



Planning & Zoning Commission Agenda

Tuesday, August 12, 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**

Each person in attendance who desires to speak to the Committee on an item NOT posted on the agenda, shall speak during this section. A speaker card must be filled out and turned in to the City Secretary prior to addressing the Committee. Each speaker will be allowed three minutes to speak.

Each person in attendance who desires to speak on an item posted on the agenda shall speak when the item is called forward for consideration.

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 July 8, 2025 Planning & Zoning Commission meeting.

B. Bear Ridge, Phase 1C (Case 25-170): Consider and take possible action on a final plat of Bear Ridge, Phase 1C; Lot 1R, Block 1 and Lots 1-2, Block 2. (Staff Contact: Lidon Pearce, Principal Planner)

C. Chisholm Summit, Phase 1 (Case 24-256): Consider and take possible action on a final plat of Chisholm Summit, Phase 1, (Staff Contact: Lidon Pearce, Principal Planner)

4. **PUBLIC HEARING**

A. 900 CR 1021 (Case 25-190): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "SF16" Single-family dwelling district 16 for the proposed Legacy Hill subdivision with minimum 16,000 square foot lots. (Staff Contact: Lidon Pearce, Principal Planner)

- B. 10732 CR 1020 (Case 25-191): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "SF16" Single-family dwelling district 16 to "A" Agricultural to remove approximately 4.786 acres from the proposed Legacy Hill subdivision. (*Staff Contact: Lidon Pearce, Principal Planner*)
- C. 880 W County Road 714 (Case 25-189): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "C" Commercial, to "SFE" Single-family estate district on approximately 3.093 acres. (*Staff Contact: Emilio Sanchez, Development Services Deputy Director*)

5. **REPORTS AND PRESENTATIONS**

6. **OTHER ITEMS FOR CONSIDERATION**

- A. Nomination and Election of Planning and Zoning Commission Chairman.
- B. Nomination and Election of Planning and Zoning Commission Vice Chairman.

7. **COMMUNITY INTERESTS ITEMS**

8. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Board 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. The Board may reconvene into open session and take action on posted items.

Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

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 5th of August 2025, by 6:00 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: July 22, 2025

SUBJECT:

Approve the minutes from July 8, 2025 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the July 8, 2025 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the July 8, 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

July 8, 2025
MINUTES

Roll Call

Commissioners Present

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

Commissioners Absent

David Hadley

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
Peggy Fisher, Administrative Assistant

REGULAR SESSION

1. Call to Order – 6:00 PM

Invocation – Michael Tune

Pledge of Allegiance

Texas Pledge

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from June 24, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** K-Bar D Ranch Estates (Case 25-155): Consider and take possible action on a replat of K-Bar D Ranch Estates; Lots 7R, 7R-1, and 8R, Block 1. (Staff Contact: Lidon Pearce, Principal Planner)
- C.** Emerald Forest Addition, Lots 127R-1 & 127R-2, Block 1 (Case 25-096): Consider and take possible action on a replat for Emerald Forest Addition, Lots 127R-1 & 127R-2; addressed as 2511 Lime Ct. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)

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

Motion passed, 8-0. Commissioner David Hadley was absent.

4. Public Hearing

None

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 – 6:01PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: August 12, 2025

SUBJECT:

Bear Ridge, Phase 1C (Case 25-170): Consider and take possible action on a final plat of Bear Ridge, Phase 1C; Lot 1R, Block 1 and Lots 1-2, Block 2. (Staff Contact: Lidon Pearce, Principal Planner)

SUMMARY:

On June 9, 2025, an application was submitted by Matt Powell with CWC Land & Survey on behalf of Walter Matyastik (owner) for a final plat of approximately 4.007 acres, for the creation of three lots for future development.

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

RECOMMENDATION:

Approve the final plat.

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

N/A

REFERENCE:

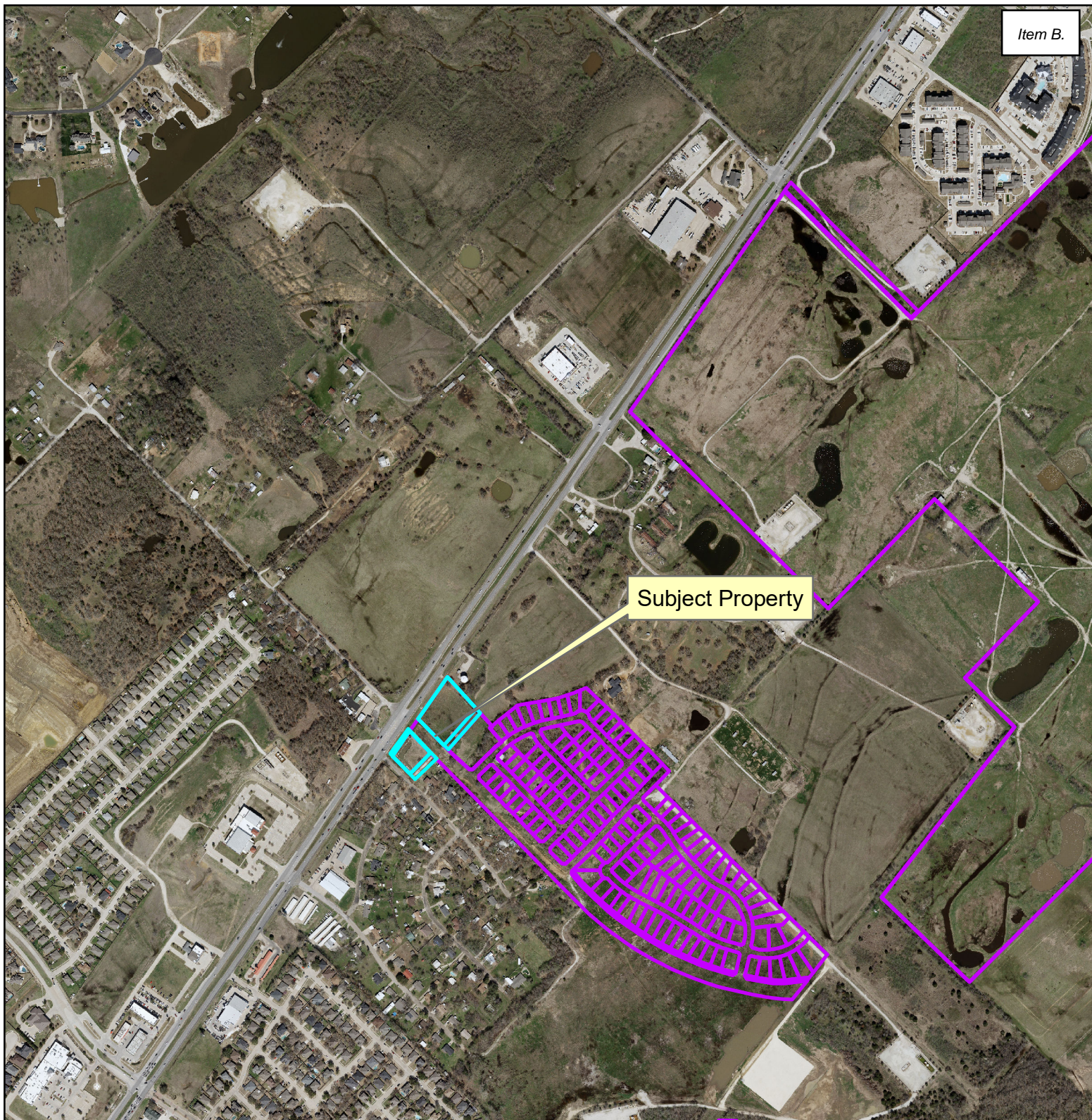
[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

N/A

STAFF CONTACT:

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



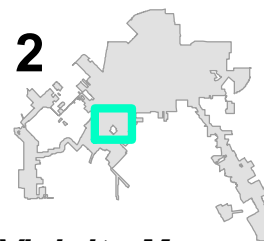
Bear Ridge - Phase 1C

Lot 1R, Block 1 and Lots 1-2 Block 2

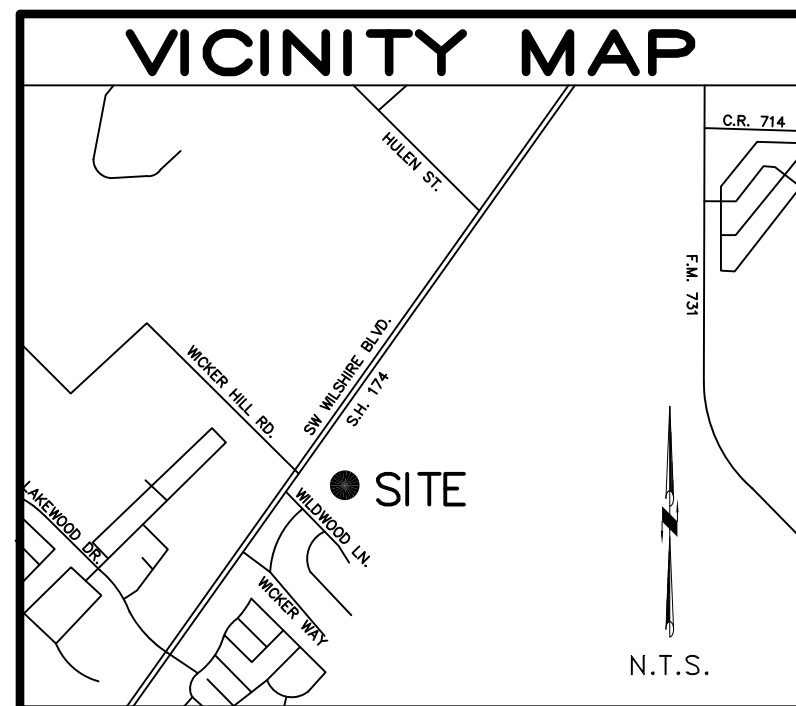
Final Plat

Case 25-170

THE CITY OF
BURLESON
TEXAS



Vicinity Map



NOTES:

- ALL OF THIS PROPERTY LIES WITHIN THE CITY OF BURLESON CITY LIMITS.
- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS.
- ALL LOTS SUBJECT TO BUILDING SETBACKS LINES PER CITY ZONING ORDINANCE APPENDIX B-§78-120:
 - FRONT YARD: 20' MINIMUM
 - REAR YARD ADJACENT TO COMMERCIAL OR INDUSTRIAL: NONE
 - REAR YARD ADJACENT TO RESIDENTIAL: 10' MINIMUM
 - SIDE YARD ADJACENT TO COMMERCIAL OR INDUSTRIAL: NONE
 - SIDE YARD ADJACENT TO RESIDENTIAL: 10' MINIMUM
 - SIDE YARD ADJACENT TO SIDE STREET: 10' MINIMUM
 - GASOLINE PUMPS: 18' MINIMUM FROM FRONT PROPERTY LINE, AND THE OUTER EDGE OF THE CANOPY SHALL NOT BE NEARER THAN 10' TO THE FRONT PROPERTY LINE.
- THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION SHOWN 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.
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY STORM WATER 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 NONPERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS, ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.
- 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 NONPERFORMANCE 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 SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
- THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE RECIPROCAL PRIVATE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS OR EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF BURLESON, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES. MAINTENANCE OF PRIVATE ACCESS EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LINE	BEARING	DISTANCE
L1	N00°15'36"E	14.23'
L2	N89°40'28"W	14.03'
L3	N53°59'50"E	33.28'
L4	S36°00'10"E	15.00'
L5	S33°59'50"W	31.07'
L6	S33°59'50"W	29.03'
L7	S36°00'10"E	15.00'
L8	N53°59'50"E	31.24'
L9	S50°46'37"W	17.65'
L10	S89°36'05"W	21.59'
L11	S35°07'03"W	24.58'
L12	S42°24'02"E	258.97'
L13	N41°17'34"E	24.15'
L14	N42°24'02"W	261.63'
L15	S00°15'36"W	14.23'
L16	N89°40'28"W	14.03'
L17	N41°17'34"E	69.24'
L18	S48°42'26"E	35.00'
L19	S41°17'34"W	71.90'
L20	S44°22'46"E	15.16'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	18.20'	625.00'	1°40'08"	S49°13'55"W	18.20'
C2	34.18'	294.63'	6°38'51"	S46°22'41"W	34.16'
C3	21.12'	470.00'	2°34'31"	S44°20'31"W	21.12'
C4	19.60'	1045.00'	1°04'30"	N47°22'32"W	19.60'
C5	59.04'	955.00'	3°32'33"	N46°08'30"W	59.03'

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.

SURVEYOR:



MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 06/25/25

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0180J 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.

BASIS OF BEARINGS:

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

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

LEGAL DESCRIPTION:

TRACT 1

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CONVEYED TO WALTER MATYASTIK IN THAT DEED RECORDED IN INSTRUMENT NO. 2025-3939, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SW. WILSHIRE BOULEVARD (180' R-O-W) FOR THE MOST NORTHERLY CORNER OF SAID MATYASTIK TRACT AND FOR THE MOST WESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF BURLESON IN THAT DEED RECORDED IN VOLUME 2129, PAGE 847, D.R.J.C.T.;

THENCE S 42°24'02" E ALONG THE NORTHEASTERLY LINE OF SAID MATYASTIK TRACT, ALONG THE SOUTHWESTERLY LINE OF SAID CITY OF BURLESON TRACT AND ALONG THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO B AND L ENTERPRISES IN THAT DEED RECORDED IN VOLUME 2177, PAGE 477, D.R.J.C.T., A DISTANCE OF 411.92 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR AN ELL CORNER IN SAID NORTHEASTERLY LINE AND FOR THE MOST SOUTHERLY CORNER OF SAID B AND L ENTERPRISES TRACT;

THENCE LEAVING SAID NORTHEASTERLY LINE AND SAID COMMON CORNER S 50°46'37" W, A DISTANCE OF 17.65 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 39°56'01" E, A DISTANCE OF 109.29 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 625.00 FEET, WHOSE LONG CHORD BEARS S 49°13'55" W, 18.20 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°40'08", AN ARC LENGTH OF 18.20 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 49°42'07" W, A DISTANCE OF 47.46 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 294.63 FEET, WHOSE LONG CHORD BEARS S 46°22'41" W, 34.16 FEET;

THENCE ALONG SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°38'51", AN ARC LENGTH OF 34.18 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 470.00 FEET, WHOSE LONG CHORD BEARS S 44°20'31" W, 21.12 FEET;

THENCE ALONG SAID REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°34'31", AN ARC LENGTH OF 21.12 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 45°37'46" W, A DISTANCE OF 124.81 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 89°36'05" W, A DISTANCE OF 21.59 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1045.00 FEET, WHOSE LONG CHORD BEARS N 47°22'32" W, 19.60 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°04'30", AN ARC LENGTH OF 19.60 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 47°54'47" W, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 955.00 FEET, WHOSE LONG CHORD BEARS N 46°08'30" W, 59.03 FEET;

THENCE ALONG SAID TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°32'33", AN ARC LENGTH OF 59.04 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 44°22'14" W, A DISTANCE OF 263.60 TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

THENCE N 35°07'03" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 315.65 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.290 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION:

TRACT 2

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1 TOGETHER WITH A PORTION OF LOT 2, BLOCK 1 WILWOOD ESTATES IN THAT DEED RECORDED IN VOLUME 429, PAGE 643, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SW. WILSHIRE BOULEVARD (180' R-O-W) FOR THE MOST WESTERLY CORNER OF SAID LOT 1;

THENCE N 34°44'25" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 186.80 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE MOST NORTHERLY CORNER OF SAID LOT 1;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1 S 44°22'14" E, A DISTANCE OF 176.20 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE SAID NORTHERLY LINE, S 00°15'36" W A DISTANCE OF 14.23 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 44°53'25" W, A DISTANCE OF 163.80 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544"

THENCE N 89°40'28" W, A DISTANCE OF 14.03 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE EASTERLY RIGHT-OF-WAY LINE OF WILWOOD LANE (60' R-O-W);

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 44°14'20" W, A DISTANCE OF 143.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.717 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, WALTER MATYASTIK, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOTS 1-2, BLOCK 2, LOT 1R, BLOCK 1, BEAR RIDGE, PHASE 1C, 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 TO 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 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.

