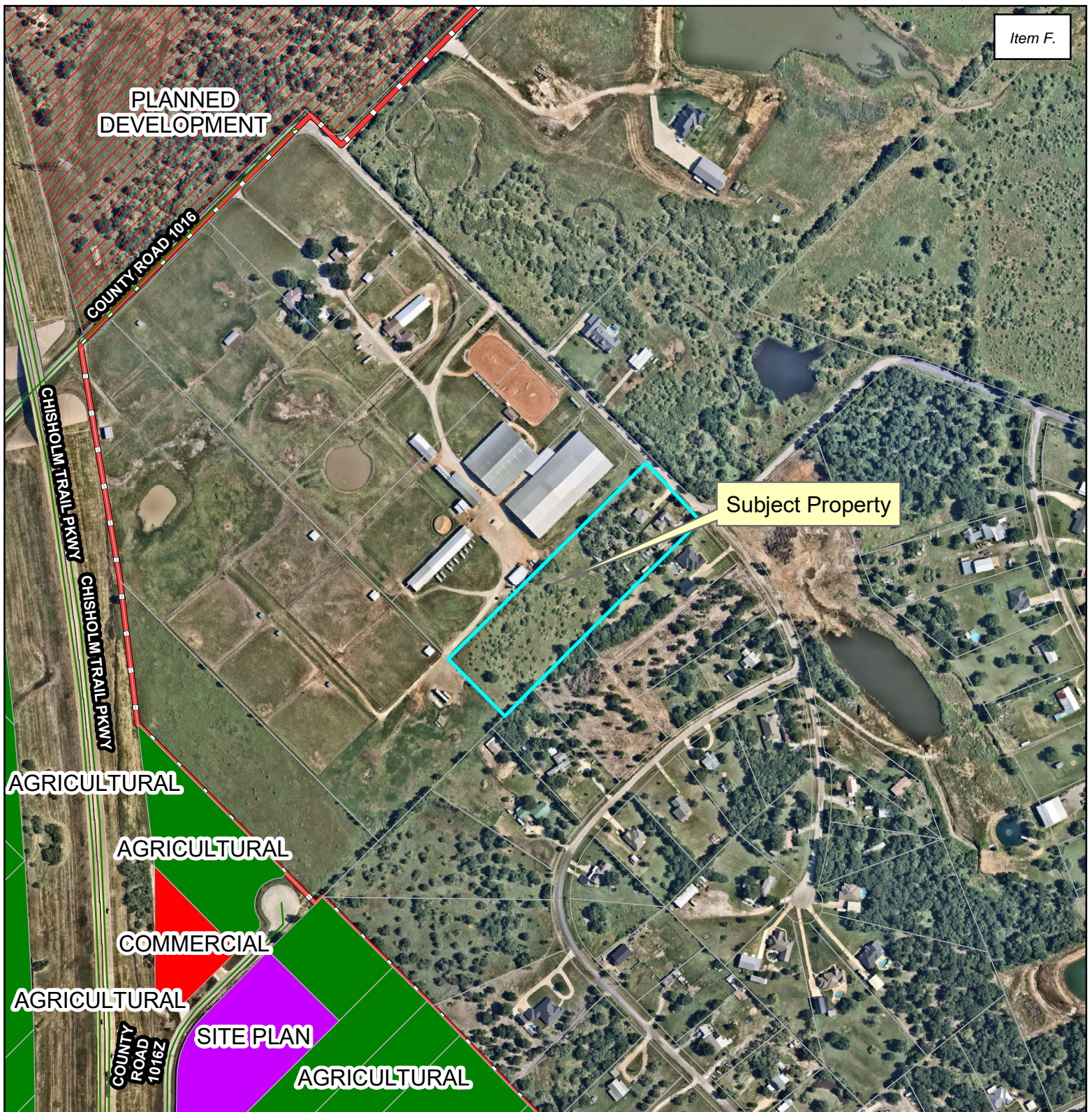
FISCAL IMPACT:

None

STAFF CONTACT:

Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com

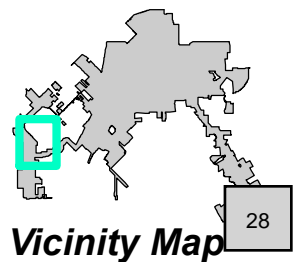
817-426-9686

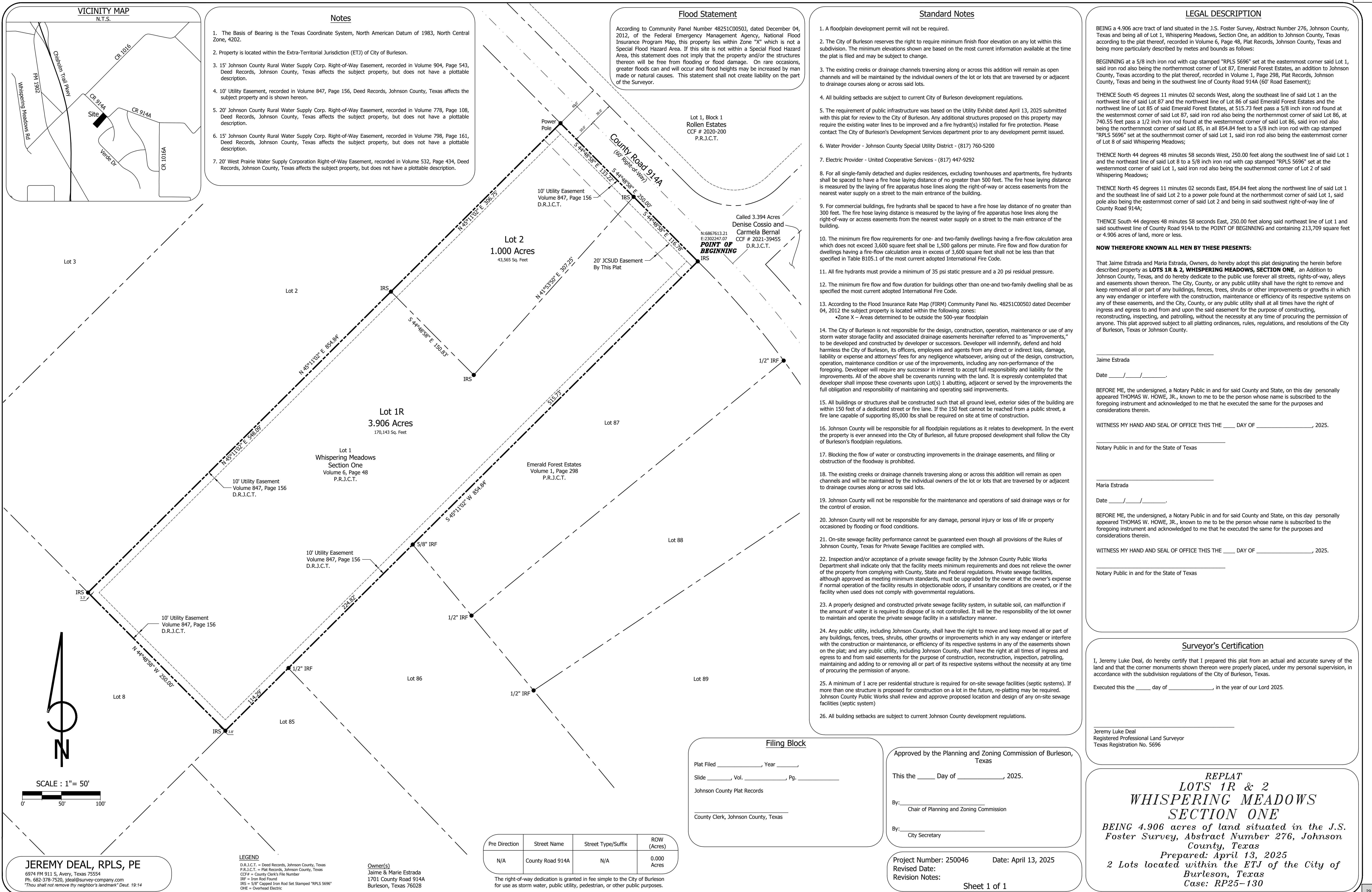


Whispering Meadows Section One, Lots 1R & 2 Replat

Case 25-130

THE CITY OF
BURLESON
TEXAS





Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Deputy Director

MEETING: June 24, 2025

SUBJECT:

The Phobia Project at 138 N. Wilson Street, Ste. A (Case 25-145): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "C" Commercial, to "C" Commercial with a Specific Use Permit for indoor commercial amusement as an escape room. (*Staff Contact: Emilio Sanchez, Development Services Deputy Director*)

SUMMARY:

On May 12, 2025, an application was submitted by Robyn Reyna, on behalf of Deak Properties LLC, requesting a SUP, Specific Use Permit, allowing for the use of "indoor commercial amusement", in the C, Commercial Zoning District for The Phobia Project located at 138 N Wilson Street, for suite A. The Phobia Project is an immersive escape room that provides its participants five themed options to test their team skills on completing tasks within a certain time frame. The applicant is not proposing to provide food or alcohol as part of the normal business operations. They are proposing an outdoor patio area on the north end of the building.

The subject property is zoned C, Commercial and is located within the Old Town Overlay. Per the zoning ordinance, the use of "Indoor commercial amusement" is allowed within the C, Commercial Zoning District if approved by SUP.

This site is designated in the Comprehensive Plan as Old Town.

The Old Town area is Burleson's historic and cultural center. Development in this area should further the vision for a social and entertainment destination for the region. Typical uses include restaurants, offices, retail, personal services, community and educational services, and mixed-use residential development.

The applicant's narrative and illustrations have been attached as Exhibit 4.

RECOMMENDATION:

Approve an ordinance for a SUP for indoor commercial amusement, to be addressed as 138 N. Wilson Street, STE A (Case 25-145).

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

Jan 7, 2019 – City Council approval by a vote of 6-0, an SUP for indoor commercial amusement, axe throwing (Case 18-137).

Dec 11, 2018 – The Planning and Zoning Commission recommended approval by a vote of 6-0, an SUP for indoor commercial amusement, axe throwing (Case 18-137).

REFERENCE:

<https://ecode360.com/39939092#39939078>

FISCAL IMPACT:

N/A

STAFF CONTACT:

Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com
817-426-8696



SUP Case 25-145

PRESENTED TO THE PLANNING AND ZONING COMMISSION – 6.24.25

EMILIO SANCHEZ, DEVELOPMENT SERVICES DEPUTY DIRECTOR

SUP - 138 N Wilson Street Ste A

Location:

- 138 N Wilson Street Suite A

Applicant:

- Robyn Reyna (Applicant)
- Deak Properties LLC (Owners)

Item for approval:

Zoning change from “C” Commercial to “C” Commercial with a Specific Use Permit for commercial indoor amusement for an escape room (Case 25-145)

