



## Planning & Zoning Commission Agenda

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Tuesday, October 25, 2022  
6:30 PM

City Hall - 141 W. Renfro  
Burleson, TX 76028

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1. Call to Order

Invocation

Pledge of Allegiance

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. Approve the minutes from October 11, 2022 Planning & Zoning Commission meeting.

B. Replat of Garza Addition, Lots 3R, 4R-1, 4R-2 and 4R-3, Block 1, located northeast of the intersection of White Marlin Drive and Linda Drive with an approximate address of 900 White Marlin Dr, within the City of Burleson. (Case 22-117): Consider approval of a Replat for Garza Addition.

4. Public Hearing

5. Reports and Presentations

6. Community Interest Items

This is a standing item on the agenda of every regular meeting of the Planning and Zoning Commission. An "item of community interest" includes the following:

- Expression of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- Honorary recognitions of city officials, employees, or other citizens;

- Reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city official or city employee; and
- Announcements involving imminent public health and safety threats to the city.

7. Recess into Executive Session

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

**Pursuant to Sec. 551.071** consultation with its Attorney:

The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

**Pursuant to Sec 551.087** Deliberation regarding Economic Development Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.

8. 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 21st of October 2022, 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

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### Planning & Zoning Commission Meeting

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**DEPARTMENT:** Development Services

**FROM:** Peggy Fisher, Administrative Assistant Sr.

**MEETING:** October 25, 2022

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**SUBJECT:**

Approve the minutes from October 11, 2022 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the October 11, 2022 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the October 11, 2022 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](mailto:pfisher@burlesontx.com)  
817-426-9611

PLANNING AND ZONING COMMISSION  
October 11, 2022  
MINUTES

Roll Call

Commissioners Present

Adam Russell (Chair)  
David Hadley  
Dan Taylor  
Bill Janusch  
Michael Tune  
Clint Faram  
Bobby Reading

Commissioners Absent

Cobi Tittle

Staff

Matt Ribitzki, City Attorney  
Tony McIlwain, Director Development Services  
Emilio Sanchez, Assistant Director Development Services  
Lidon Pearce, Planner  
Michelle McCullough, Assistant Director Public Works  
Travis Attanasio, City Engineer  
Peggy Fisher, Administrative Assistant

**REGULAR SESSION**

**1. Call to Order – 6:31 PM**

**Invocation – Adam Russell**

**Pledge of Allegiance**

**2. Citizen Appearance**

None

**3. Reports and Presentations**

- A. Discuss and receive an update on the City of Burleson Boards and Commissions.

Amanda Campos made a brief presentation and answered questions from the Commission regarding item 3A.

#### 4. Consent Agenda

##### A. **Approve the minutes from September 27, 2022 Planning and Zoning Commission meeting.**

Motion made by Commissioner Dan Taylor and second by Commissioner Michael Tune to approve the consent agenda.

Motion passed, 6-0. Commissioners Cobi Tittle was absent.

#### 5. Public Hearing

##### A. **The Reserve at 5828 Conveyor Dr (Case 22-071):** Hold a public hearing and consider approval of an ordinance for a zoning change request from defaulted "A", Agriculture, to "SFE" Single-family Estate dwelling district for a single-family gated community.

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

Lidon Pearce, City Planner, read an online speaker card from Judy Lemons concerning an increase of traffic on Conveyor.

Commission Chairman Adam Russell opened the public hearing at 6:45 p.m.

Mark Webb, applicant 5803 Copperwood, addressed the commissioners and provided information to the commissioners regarding this item

Commission Chairman Adam Russell closed the public hearing at 6:47 p.m.

Motion made by Commissioner Michael Tune and second by Commissioner Dan Taylor to approve.

Motion passed, 6-0. Commissioners Cobi Tittle was absent.