WALTER MATYASTIK
MATYASTIK CAPITAL, LLC

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 WALTER MATYASTIK, 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

PLAT FILED _____, 2025.

JOHNSON COUNTY PLAT RECORDING

YEAR _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

FINAL PLAT

BEAR RIDGE – PHASE 1C

LOT 1R, BLOCK 1, & LOTS 1-2, BLOCK 2
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179 AND IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179, JOHNSON COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED TO WALTER MATYASTIK CAPITAL, LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2025-3939, DEED RECORDS, JOHNSON COUNTY, TEXAS, TOGETHER WITH ALL OF LOT 1, AND A PORTION OF LOT 2, BLOCK 1, WILWOOD ESTATES, ACCORDING TO THAT PLAT RECORDED IN VOLUME 429, PAGE 643, DEED RECORDS, JOHNSON COUNTY, TEXAS

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: August 12, 2025

SUBJECT:

Chisholm Summit, Phase 1 (Case 24-256): Consider and take possible action on a final plat of Chisholm Summit, Phase 1, (Staff Contact: Lidon Pearce, Principal Planner)

SUMMARY:

On September 3, 2024, an application was submitted by Brent Caldwell with GM civil on behalf of Justin Bond representing Alta Burl LP, R.A. Development and Burleson Development, Inc. (owner/developers) for a final plat of approximately 77.461 acres, for the creation of 217 residential lots and 9 common area lots for the Chisholm Summit master planned community.

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

RECOMMENDATION:

Approve the final plat.

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

September 17, 2024 – The Planning and Zoning Commission approved the Chisholm Summit Preliminary Plat

REFERENCE:

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

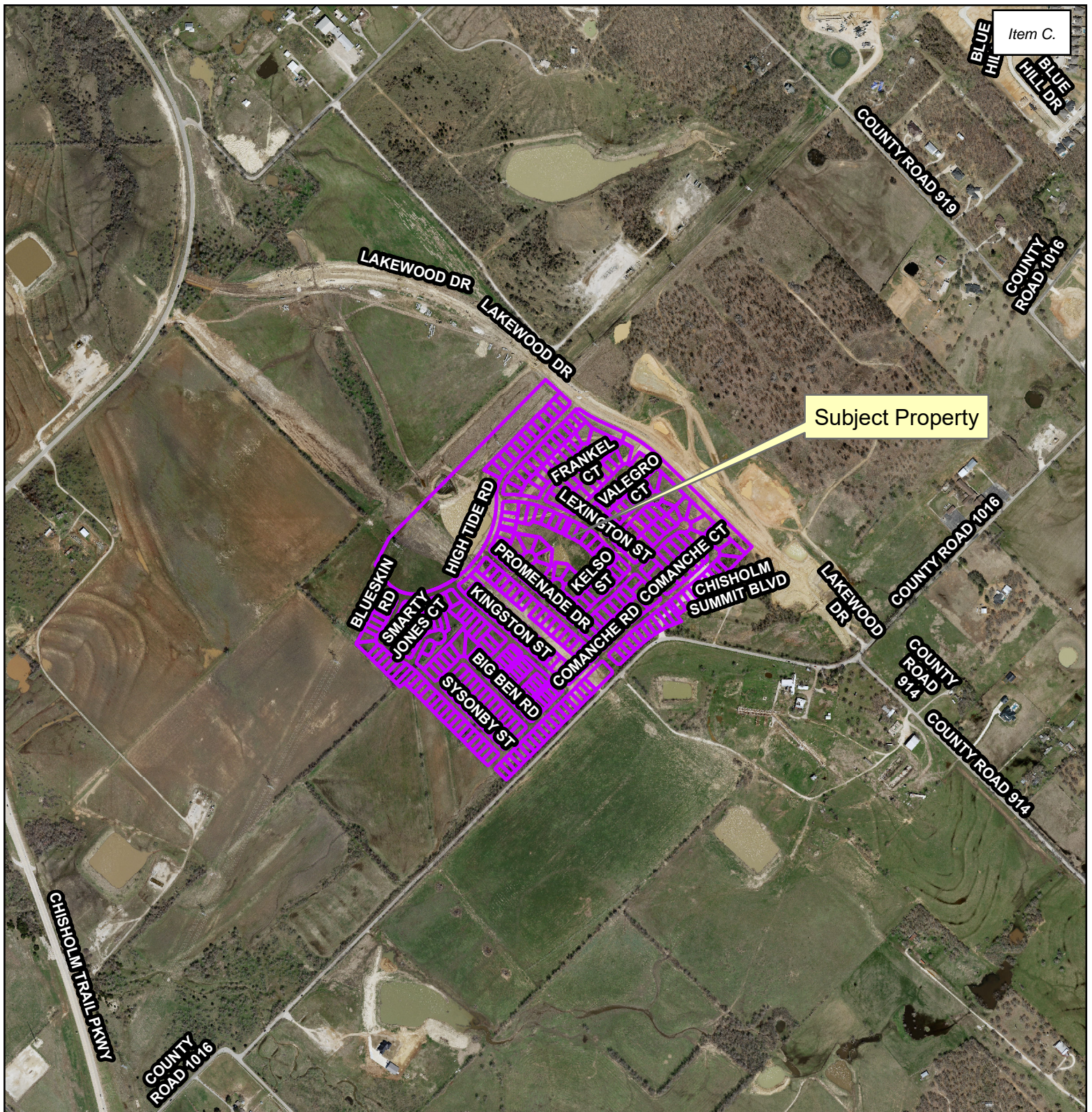
FISCAL IMPACT:

N/A

STAFF CONTACT:

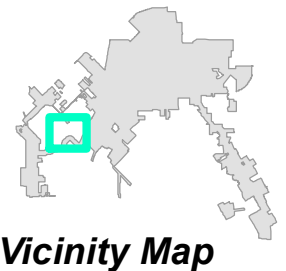
Lidon Pearce, CNU-A, AICP
Principal Planner