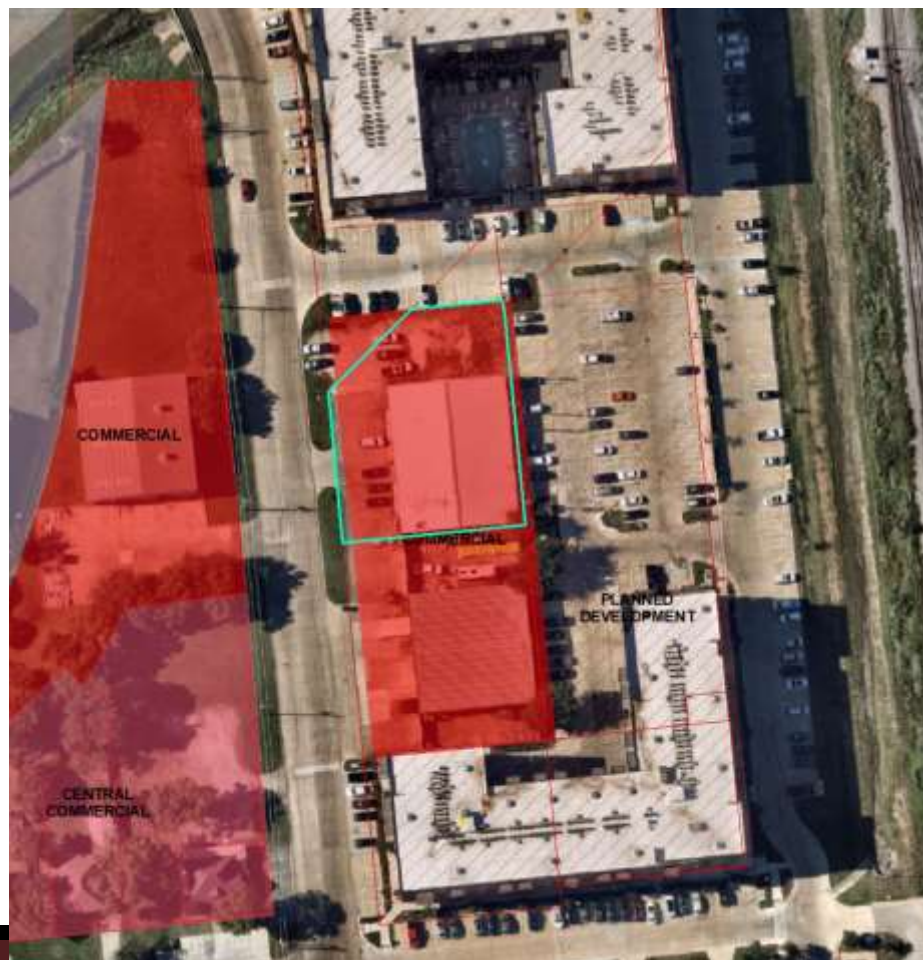


Zoning

C, Commercial

Comprehensive Plan

Old Town



SUP - 138 N Wilson Street Ste A



THE CITY OF
BURLESON
TEXAS

Proposed Renovations
May 5, 2025
Robyn Reyna

Black: Existing Walls and Doors
 Red: Proposed Walls and Doors

Rooms and Areas:
 Room 4
 Room 3B
 Room 3A
 Room 2B
 Room 2A
 Room 5B
 Room 5A
 Room 1A
 Room 1B
 Foyer-Check-In
 Nook
 Hallway
 Storage
 Bathroom
 Closet
 Entry/Exit
 Entry/Exit

Dimensions:
 Overall: 35.5' x 49'
 Room 4: 21' x 17'
 Room 3B: 21' x 10'
 Room 3A: 21' x 5'
 Room 2B: 21' x 7'
 Room 2A: 21' x 10'
 Room 5B: 6'2" x 10'
 Room 5A: 8' x 24'
 Room 1A: 15'7" x 11'7"
 Room 1B: 21'7" x 10'
 Foyer-Check-In: 18' x 14'
 Bathroom: 4'4" x 4'3"
 Closet: 9'4" x 3'
 Storage: 6' x 9'4"
 Hallway: 21' x 10'
 Entry/Exit: 21' x 10'

SUP - 138 N Wilson Street Ste A

Proposed Exterior Renovations

Proposed Outdoor Patio Sketch and Description



Position:

- North Side of building along exterior wall
- Beginning after first bay door and extending to back of building

Dimensions:

- Length: 50 feet
- Width: 15 feet
- Wall Height: Approximately 6 feet (constructed from hog panels)
- Ceiling Height: 10 feet high, providing adequate clearance and openness

Flooring:

- Base layer of compacted gravel on smoothed dirt
- Weed barrier or landscape fabric layer
- Top layer of durable, outdoor-grade artificial turf

Walls:

- Hog panel construction around the entire perimeter (8 feet high)
- Panels supported by wooden posts spaced approximately every 8-10 feet
- Decorated with a combination of real and artificial plants:
 - Hanging plants along the top and middle sections
 - Large planters with lush foliage positioned at intervals along the interior base, enveloping the perimeter and creating a vibrant garden-like environment

Cover:

- Durable waterproof patio covering or metal roofing at 10 feet above ground level, providing shade and effective protection from rain and weather elements
- Structure supported by sturdy posts or beams at regular intervals along patio edges or center

Access:

- Clearly defined entry and exit points included within hog panel perimeter for accessibility and safety compliance

SUP - 138 N Wilson Street Ste A

Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



Legend

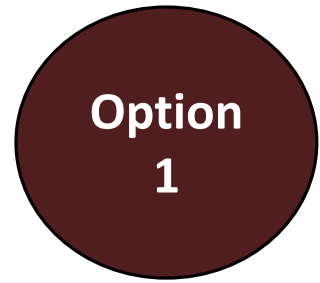
- 300 ft. Buffer
- Subject Property
- Properties within 300 ft
- Burleson

SUP - 138 N Wilson Street Ste A

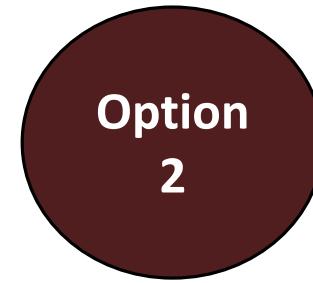
Staff Recommendation:

- Staff recommends approval of an ordinance for the zoning change request to “C, Commercial with a Specific Use Permit for commercial indoor amusement for an escape room (Case 25-145)
- Commercial Indoor Amusement use conforms with the Comprehensive Plan





Approve



Deny



Questions / Comments

Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com
817.426.9686

Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 0.442 ACRES OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO 376, JOHNSON COUNTY, TEXAS, KNOWN AS LOT 12, BLK 9 BURLESON ADDITION, AS RECORDED IN VOLUME 59, PAGE 638, DEED RECORDS, JOHNSON COUNTY TEXAS; FROM "C" COMMERCIAL TO "C" COMMERCIAL WITH A SPECIFIC USE PERMIT FOR INDOOR COMMERCIAL AMUSEMENT AT THE LOCATION ADDRESSED AS 138 N WILSON STREET, SUITE A; 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 **Robyn Reyna** on behalf of Deak Properties LLC on **May 12, 2025**, under **Case Number 25-145**, 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 **7 to 0** to recommend XX to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Commercial (C)** to **Commercial (C) with a Specific Use Permit (SUP) for indoor commercial amusement as an escape room at the unit addressed as 138 W Wilson Street, Suite A**; 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 **Commercial (C)** 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 LOT 12, BLOCK 9, ORIGINAL TOWN OF BURLESON ADDITION, AS RECORDED IN VOLUME 59, PAGE 638, DED RECORDS JOHNSON COUNTY, TEXAS, included on Exhibit A, from C, Commercial to C, Commercial with a Specific Use Permit (SUP) for indoor commercial amusement at the unit addressed as 138 N Wilson, Suite A.