##### B. **Ordinance Modification for text amendments to Section 100-115 of Article IV – Overlay Zoning Districts of Appendix B, of the Code of Ordinances of the City of Burleson (Case 22-124):** Hold a public hearing and consider an ordinance amendment to add "restaurant or cafeteria (drive through type)" to the list of allowable uses with a specific use permit, with conditions within the Old Town Overlay District.

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

Commission Chairman Adam Russell opened the public hearing at 6:54 p.m.

Jonathan Vinson, applicant, 2323 Ross, addressed the commissioners and spoke for this item.

Commission Chairman Adam Russell closed the public hearing at 6:55 p.m.

Motion made by Commissioner Dan Taylor and second by Commissioner Michael Tune to approve.

Motion passed, 6-0. Commissioners Cobi Tittle was absent.

- C. 3321 John Jones (Case 22-135):** Hold a public hearing and consider a waiver to Section 5.1.a “Street and right-of-way basic policies” of the Design Standards Manual for the design criteria for streets within the Sherwood Forest Subdivision.

Travis Attanasio presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Adam Russell opened the public hearing at 7:10 p.m.

Commission Chairman Adam Russell closed the public hearing at 7:10 p.m.

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

Motion passed, 6-0. Commissioners Cobi Tittle was absent.

## **6. Community Interest Items**

None

## **7. Executive Session**

**The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:**

- 1. Pursuant to Sec. 551.071 consultation with its Attorney: The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code. Pursuant to Sec 551.087 Deliberation regarding Economic Development Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a**

business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.

## 8. Adjourn

There being no further business Chair Adam Russell adjourned the meeting.

**Time – 7:18 PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** JP Ducay, Senior Planner

**MEETING:** October 25, 2022

**SUBJECT:**

Replat of Garza Addition, Lots 3R, 4R-1, 4R-2 and 4R-3, Block 1, located northeast of the intersection of White Marlin Drive and Linda Drive with an approximate address of 900 White Marlin Dr, within the City of Burleson. (Case 22-117): Consider approval of a Replat for Garza Addition.

**SUMMARY:**

On August 22, 2022, an application for a replat including 2.940 acres was submitted by Marcus Miller, with Lonestar Land Surveying (applicant) on behalf of Colby Garza (Owner). The purpose of this replat is to subdivide two lots into four lots for future single-family development. The proposed lots are located within the SF7 – Single-Family Dwelling-7 Zoning District and comply with the development standards. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

**OPTIONS:**

- 1) Approve the Replat; or
- 2) Deny the Replat.

**RECOMMENDATION:**

Staff recommends approval of the Replat of Garza Addition, Lots 3R, 4R-1, 4R-2 and 4R-3, Block 1, located northeast of the intersection of White Marlin Drive and Linda Drive with an approximate address of 900 White Marlin Dr, within the City of Burleson. (Case 22-117)

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

None

**PUBLIC NOTIFICATION:**

The Texas Local Government Code (LGC) requires property owners within 200 feet of a residential replat to receive a mailed notice post approval according to section 212.015 for the LGC.