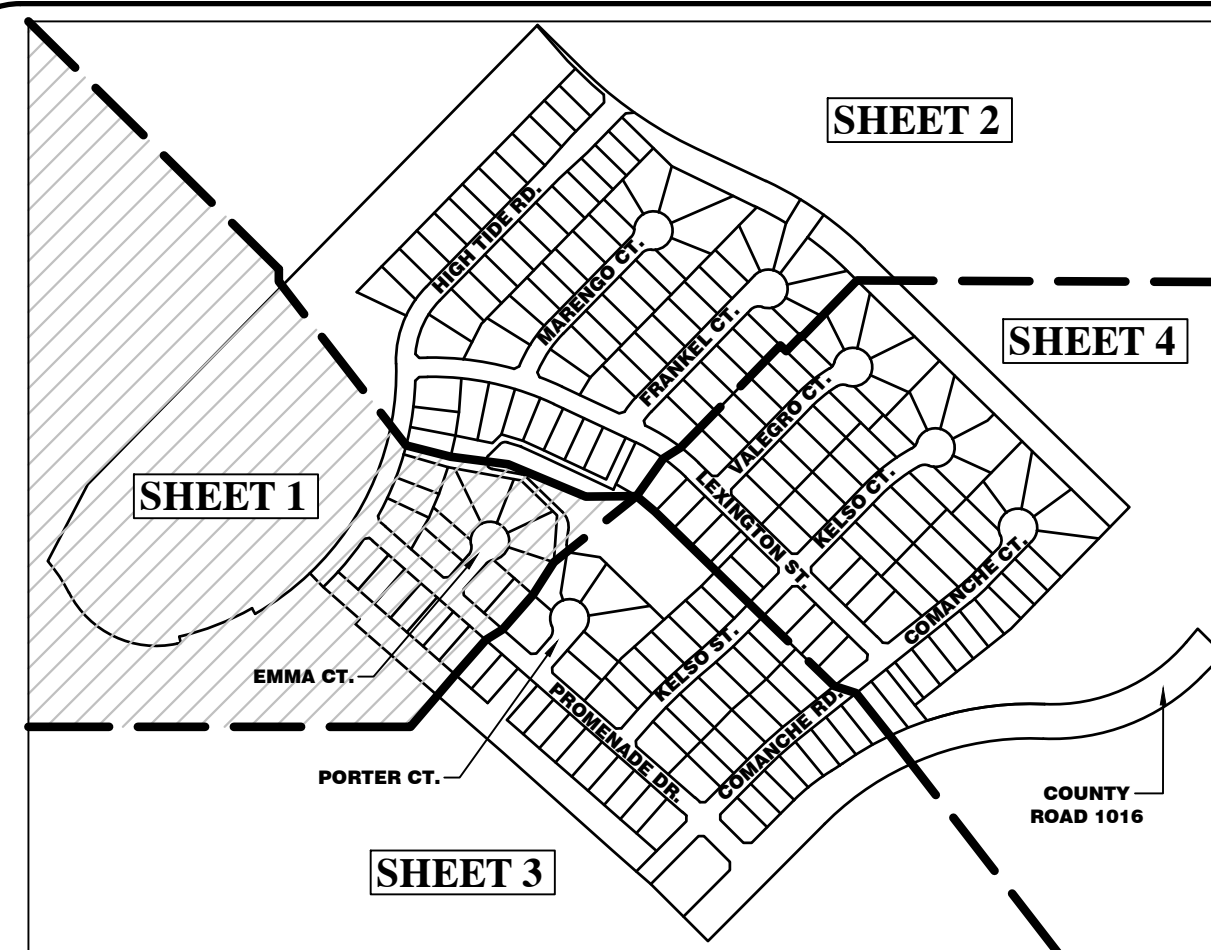
lpearcel@burlesontx.com
817-426-9649



Chisholm Summit, Phase 1
Final Plat
Case 24-256

THE CITY OF
BURLESON
 TEXAS

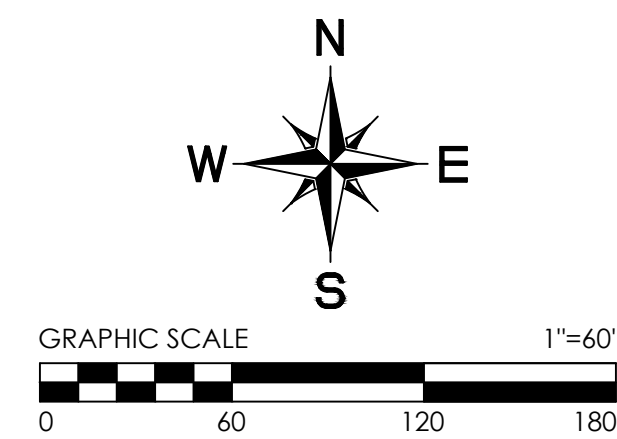




KEY MAP
N.T.S.



VICINITY MAP
N.T.S.

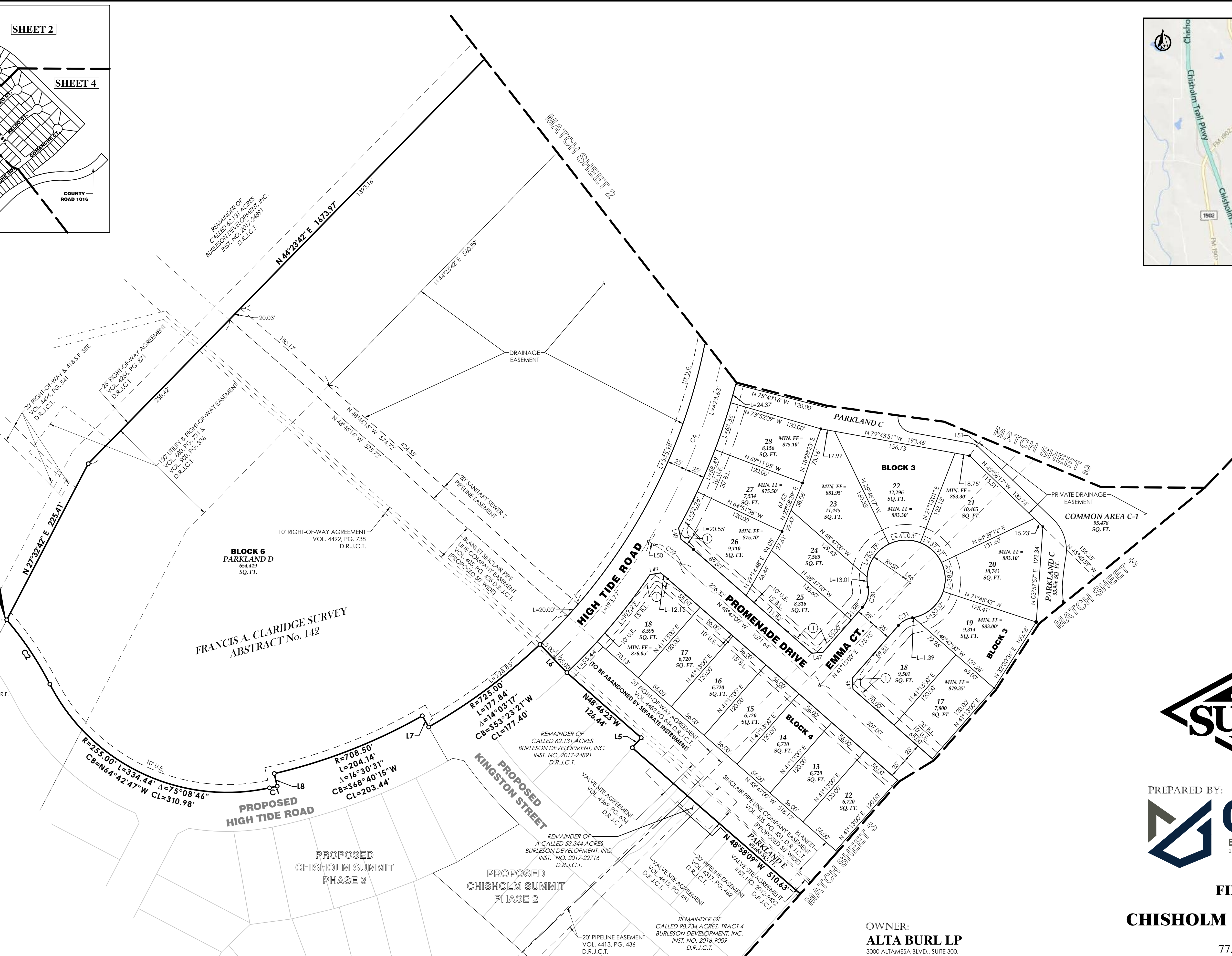


SEE SHEET 3 FOR
LINE & CURVE TABLES

SEE SHEET 5 FOR
COMMON AREA/PARKLAND C
DETAIL

POINT OF BEGINNING
TEXAS NORTH
CENTRAL ZONE
NAD 83, FEET
N=6,872,449.2538
E=2,302,132.9898
S 45° 14' 38" E 1031.32'
590.15'

POINT OF COMMENCING
3/4" I.R.F.