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

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING A PORTION OF LOT 12, BLOCK 9, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 59, PAGE 638, DEED RECORDS, JOHNSON COUNTY, TEXAS, ALSO BEING A PORTION OF A 0.42 ACRE TRACT OF LAND CONVEYED TO SHAMBLIN PROPERTIES LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2018-21791, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH A PORTION OF AN ABANDONED 20' ALLEY BY CITY OF BURLESON ORDINANCE C-247 RECORDED IN VOLUME 828, PAGE 329, D.R.J.C.T. AND TOGETHER WITH A 1591 SQUARE FEET TRACT OF LAND CONVEYED TO SHAMBLIN PROPERTIES LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-____, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X"-CUT FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF NORTH WILSON STREET (80' R-0-W) ALSO BEING THE WESTERLY LINE OF SAID LOT 12, BLOCK 9, AT THE SOUTHWESTERLY CORNER OF SAID 0.42 ACRE TRACT;

THENCE N 05°44'22" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SAID WESTERLY LINE, THE WESTERLY LINE OF SAID 0.42 ACRE TRACT AND ALONG THE WESTERLY LINE OF SAID 1591 SQUARE FEET TRACT, A DISTANCE OF 153.80 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE N 84°15'38" E ALONG THE NORTHERLY LINE OF SAID 1591 SQUARE FEET TRACT, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" IN THE EASTERLY LINE OF SAID 0.42 ACRE TRACT AND ALSO IN THE APPROXIMATE CENTERLINE OF SAID ABANDONED 20' ALLEY;

THENCE S 05°44'22" E ALONG SAID EASTERLY LINE AND ALONG APPROXIMATE CENTERLINE OF SAID 20' ALLEY, A DISTANCE OF 153.80 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF SAID 0.42 ACRE TRACT;

THENCE LEAVING THE APPROXIMATE CENTERLINE OF SAID 20' ALLEY S 84°15'38" W ALONG THE SOUTHERLY LINE OF SAID 0.42 ACRE TRACT, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.441 ACRES OF LAND, MORE OR LESS.

Specific Use Permit only applies to suite A (shown below)

Proposed Renovations
May 5, 2025
Robyn Reyna

Black: Existing Walls and Doors
 Red: Proposed Walls and Doors

Room 2A: 10' x 21'
 Room 2B: 10' x 21'
 Room 3A: 7' x 21'
 Room 3B: 7' x 21'
 Room 4: 10' x 21'
 Room 5A: 10' x 21'
 Room 5B: 10' x 21'
 Room 1A: 10' x 21'
 Room 1B: 10' x 21'
 Foyer-Check-In: 10' x 21'
 Bathroom: 4'3" x 6'
 Bathroom: 4'3" x 6'
 Closet: 4'3" x 6'
 Storage: 4'3" x 6'

Hallway: 21'7" x 3'5"

ENTRY/EXIT: 25'

STAIRS

751A

Suite A shown in this drawing

Proposed Plans for SUP Application – The Phobia Project, LLC**Business Type:** Indoor Amusement (Escape Room)**Location:** 138 N. Wilson Street, Suite A, Burleson, TX

Proposed Use:

- Operation of an immersive escape room business with up to 5 themed rooms
 - Private groups only, with staggered reservations to reduce traffic flow
 - All escape room activity occurs indoors; no food or alcohol will be hosted by the business
-

Interior Layout:

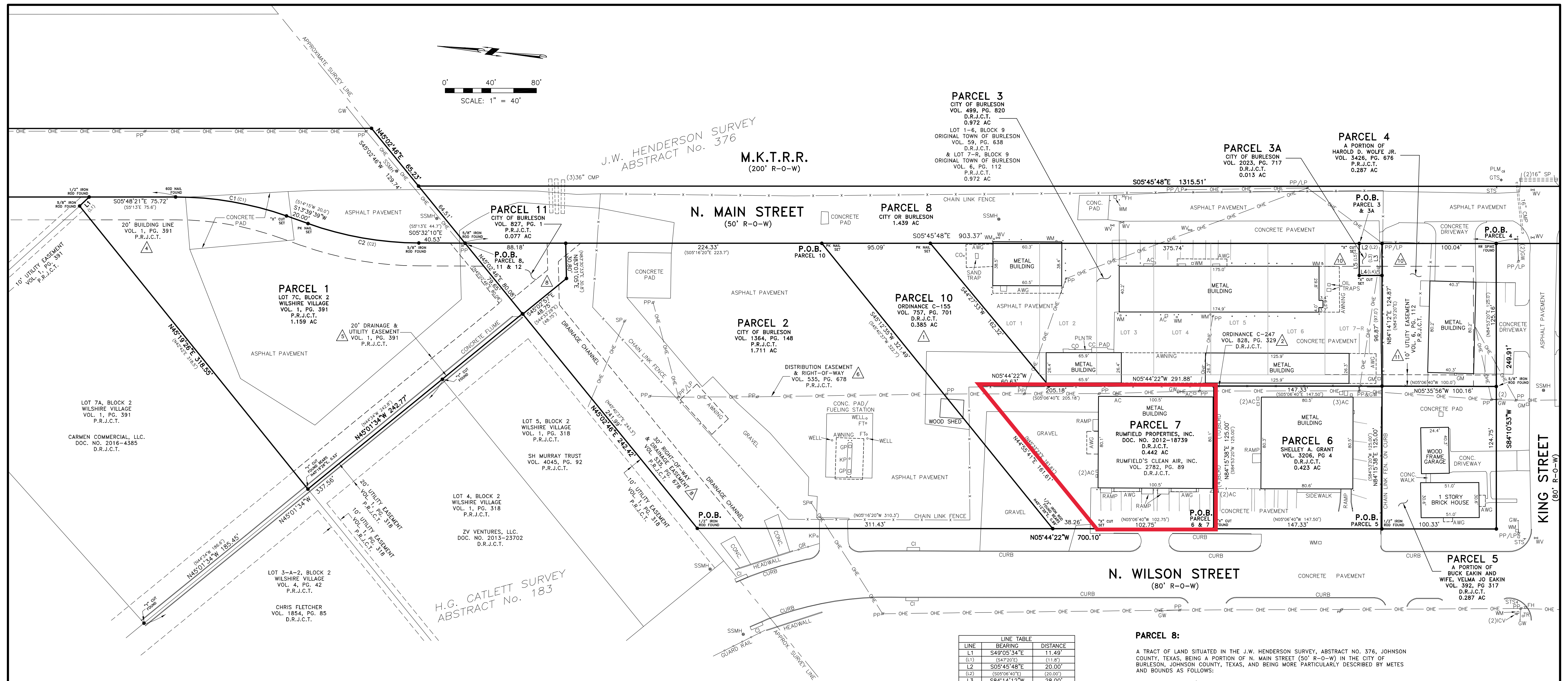
- The space will be divided into multiple individual rooms, arranged to support 5 themed escape room challenges
 - Four of the five escape room challenges will consist of 2 to 3 interconnected rooms, allowing for progressive gameplay and immersive storytelling
 - A central hallway will provide access between rooms and ensure ADA accessibility
 - A foyer and check-in area will serve as the main customer entry point (already in place)
 - A small staff/storage area and existing bathrooms will remain in use upstairs
-