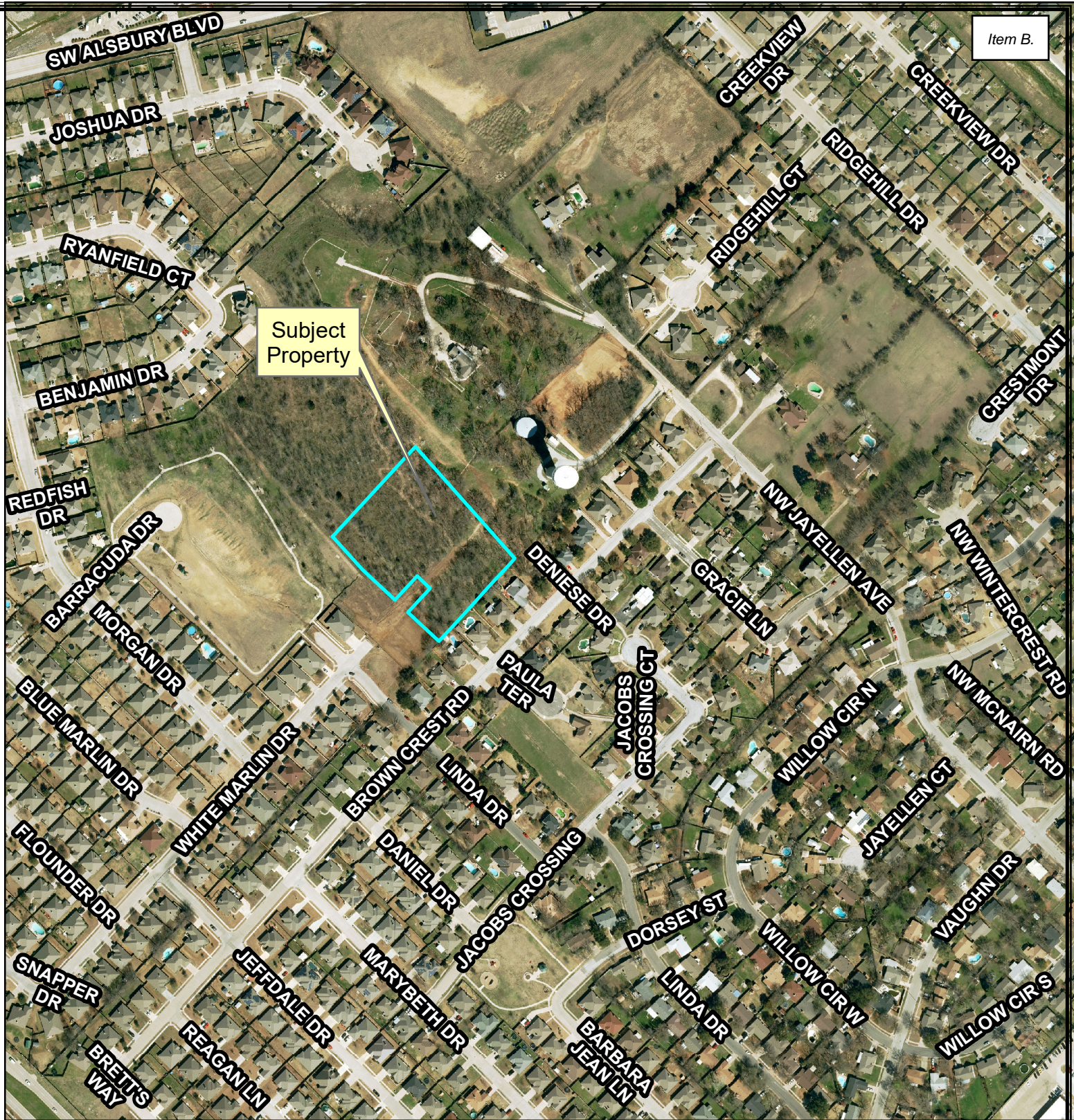
**Fiscal IMPACT:**

None

**STAFF CONTACT:**

JP Ducay  
Development Services – Senior Planner  
[jducay@burlesontx.com](mailto:jducay@burlesontx.com)  
817-426-9648