PREPARED BY:



**FINAL PLAT
OF
CHISHOLM SUMMIT, PHASE 1**

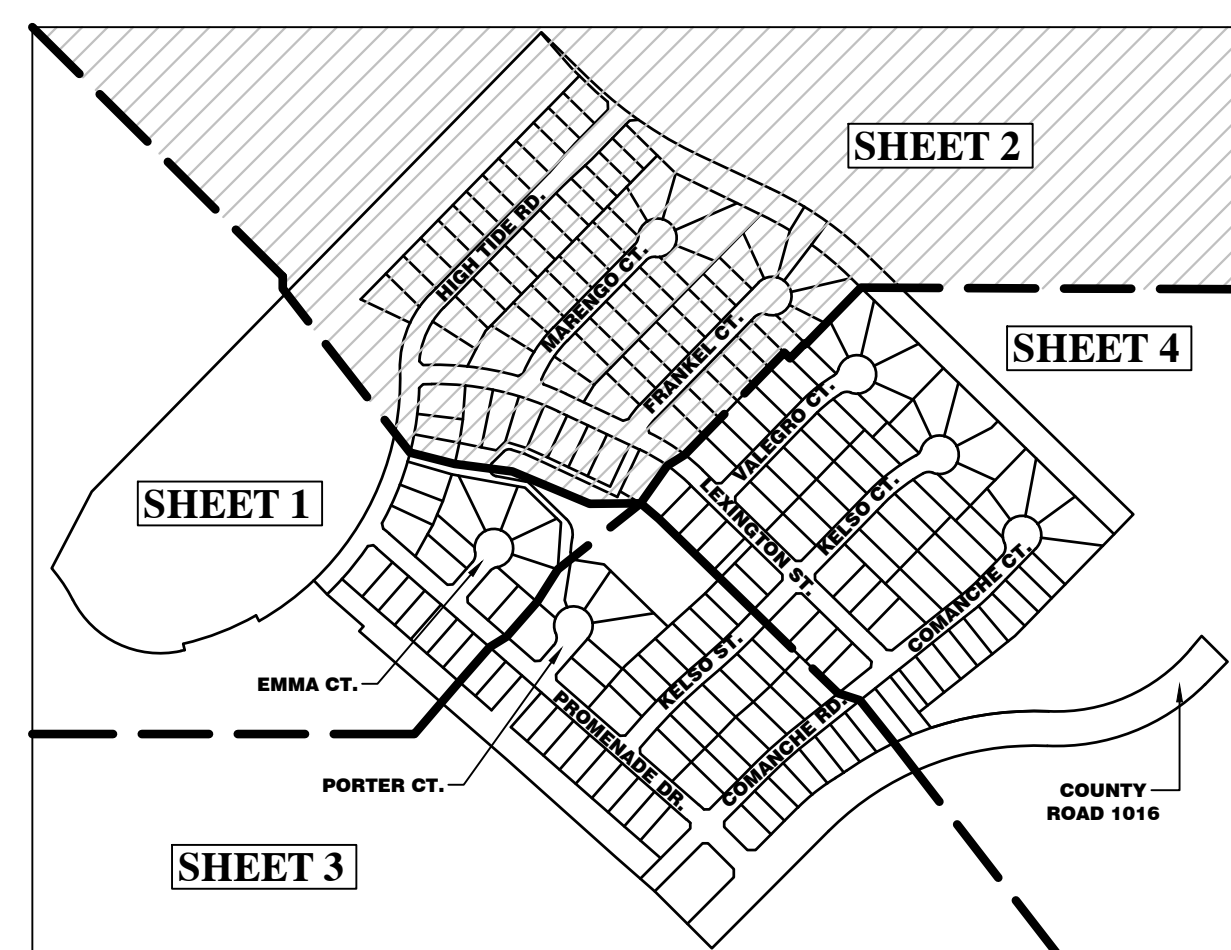
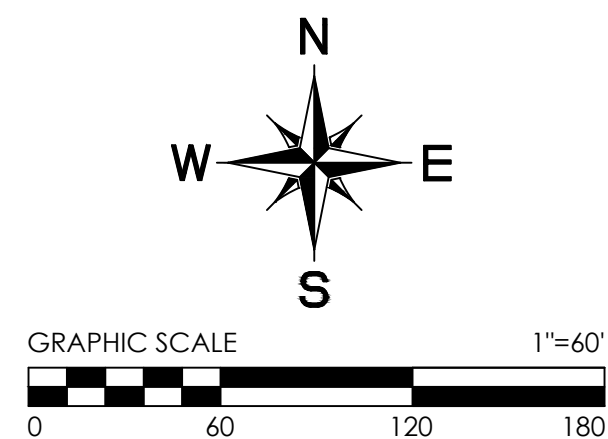
BEING
77.461 ACRES
SITUATED IN THE

FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
STEPHEN TOWNSEND SURVEY, ABSTRACT No. 839
H.G. CATLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
217 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
Date: July 2025

OWNER:
ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133

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

KEY MAP
N.T.S.SEE SHEET 3 FOR
LINE & CURVE TABLESSEE SHEET 5 FOR
COMMON AREA/PARKLAND C
DETAIL

**FINAL PLAT
OF
CHISHOLM SUMMIT, PHASE 1**

BEING
77.461 ACRES
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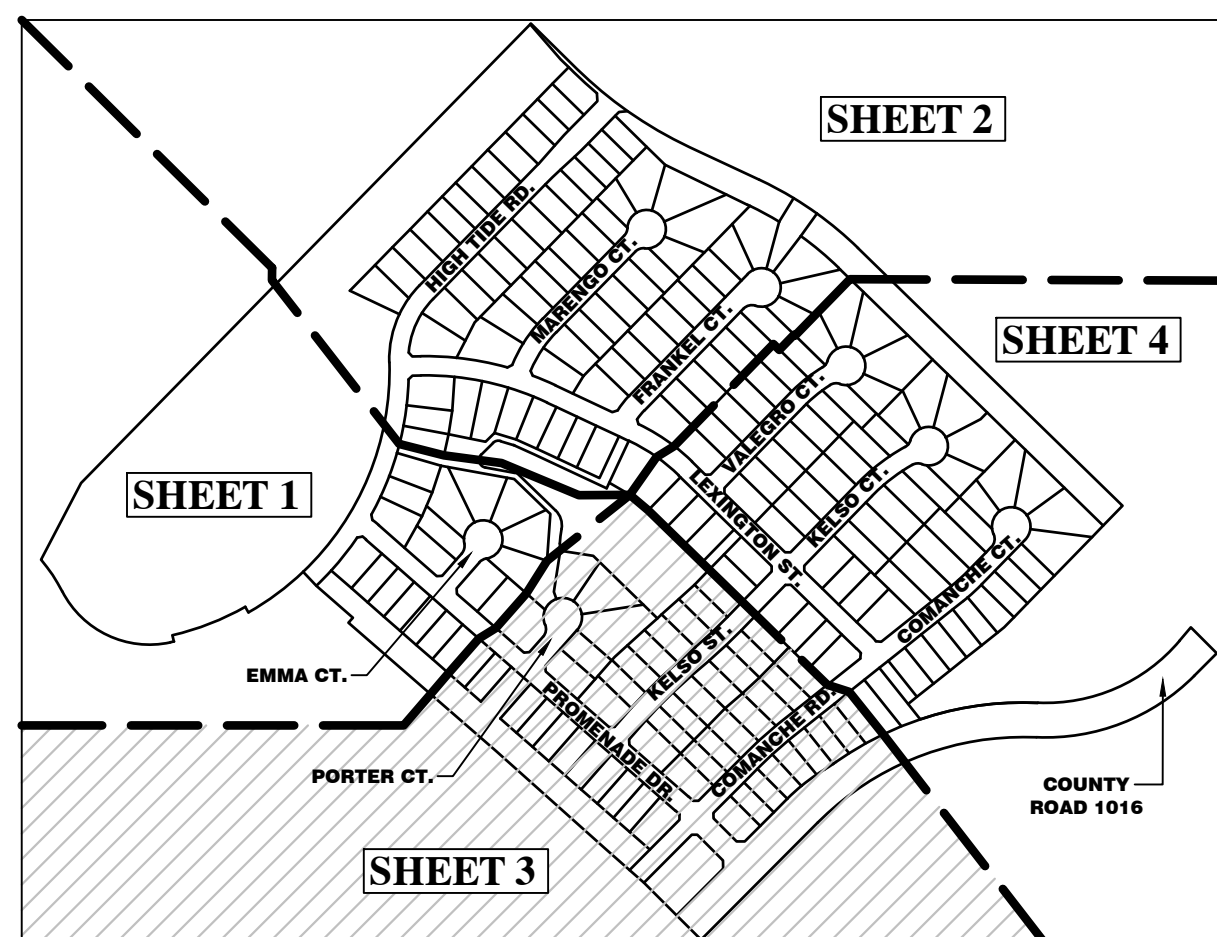
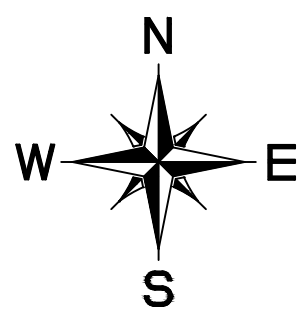
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BURLESON, TX 76028

PREPARED BY:



KEY MAP
N.T.S.