Proposed Changes:

- Construction of new non-loadbearing interior walls to create enclosed rooms
 - Installation of drop ceilings at 10 feet to improve sound isolation and room immersion
 - Cosmetic interior upgrades, including paint, trim, and acoustic treatments
 - Reinstallation of a single illuminated storefront sign using the existing electrical connection (sign permit to be filed separately)
 - A covered, semi-permanent turf patio will be added along the north side of the building, not to exceed 60' L x 20' W (pending property owner approval and subject to coordination with future site improvements)
 - The patio will include lattice or hog panels along the perimeter, weather-resistant curtains, and decorative foliage such as hanging plants and tall potted plants
 - The entire patio structure will be removed upon termination of lease
-

Site Plan Considerations:

- No structural changes to the building exterior at this time
- Existing parking layout and ADA access to remain unchanged
- Proposed patio location will not interfere with future parking lot expansion (final placement pending owner approval)

**PARCEL 5:**

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO BUCK EAKIN AND WIFE, VELMA JO EAKIN, IN THAT DEED RECORDED IN VOLUME 392, PAGE 317, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF LOTS 10 AND 11, BLOCK 9, ORIGINAL TOWN OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF N. WILSON STREET FOR THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO SHELLEY A. GRANT IN THAT DEED RECORDED IN VOLUME 3206, PAGE 4, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE LEAVING SAID CORNER AND SAID RIGHT-OF-WAY LINE N 84°15'38" W, ALONG THE SOUTH LINE OF SAID GRANT TRACT, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544", SAID IRON ROD SET ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 7-R, BLOCK 9, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 6, PAGE 112, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND THE NORTHWESTERLY CORNER OF LOT 8-R, BLOCK 9, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 6, PAGE 112, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE LEAVING SAID COMMON CORNER S 05°35'56" E ALONG THE WESTERLY LINE OF SAID LOT 8-R, BLOCK 9, A DISTANCE OF 100.16 FEET TO A 5/8" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID KING STREET (80' R-O-W) FOR THE SOUTHWEST CORNER OF SAID LOT 8-R, BLOCK 9;

THENCE LEAVING SAID CORNER S 84°10'53" W ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.75 FEET FOR THE SOUTHWESTERLY CORNER OF SAID LOT 11, BLOCK 9;

THENCE N 05°44'22" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF N. WILSON STREET (50' R.O.W.), A DISTANCE OF 100.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.287 ACRE OF LAND, MORE OR LESS.

PARCEL 6:

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO SHELLEY A. GRANT IN THAT DEED RECORDED IN VOLUME 3206, PAGE 4, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN X-CUT FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF N. WILSON STREET (50' R-O-W) FOR THE MOST NORTHWESTERLY CORNER OF SAID GRANT TRACT AND THE SOUTHWESTERLY CORNER

THENCE LEAVING SAID CORNER AND SAID RIGHT-OF-WAY LINE N 84°15'38" E ALONG THE NORTHERLY LINE OF SAID GRANT TRACT, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" FOR THE NORTHEASTERLY CORNER OF SAID GRANT TRACT;

THENCE S 05°44'22" E ALONG THE EASTERLY LINE OF SAID GRANT TRACT, A DISTANCE OF 147.33 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" FOR THE MOST SOUTHEASTERLY CORNER OF SAID GRANT TRACT;

THENCE S 84°15'38" W ALONG THE MOST SOUTHERLY LINE OF SAID GRANT TRACT, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST SOUTHWESTERLY CORNER OF SAID GRANT TRACT, AND THE NORTHWESTERLY CORNER OF LOT 8-R, BLOCK 9, ORIGINAL TOWN OF BURLESON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 6, PAGE 112, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 05°44'22" W ALONG THE WESTERLY LINE OF SAID GRANT TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 147.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.423 ACRES OF LAND, MORE OR LESS

PARCEL 7:

A TRACT OF LAND SITUATED IN THE J.W. HENDERSON SURVEY, ABSTRACT NO. 376, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO RUMFIELD'S CLEAN AIR, INC., IN THAT DEED RECORDED IN VOLUME 2782, PAGE 89, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN X-CUT FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF N. WILSON STREET (50' R-O-W) FOR THE SOUTHWESTERLY CORNER OF SAID RUMFIELD'S CLEAN AIR, INC., TRACT AND THE NORTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO SHELLEY A. GRANT IN THAT DEED RECORDED IN VOLUME 3206, PAGE 4, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE LEAVING SAID COMMON CORNER N 05°44'22" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID RUMFIELD'S CLEAN AIR, INC., TRACT, A DISTANCE OF 102.75 FEET TO AN "X-CUT SET FOR THE MOST NORTHWESTERLY CORNER OF SAID RUMFIELD'S CLEAN AIR, INC., TRACT;

THENCE LEAVING SAID CORNER AND SAID RIGHT-OF-WAY LINE N 4°55'41" E ALONG THE NORTHWESTERLY LINE OF SAID RUMFIELD'S CLEAN AIR, INC., TRACT, A DISTANCE OF 161.61 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" FOR THE NORTHEASTERLY CORNER OF SAID RUMFIELD'S CUSTOM HOMES, INC. TRACT;