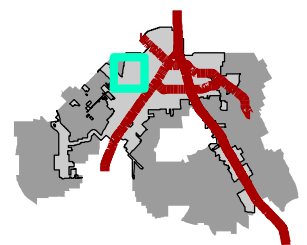




**Garza Addition**

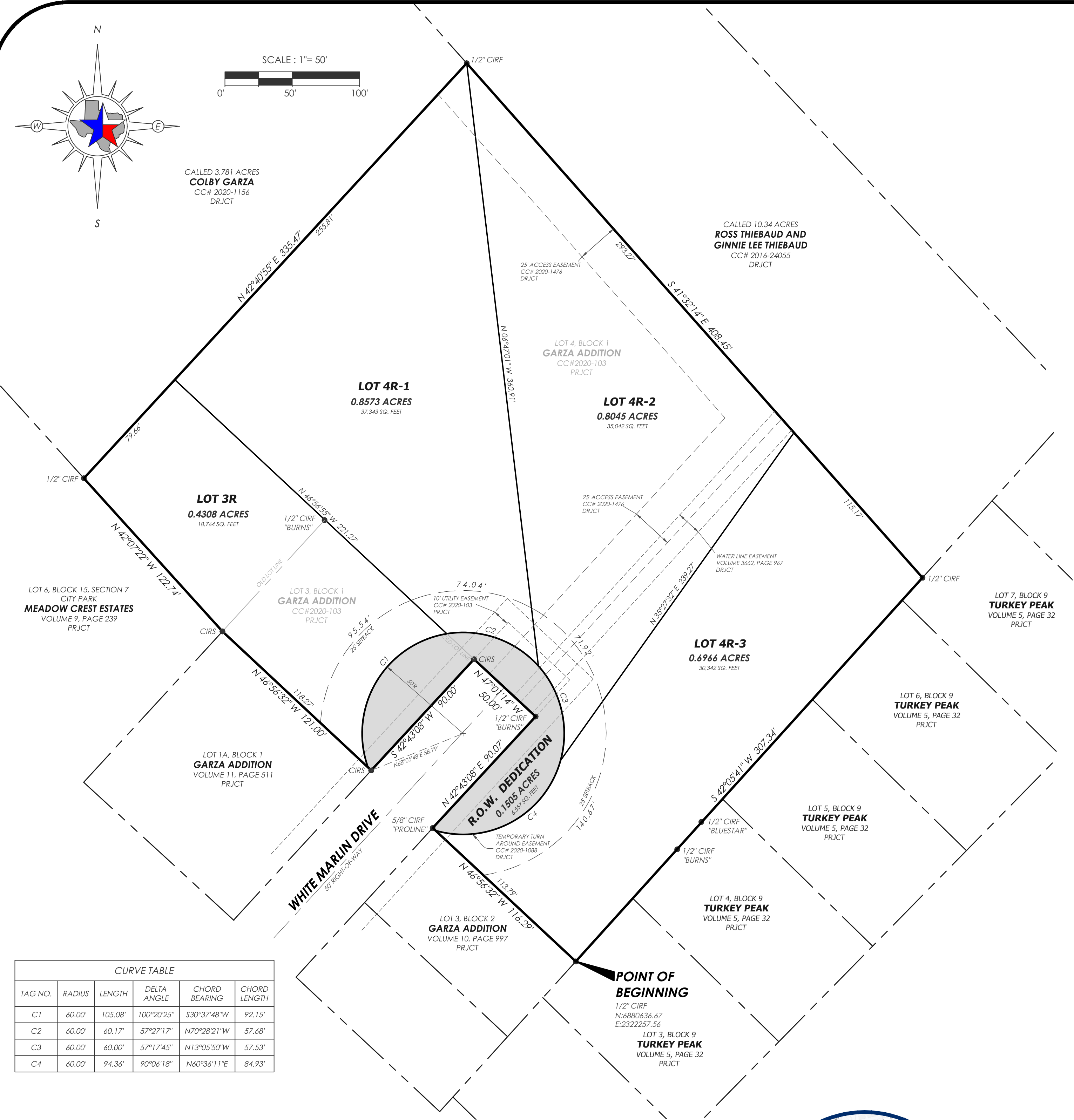
THE CITY OF  
**BURLESON**  
TEXAS

**Replat**  
**Case 22-117**



*Vicinity Map*





**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT I, MARSHALL W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

**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.

MARSHALL W. MILLER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6882  
STATE OF TEXAS

DATE: \_\_\_\_\_, 2022

PROJECT NUMBER: 220678      DATE: OCTOBER, 2022  
REVISED DATE:  
REVISION NOTES:

**OWNER'S CERTIFICATE**

**STATE OF TEXAS  
COUNTY OF JOHNSON**

**WHEREAS, COLBY D. GARZA**, OWNER OF A 2.940 ACRE TRACT OF LAND SITUATED IN THE N. HUNT SURVEY, ABSTRACT NUMBER 383, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 3 AND 4, BLOCK 1, GARZA ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-103, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" CAPPED IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID LOT 4, SAME BEING THE EASTERNMOST CORNER OF LOT 3, BLOCK 2, GARZA ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 997, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE NORTHWEST LINE OF LOT 3, BLOCK 8, TURKEY PEAK, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 32, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 46 DEGREES 56 MINUTES 32 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 4, BEING COMMON WITH THE NORTHEAST LINE OF SAID LOT 3, BLOCK 2, A DISTANCE OF 116.29 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "PROLINE" AT A WEST CORNER OF SAID LOT 4, SAME BEING THE NORTHERNMOST CORNER OF SAID LOT 3, BLOCK 2, AND BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF WHITE MARLIN DRIVE, A 50' RIGHT-OF-WAY;

**THENCE** NORTH 42 DEGREES 43 MINUTES 08 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 90.07 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "BURNS" AT THE EASTERNMOST CORNER OF SAID WHITE MARLIN DRIVE;

**THENCE** NORTH 47 DEGREES 01 MINUTES 14 SECONDS WEST, DEPARTING SAID SOUTHEAST RIGHT-OF-WAY LINE AND ALONG THE NORTHEAST LINE OF SAID WHITE MARLIN DRIVE, A DISTANCE OF 50.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHERNMOST CORNER OF SAID WHITE MARLIN DRIVE, SAME BEING THE EASTERNMOST CORNER OF SAID LOT 3, BLOCK 1;

**THENCE** SOUTH 42 DEGREES 43 MINUTES 08 SECONDS WEST, DEPARTING SAID NORTHEAST LINE AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WHITE MARLIN DRIVE, A DISTANCE OF 90.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHERNMOST CORNER OF SAID LOT 3, BLOCK 1, SAME BEING THE EASTERNMOST CORNER OF LOT 1A, BLOCK 1, GARZA ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 511, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 46 DEGREES 56 MINUTES 32 SECONDS WEST, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 3, BLOCK 1, BEING COMMON WITH THE NORTHEAST LINE OF SAID LOT 1A, A DISTANCE OF 121.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE WESTERNMOST CORNER OF SAID LOT 3, BLOCK 1, SAME BEING A SOUTH CORNER OF SAID LOT 5, AND BEING THE NORTHERNMOST CORNER OF SAID LOT 1A, AND BEING THE EASTERNMOST CORNER OF LOT 5, BLOCK 15, SECTION 7, MEADOW CREST ESTATES, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 239, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 42 DEGREES 07 MINUTES 22 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID LOT 4, BEING COMMON WITH THE NORTHEAST LINE OF SAID LOT 6, A DISTANCE OF 122.74 FEET, TO A 1/2" CAPPED IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID LOT 4, SAME BEING THE SOUTHERNMOST CORNER OF A CALLED 3.781 ACRE TRACT OF LAND DESCRIBED BY DEED TO COLBY GARZA, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-1156, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** NORTH 42 DEGREES 40 MINUTES 55 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHWEST LINE OF SAID LOT 4, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 3.781 ACRE TRACT, A DISTANCE OF 335.47 FEET, TO A 1/2" CAPPED IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID LOT 4, SAME BEING THE EASTERNMOST CORNER OF SAID CALLED 3.781 ACRE TRACT, AND BEING ON THE SOUTHWEST LINE OF A CALLED 10.34 ACRE TRACT OF LAND DESCRIBED BY DEED TO ROSS THIEBAUD AND GINNIE LEE THIEBAUD, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-24055, DEED RECORDS, JOHNSON COUNTY, TEXAS;