GRAPHIC SCALE
0 60 120 180
1"=60'

SEE SHEET 5 FOR
COMMON AREA/PARKLAND C
DETAIL

EASEMENT CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	24.00'	28.47'	67°58'32"	N78°13'44"E	26.83'
EC2	56.00'	161.13'	164°51'34"	N29°47'13"E	111.02'
EC3	29.00'	33.25'	65°41'03"	N08°22'28"E	31.45'
EC4	56.00'	48.46'	49°34'45"	N00°19'19"E	46.96'

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
E1	N44°14'28"E	367.32'
E2	N41°13'00"E	49.07'
E3	S64°52'53"W	127.48'
E4	S64°52'53"W	130.44'
E5	S44°14'28"W	1.23'
E6	S44°14'28"W	60.59'
E7	S00°45'32"E	7.66'
E8	N44°14'28"E	60.59'
E9	N89°14'28"E	7.66'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	725.00'	9.98'	0°47'19"	S77°19'10"W	9.98'
C2	425.00'	99.26'	13°22'55"	N33°49'51"W	99.04'
C3	250.00'	200.72'	46°00'08"	N21°23'37"E	195.37'
C4	750.00'	627.92'	47°58'09"	N22°22'38"E	609.74'
C5	775.00'	350.35'	25°54'04"	N77°51'11"W	347.37'
C6	350.00'	161.10'	26°22'18"	N31°12'33"E	159.68'
C7	30.00'	21.68'	41°24'35"	N23°41'24"E	21.21'
C8	30.00'	26.87'	51°19'04"	N70°03'14"E	25.98'
C9	205.00'	68.49'	19°08'37"	N34°40'09"E	68.18'
C10	30.00'	33.54'	64°03'20"	N76°16'07"E	31.82'
C11	868.00'	93.95'	6°12'06"	N61°48'06"W	93.91'
C12	868.00'	128.70'	8°29'44"	N50°00'24"W	128.58'
C13	500.00'	167.06'	19°08'37"	N55°19'51"W	166.28'
C14	400.00'	155.90'	22°19'54"	N56°24'24"E	154.92'
C15	30.00'	22.40'	42°47'21"	N37°22'11"E	21.89'
C16	30.00'	26.82'	51°13'05"	N83°12'44"E	25.93'
C17	500.00'	201.36'	23°04'26"	N55°46'40"E	200.00'
C18	30.00'	22.77'	43°29'20"	N39°14'54"E	22.23'
C21	500.00'	62.91'	7°12'34"	N47°50'45"E	62.87'
C22	30.00'	35.59'	67°58'32"	N10°15'11"E	33.54'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C23	990.00'	113.47'	6°34'02"	N48°10'01"E	113.41'
C24	1300.00'	119.10'	5°14'57"	N46°51'56"E	119.06'
C25	1300.00'	187.72'	8°16'25"	N45°21'12"E	187.56'
C26	400.00'	25.60'	3°40'00"	N46°57'00"W	25.59'
C27	500.00'	416.25'	47°41'54"	N68°43'42"E	404.33'
C28	1072.00'	81.13'	4°20'11"	S47°42'40"E	81.11'
C29	30.00'	33.54'	64°03'20"	N09°11'20"E	31.82'
C30	30.00'	27.67'	52°51'09"	N14°47'25"E	26.70'
C31	30.00'	20.71'	39°32'40"	N60°59'20"E	20.30'
C32	250.00'	42.14'	9°39'28"	N53°36'44"W	42.09'
C33	800.00'	665.94'	47°41'40"	N68°43'49"E	646.88'
C34	475.00'	0.57'	0°04'09"	S64°52'05"E	0.57'
C35	20.00'	2.61'	7°28'33"	N69°27'09"W	2.61'
C36	20.00'	21.40'	61°17'42"	S76°09'43"W	20.39'
C37	20.00'	43.72'	125°14'43"	S17°06'29"E	35.52'
C38	20.00'	11.80'	33°47'33"	S62°50'04"E	11.63'
C39	54.50'	52.87'	55°34'57"	S18°08'49"E	50.82'
C40	385.00'	38.16'	5°40'43"	S06°48'18"W	38.14'
C41	50.00'	41.93'	48°02'38"	S47°08'16"W	40.71'
C42	775.00'	24.37'	1°48'06"	N15°13'48"E	24.37'
C43	513.50'	125.04'	13°57'08"	S51°51'34"W	124.74'
C44	486.50'	35.10'	4°08'01"	N56°46'07"E	35.09'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S38°32'58"E	51.13'	L24	N89°14'28"E	14.14'	L47	N86°13'00"E	14.14'
L2	N40°10'29"E	46.34'	L25	N00°45'32"W	14.14'	L48	N12°21'57"W	14.92'
L3	S45°07'15"E	95.33'	L26	N89°14'28"E	14.14'	L49	N80°20'03"E	13.76'
L4	S44°52'45"W	83.50'	L27	N00°45'32"W	14.14'	L50	N58°26'28"W	8.81'
L5	N41°24'47"E	17.13'	L28	N38°32'58"W	25.00'	L51	S36°45'22"W	98.26'
L6	N43°38'17"W	50.00'	L29	N84°06'41"W	14.28'	L52	S64°54'08"E	28.22'
L7	N29°35'00"W	16.50'	L30	N05°45'06"E	13.97'	L53	S45°45'32"E	26.55'
L8	S13°04'29"E	16.50'	L31	N45°45'32"W	25.00'	L54	S45°32'35"E	48.39'
L9	N02°56'33"W	20.33'	L32	N89°32'46"E	14.23'	L55	S45°45'32"E	961.98'
L10	N84°59'32"E	22.78'	L33	N00°07'01"W	14.14'	L56	N45°30'52"E	32.77'
L11	N89°11'47"E	56.72'	L34	N89°52'59"E	14.14'	L57	S64°54'09"E	27.79'
L12	N43°46'10"W	13.63'	L35	N00°29'56"W	14.05'	L58	N65°42'53"W	56.77'
L13	N45°18'19"E	14.41'	L36	N89°52'59"E	21.21'	L59	N73°11'26"W	34.84'
L14	N18°01'23"E	6.89'	L37	N00°07'01"W	21.21'	L60	S45°30'52"W	42.57'
L15	N63°42'03"E	14.82'	L38	N03°47'00"W	14.14'	L61	S03°54'48"E	18.99'
L16	N23°52'59"W	13.92'	L39	N44°14'28"E	487.74'	L62	S18°50'25"E	20.00'
L17	N45°36'18"W	5.00'	L40	N86°13'00"E	14.14'	L63	S48°47'00"E	64.48'
L18	N25°05'51"E	7.17'	L41	N03°47'00"W	14.14'	L64	N12°31'38"E	56.28'
L19	N72°56'35"E	14.83'	L42	N48°47'00"W	25.00'	L65	N45°30'52"E	32.77'
L20	S16°05'31"E	13.21'	L43	N18°50'25"W	20.00'	L66	S73°11'26"E	58.52'
L21	N45°45'32"W	25.00'	L44	N86°13'00"E	14.14'	L67	S65°42'53"E	59.23'
L22	N89°14'28"E	14.14'	L45	N03°47'00"W	14.14'			
L23	N00°45'32"W	14.14'	L46	N48°47'00"W	6.69'			

FRANCIS A. CLARIDGE SURVEY
ABSTRACT No. 142

REMAINDER OF
CALLED 98.734 ACRES, TRACT 4
BURLESON DEVELOPMENT, INC.
INST. NO. 2016-9009
D.R.J.C.T.

PROPOSED
CHISHOLM SUMMIT
PHASE 2

PROPOSED
KINGSTON STREET

PROPOSED
COMANCHE ROAD

PROPOSED
CHISHOLM SUMMIT
PHASE 3

BLOCK 5
PARKLAND F
22,209
SQ. FT.