THENCE S 05°44'22" E ALONG THE EASTERLY LINE OF SAID RUMFIELD'S CLEAN AIR, INC., TRACT, A DISTANCE OF 205.18 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" FOR THE SOUTHEASTERLY CORNER OF SAID RUMFIELD'S CLEAN AIR, INC., TRACT AND THE NORTHEASTERLY CORNER OF SAID GRANT TRACT;

THENCE S 84°15'38" W ALONG THE COMMON LINE BETWEEN RUMFIELD'S CLEAN AIR, INC., TRACT AND SAID GRANT TRACT, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.442 ACRES OF LAND, MORE OR LESS

SURVEYOR:**ALTA/NSPS LAND TITLE SURVEY****8.878 ACRES**

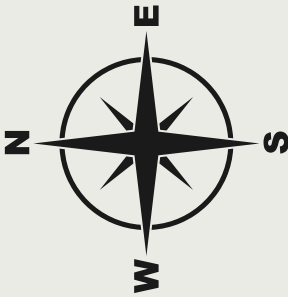
OF LAND SITUATED IN THE

**H.G. CATLETT SURVEY, ABSTRACT NO. 183,
J.W. HENDERSON SURVEY, ABSTRACT NO. 376
& SARA GRAY SURVEY, ABSTRACT NO. 1104**

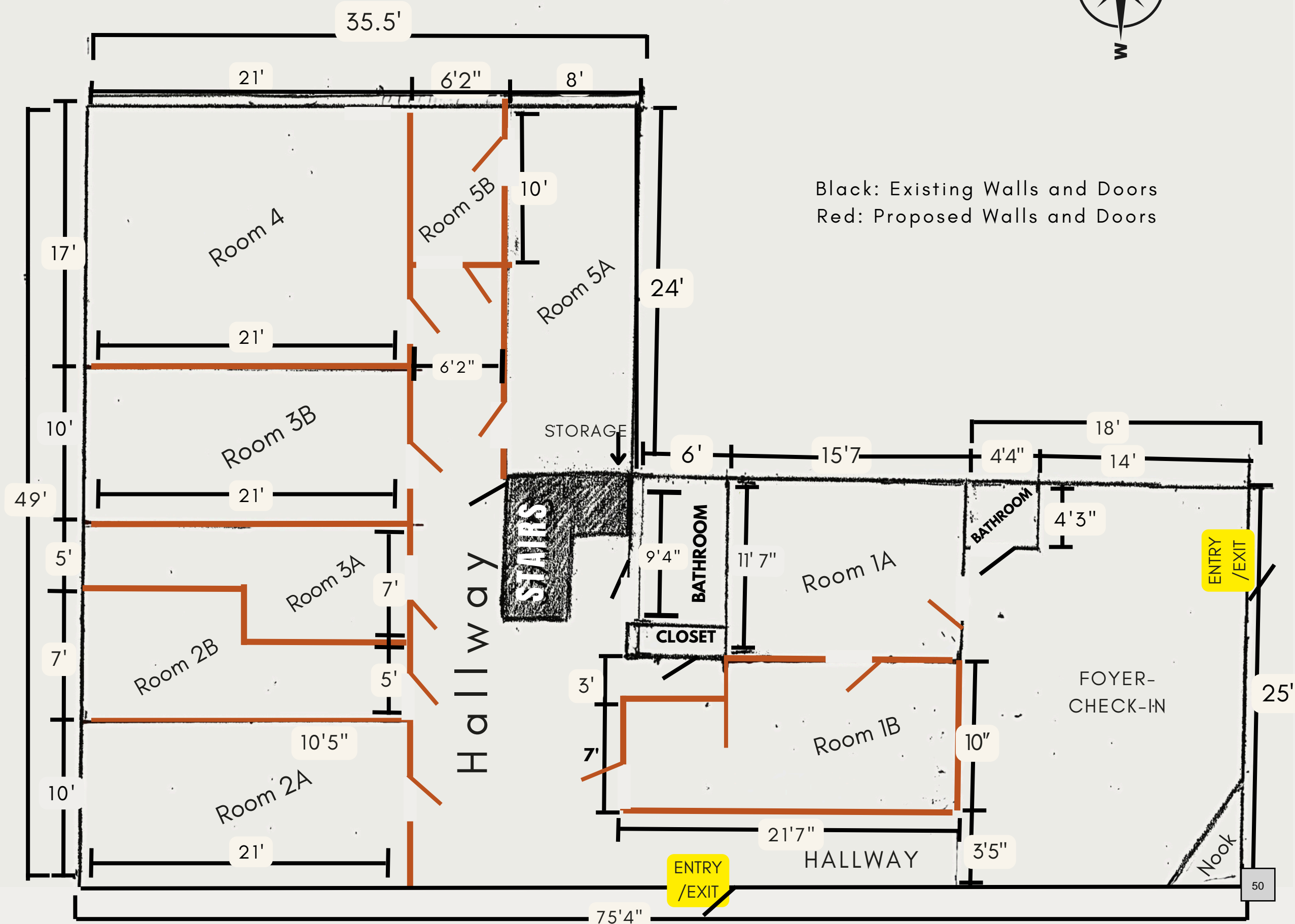
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