**THENCE** SOUTH 41 DEGREES 32 MINUTES 14 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTHEAST LINE OF SAID LOT 4, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 10.34 ACRE TRACT, A DISTANCE OF 408.45 FEET, TO A 1/2" CAPPED IRON ROD AT THE EASTERNMOST CORNER OF SAID LOT 4, SAME BEING THE SOUTHERNMOST CORNER OF SAID CALLED 10.34 ACRE TRACT, AND BEING ON THE NORTHWEST LINE OF LOT 7, BLOCK 9, SAID TURKEY PEAK;

**THENCE** SOUTH 42 DEGREES 05 MINUTES 41 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHEAST LINE OF SAID LOT 4, BEING COMMON WITH THE NORTHWEST LINE OF SAID BLOCK 9, AT A DISTANCE OF 195.79 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "BLUESTAR" FOR REFERENCE, AT A DISTANCE OF 217.45 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND STAMPED "BURNS" FOR REFERENCE AND CONTINUING IN ALL 307.34 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2.940 ACRES OR 128,049 SQUARE FEET OF LAND, MORE OR LESS.

**NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:**

THAT COLBY D. GARZA, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOT 3R, LOT 4R-1, 4R-2 AND 4R-3, GARZA ADDITION**, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON, THE CITY, 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 GROUNTS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND THE CITY, COUNTY, OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF 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.

COLBY D. GARZA

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JENNIFER GARZA

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS,

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
CHAIR OF PLANNING AND ZONING COMMISSION

BY: \_\_\_\_\_  
CITY SECRETARY

OWNER(S)  
COLBY GARZA  
910 WHITE MARLIN DR  
BURLESON TX 76028

**LEGEND**  
DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS  
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
CCR# = COUNTY CLERK'S INSTRUMENT NUMBER  
IRF = IRON ROD FOUND  
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

**STANDARD NOTES**

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
2. 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. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
3. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
4. 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 EFFICACY 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.
5. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.
6. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED AUGUST 22, 2022, SUBMITTED WITH THIS PLAT FOR REVIEW TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND A FIRE HYDRANT(S) INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.
7. WATER PROVIDER - CITY OF BURLESON (817) 426-9601
8. ELECTRIC PROVIDER - ONCOR ELECTRIC DELIVERY COMPANY (888) 313-6862
9. 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.
10. FOR ALL SINGLE-FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOUSES AND APARTMENTS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAYING DISTANCE OF NO GREATER THAN 500 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
11. FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAY DISTANCE OF NO GREATER THAN 300 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
12. THE MINIMUM FIRE FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,500 GALLONS PER MINUTE. FIRE FLOW AND FLOW DURATION FOR DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA IN EXCESS OF 3,600 SQUARE FEET SHALL NOT BE LESS THAN THAT SPECIFIED IN TABLE B105.1 OF THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
13. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
14. THE MINIMUM FIRE FLOW AND FLOW DURATION FOR BUILDINGS OTHER THAN ONE-AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.

**NOTES**

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. CITY OF BURLESON WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.
3. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.
4. 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.
5. PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON.
6. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X"; AREA DETERMINED TO BE OUTSIDE SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48251C0065J, MAP REVISED DECEMBER 4, 2012.
7. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOTS 3 & 4 INTO 4 RESIDENTIAL LOTS, BEING LOTS 3R, 4R-1, 4R-2, AND 4R-3.
8. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
9. THE SUBJECT PLAT IS LOCATED WITHIN THE 5F-7 (SINGLE FAMILY DWELLING DISTRICT 7) ZONING DISTRICT.

REPLAT OF  
LOTS 3R, 4R-1, 4R-2, AND 4R-3, BLOCK 1  
**GARZA ADDITION**  
BEING A REPLAT OF LOTS 3 & 4, GARZA ADDITION, AN  
ADDITION TO THE CITY OF BURLESON, TEXAS.  
PREPARED: OCTOBER, 2022  
4 LOTS LOCATED WITHIN THE CITY OF BURLESON, TEXAS.  
CASE NO.: 22-117



—LONESTAR—  
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