CALLER 24.420 ACRES
R.A. DEVELOPMENT LTD.
INST. NO. 2022-42654
D.R.J.C.T.

BLANKET SINGULAR PIPELINE
COMPANY EASEMENT
VOL. 405 PG. 451 D.R.J.C.T.
(PROPOSED 50' WIDE)

BLANKET SINGULAR PIPELINE
COMPANY EASEMENT
VOL. 405 PG. 451 D.R.J.C.T.
(PROPOSED 50' WIDE)

BLANKET SINGULAR PIPELINE
COMPANY EASEMENT
VOL. 405 PG. 451 D.R.J.C.T.
(PROPOSED 50' WIDE)

BLANKET SINGULAR PIPELINE
COMPANY EASEMENT
VOL. 405 PG. 451 D.R.J.C.T.
(PROPOSED 50' WIDE)

BLANKET SINGULAR PIPELINE
COMPANY EASEMENT
VOL. 405 PG. 451 D.R.J.C.T.
(PROPOSED 50' WIDE)



OWNER:

ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133

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:



FINAL PLAT
OF
CHISHOLM SUMMIT, PHASE 1

BEING

77.461 ACRES

SITUATED IN THE

FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142

STEPHEN TOWNSEND SURVEY, ABSTRACT No. 839

H.G. CATLETT SURVEY, ABSTRACT No. 185

CITY OF BURLESON, JOHNSON COUNTY, TEXAS

217 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS

Date: July 2025

SHEET 3 of 5

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, the H. G. Catlett Survey, Abstract No. 185, the Stephen Townsend Survey, Abstract No. 839, 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. 2017-22716 (DRJCT), being a part of that certain called 133.323 acre tract described in a deed to ALTA BURL LP recorded in Instrument No. 2017-24915 (DRJCT), being a part of that certain called 59.708 acre tract described in a deed to R.A. Development LTD recorded in Instrument No. 2024-32340 (DRJCT), being a part of that certain called 24.420 acre tract described in a deed to same recorded in Instrument No. 2022-42654 (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 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 75 deg. 05 min. 20 sec. East departing said dead lines, a distance of 590.15 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 225.41 feet to a 1/2" capped iron rod set;

THENCE North 44 deg. 23 min. 42 sec. East, a distance of 1,673.97 feet to a 1/2" capped iron rod set, from which a fence post found for the North corner of said 62.131 acre tract and the East 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 01 deg. 18 min. 26 sec. West - 228.56 feet;

THENCE South 45 deg. 32 min. 35 sec. East, a distance of 1,68.95 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 1,040.00 feet, a central angle of 19 deg. 21 min. 35 sec., and being subtended by a chord which bears South 55 deg. 13 min. 22 sec. East - 356.46 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 358.16 feet to a 1/2" capped iron rod set;

THENCE South 64 deg. 54 min. 09 sec. East tangent to said curve, a distance of 200.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 940.00 feet, a central angle of 19 deg. 08 min. 37 sec., and being subtended by a chord which bears South 55 deg. 19 min. 51 sec. East - 312.61 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 314.07 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 45 min. 32 sec. East tangent to said curve, a distance of 961.98 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 14 min. 28 sec. West, a distance of 441.93 feet to a 1/2" capped iron rod set;

THENCE South 51 deg. 27 min. 02 sec. West, a distance of 319.79 feet to a 1/2" capped iron rod set;

THENCE South 38 deg. 32 min. 58 sec. East, a distance of 51.13 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 845.00 feet, a central angle of 21 deg. 05 min. 38 sec., and being subtended by a chord which bears North 82 deg. 01 min. 50 sec. East - 309.34 feet;

THENCE in an easterly direction along said curve to the right, a distance of 311.09 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 455.00 feet, a central angle of 52 deg. 24 min. 11 sec., and being subtended by a chord which bears North 66 deg. 22 min. 34 sec. East - 401.79 feet;

THENCE in a northeasterly direction along said curve to the left, a distance of 416.14 feet to a 1/2" capped iron rod set;

THENCE North 40 deg. 10 min. 29 sec. East tangent to said curve, a distance of 46.34 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 07 min. 15 sec. East, a distance of 95.33 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 52 min. 45 sec. West, a distance of 83.50 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 545.00 feet, a central angle of 47 deg. 41 min. 54 sec., and being subtended by a chord which bears South 68 deg. 43 min. 42 sec. West - 440.72 feet;

THENCE in a westerly direction along said curve to the right, a distance of 453.71 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 755.00 feet, a central angle of 47 deg. 41 min. 40 sec., and being subtended by a chord which bears South 68 deg. 43 min. 49 sec. West - 610.49 feet;

THENCE in a westerly direction along said curve to the left, a distance of 628.48 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 52 min. 59 sec. West tangent to said curve, a distance of 430.98 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 07 min. 01 sec. West, a distance of 210.00 feet to a 1/2" capped iron rod set;

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

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

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

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

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

THENCE North 43 deg. 38 min. 17 sec. West, a distance of 50.00 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 725.00 feet, a central angle of 14 deg. 03 min. 17 sec., and being subtended by a chord which bears South 53 deg. 23 min. 21 sec. West - 177.40 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 177.84 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 16.50 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 708.50 feet, a central angle of 16 deg. 30 min. 31 sec., and being subtended by a chord which bears South 68 deg. 40 min. 15 sec. West - 203.44 feet;

THENCE in a westerly direction along said curve to the right, a distance of 204.14 feet to a 1/2" capped iron rod set;

THENCE South 13 deg. 04 min. 29 sec. East 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 right, having a radius of 725.00 feet, a central angle of 00 deg. 47 min. 19 sec., and being subtended by a chord which bears South 77 deg. 19 min. 10 sec. West - 9.98 feet;

THENCE in a westerly direction along said curve to the right, a distance of 9.98 feet to a 1/2" capped iron rod set for a Point of Curvature of a compound circular curve to the right, 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 North 64 deg. 42 min. 47 sec. West - 310.98 feet;

THENCE in a northwesterly direction along said curve to the right, a distance of 334.44 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 425.00 feet, a central angle of 13 deg. 22 min. 55 sec., and being subtended by a chord which bears North 33 deg. 49 min. 51 sec. West - 99.04 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 99.26 feet to a 1/2" capped iron rod set to the **POINT OF BEGINNING**, containing 3,374,185 square feet or 77.461 acres of land, more or less.

PROPERTY DESCRIPTION CONT...

That We, R.A. Development, LTD, Burleson Development, Inc., and ALTA BURL LP, do hereby adopt this plat designating the hereinbefore described property as CHISHOLM SUMMIT, PHASE 1, 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: _____

ALTA BURL LP,

By: _____

Name: _____

Title: _____

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: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____, of ALTA BURL LP, 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: _____

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted 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 7/22/2025 4:20 PM

APPROVAL

Approved by the Planning and Zoning Commission of Burleson, Texas

This the _____ day of _____, 20____.

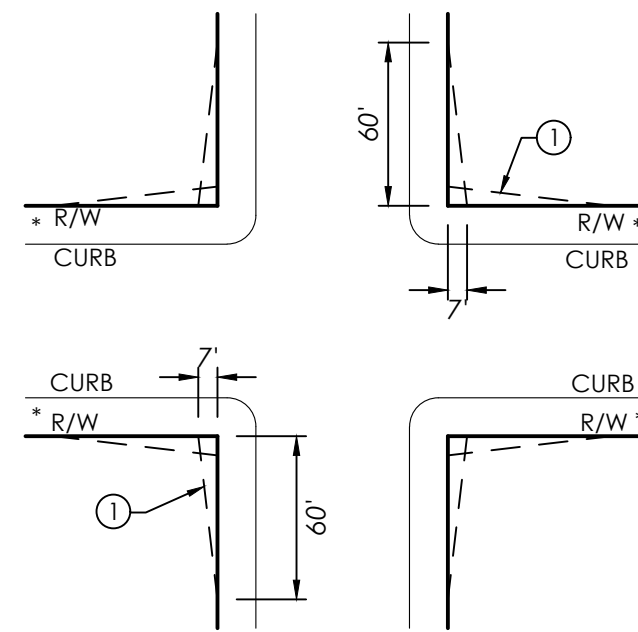
By: _____
Chair of Planning and Zoning Commission

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
- Common Areas A, C-1, P, and Q, shown hereon are for public use and to be privately maintained by the Homeowner's Association.
- Parkland areas B, C, D, E, and F shall be credited towards the parkland dedication requirement for this development and shall be maintained by the HOA.
- Per Development Agreement, both common area lots and parkland lots 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 common areas A, C-1, P, and Q and parkland areas B, C, D, E, and F abutting, adjacent to 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.