Proposed Renovations
May 5, 2025
Robyn Reyna

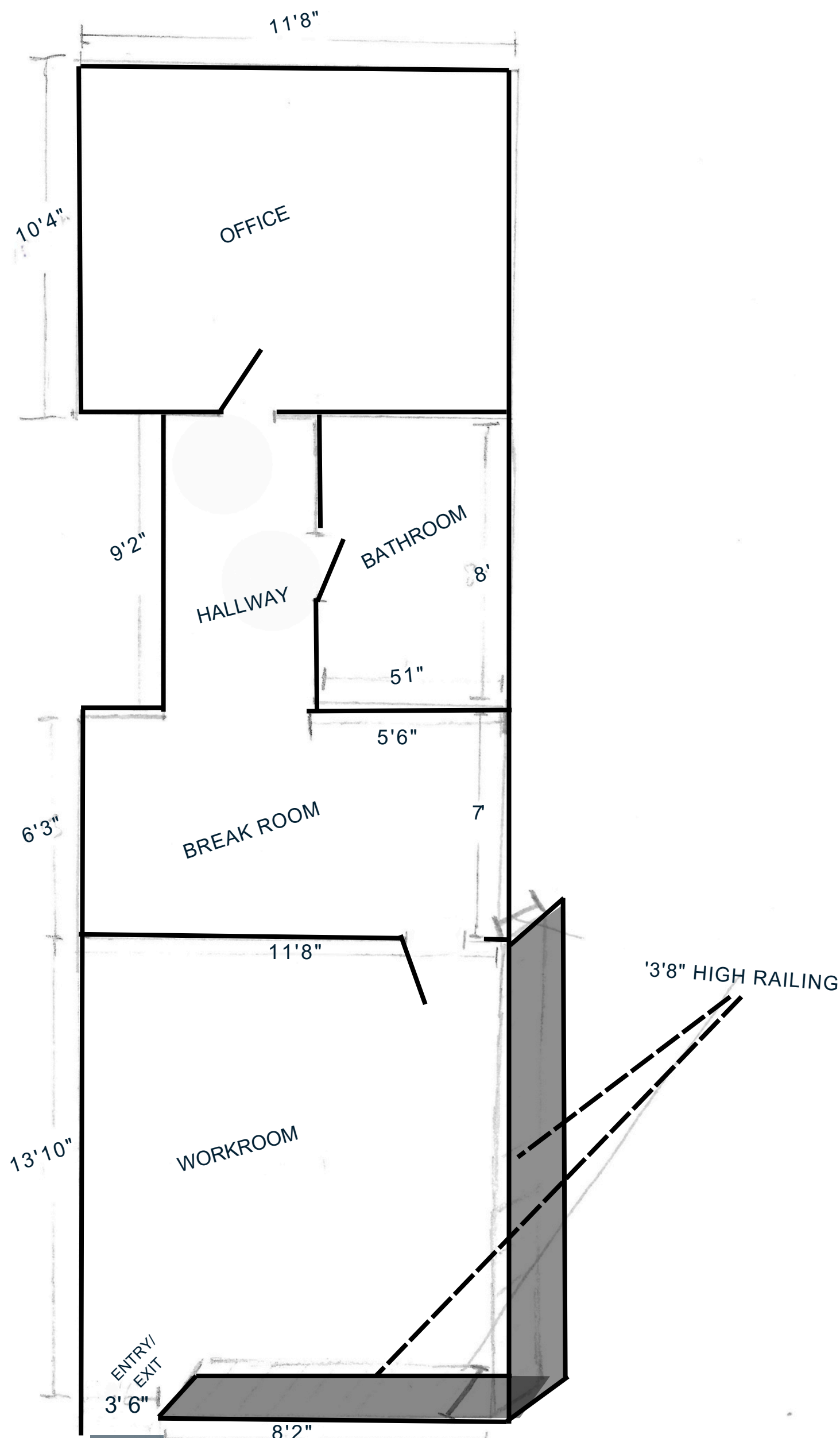
Item A.



Black: Existing Walls and Doors
Red: Proposed Walls and Doors

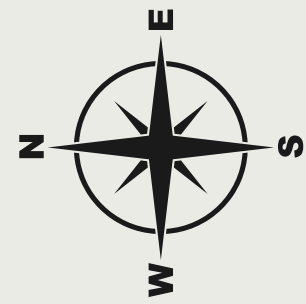


UPSTAIRS - EXISTING - NO PROPOSED RENOVATIONS

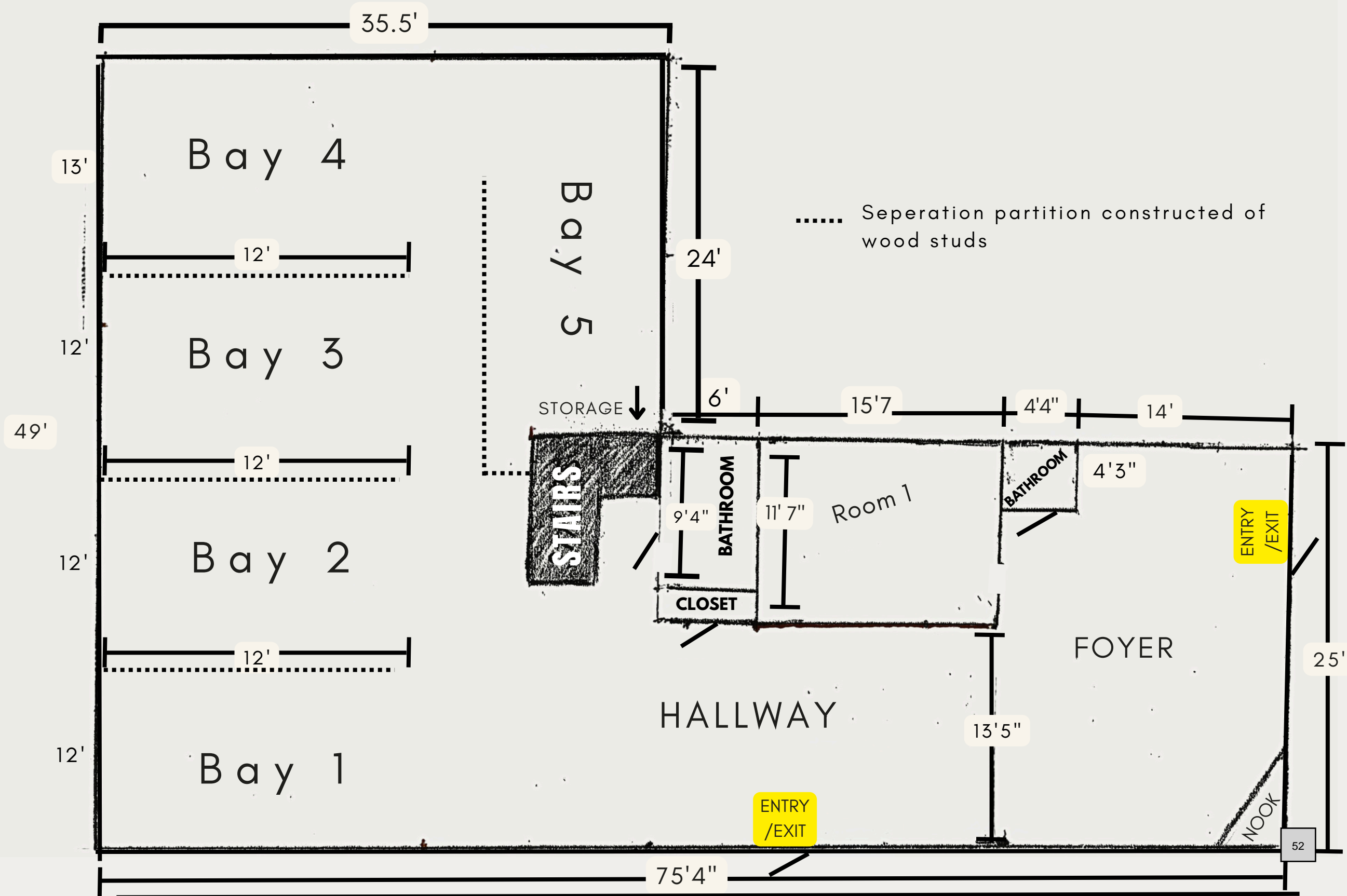


Stairs

Robyn Reyna



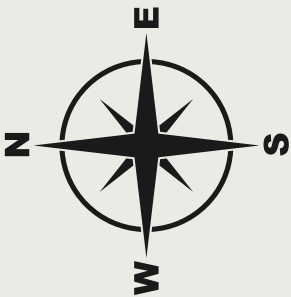
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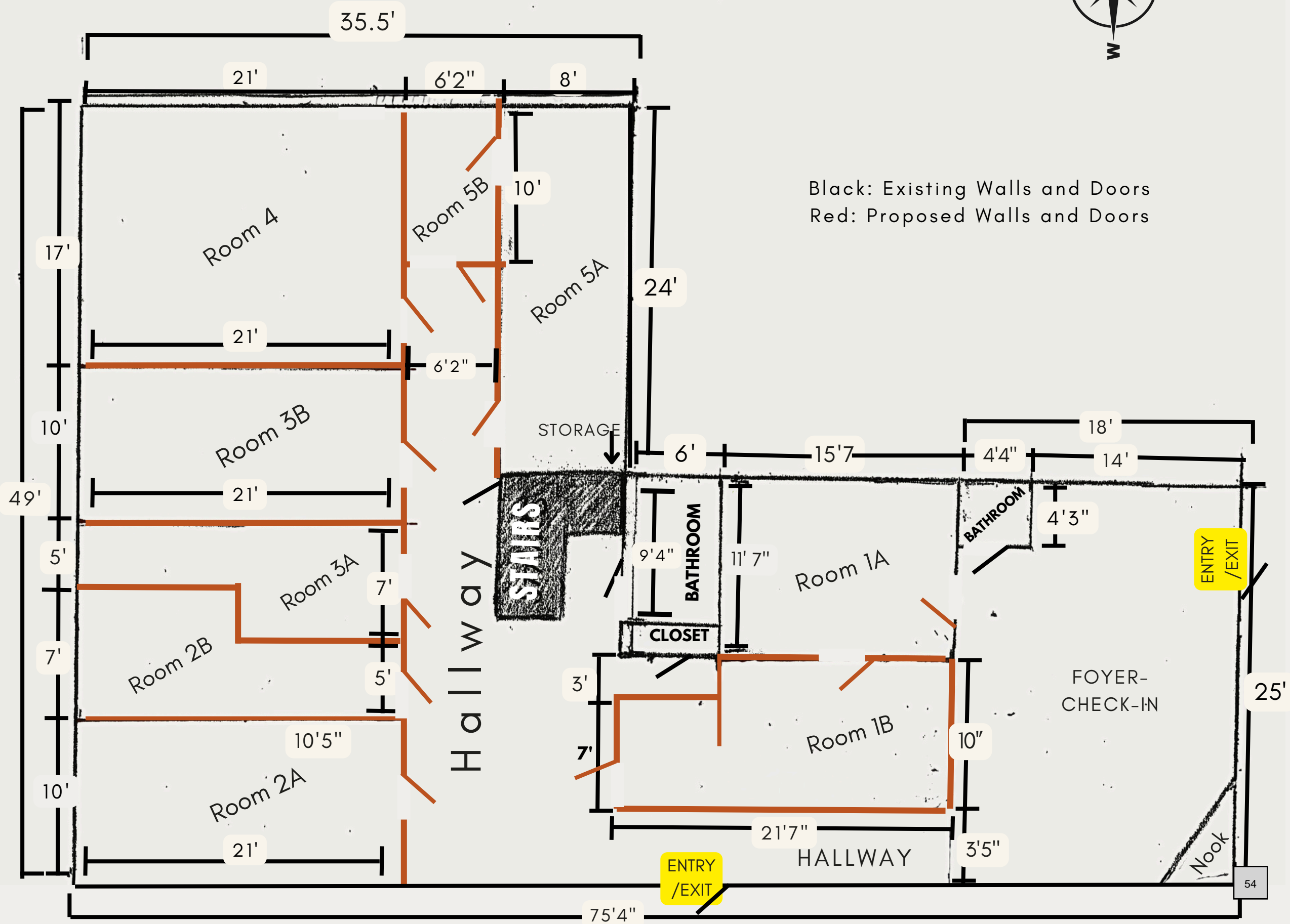


Proposed Renovations
May 5, 2025
Robyn Reyna

Item A.



Black: Existing Walls and Doors
Red: Proposed Walls and Doors



Proposed Outdoor Patio Sketch and Description

Item A.



Position:

- North Side of building along exterior wall
- Beginning after first bay door and extending to back of building

Dimensions:

- Length: 50 feet
- Width: 15 feet
- Wall Height: Approximately 6 feet (constructed from hog panels)
- Ceiling Height: 10 feet high, providing adequate clearance and openness

Flooring:

- Base layer of compacted gravel on smoothed dirt
- Weed barrier or landscape fabric layer
- Top layer of durable, outdoor-grade artificial turf

Walls:

- Hog panel construction around the entire perimeter (8 feet high)
- Panels supported by wooden posts spaced approximately every 8-10 feet
- Decorated with a combination of real and artificial plants:
 - Hanging plants along the top and middle sections
 - Large planters with lush foliage positioned at intervals along the interior base, enveloping the perimeter and creating a vibrant garden-like environment

Cover:

- Durable waterproof patio covering or metal roofing at 10 feet above ground level, providing shade and effective protection from rain and weather elements
- Structure supported by sturdy posts or beams at regular intervals along patio edges or center

Access:

- Clearly defined entry and exit points included in hog panel perimeter for accessibility and safety compliance