LAND USE TABLE	
Development Yield	
Gross Site Area	77.461 Acres
Total Number Lots	226
Residential Lots Area	40.015 Acres
Number Single Family Residential Lots	217
Number Dwelling Units	217
Non-Residential Lots Area	23.327 Acres
Number Common Areas	9
Right-of-Way Area	14.119 Acres

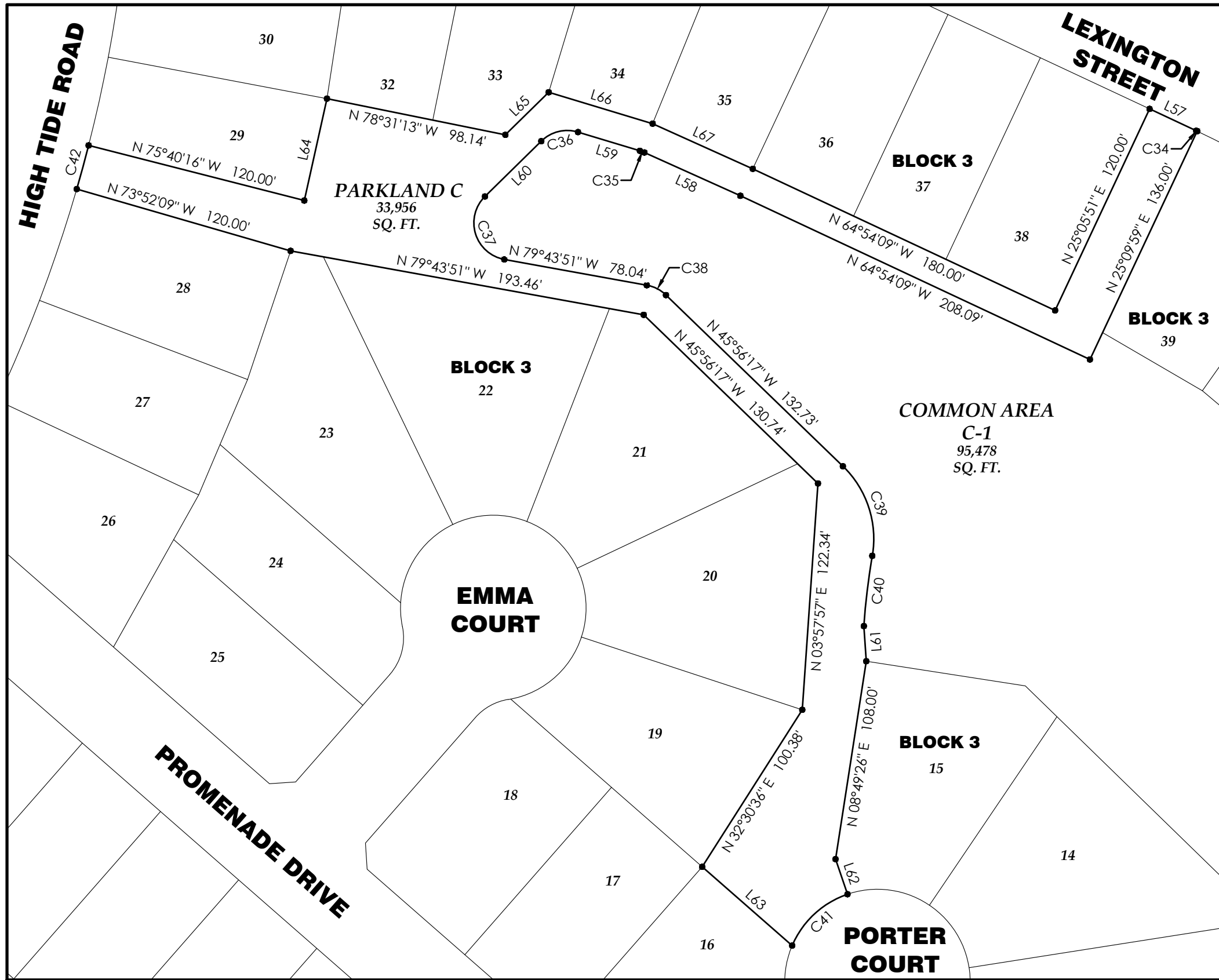


7' X 60' VISIBILITY TRIANGLES

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.



COMMON AREA/PARKLAND C DETAIL
1" = 60'

PREPARED BY:



PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	COUNTY ROAD 1016	90' ROW	3.393
N-S	MARENGO COURT	50' ROW	0.688
N-S	EMMA COURT	50' ROW	0.288
N-S	VALEGRO COURT	50' ROW	0.646
N-S	KELSO COURT	50' ROW	0.648
N-S	COMANCHE COURT	50' ROW	0.708
N-S	COMANCHE ROAD	50' ROW	0.892
N-S	KELSO STREET	50' ROW	0.659
N-S	HIGH TIDE ROAD	50' ROW	1.811
N-S	FRANKEL COURT	55' ROW	0.739
N-S	PORTER COURT	55' ROW	0.290
E-W	LEXINGTON STREET	50' ROW	1.722
E-W	PROMENADE DRIVE	50' ROW	1.553
E-W	LAKEWOOD DRIVE	120' ROW	0.082
TOTAL ROW DEDICATION			14.119

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.

LEGEND	
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT 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)
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SEWER EASEMENT
V.W.P.A.E.	VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT
B.L.	BUILDING LINE
SVE	SIGHT VISIBILITY EASEMENT
C.A.	COMMON AREA
O	1/2" CAPPED IRON ROD SET STAMPED (GMCIVIL) UNLESS OTHERWISE NOTED
	DENOTES STREET NAME CHANGE
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	CENTERLINE
	BUILDING LINE
	ABSTRACT LINE
	CITY LIMIT LINE

JOHNSON COUNTY RECORDING

FILED FOR RECORD _____, 20____

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS



FINAL PLAT OF CHISHOLM SUMMIT, PHASE 1

BEING
77.461 ACRES
SITUATED IN THE

FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
STEPHEN TOWNSEND SURVEY, ABSTRACT No. 839

H.G. CATLETT SURVEY, ABSTRACT No. 185
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

217 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS

Date: July 2025

SHEET 5 of 5

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: August 12, 2025

SUBJECT:

900 CR 1021 (Case 25-190): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "SF16" Single-family dwelling district 16 for the proposed Legacy Hill subdivision with minimum 16,000 square foot lots. (Staff Contact: Lidon Pearce, Principal Planner)

SUMMARY:

On July 7, 2025, a zoning change request was submitted by Jerry Allen representing SixM Texas Investments, LLC on behalf of Mike Arnold (owner) to change the zoning of approximately 25.598 acres of land to SF16, Single-family dwelling district 16 for a proposed subdivision (Legacy Hill) with minimum 16,000 square foot lots.

DEVELOPMENT OVERVIEW:

The applicant is proposing to rezone an additional 25.598 acres to SF16, Single-family dwelling district for a previously submitted subdivision project called Legacy Hill. The maximum density for the proposed zoning is no greater than 2.3 dwelling units per acre. The minimum lot size is 16,000 square feet with a minimum lot width of 80 feet and minimum lot depth of 100 feet. The minimum floor area for dwelling units in this district is 1,800 square feet.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	SF-16	Future Legacy Hills
East	ETJ and PD (residential) in SE corner	Undeveloped and Prairie Timber Estates
South	A, Agricultural	Undeveloped
West	ETJ	Undeveloped and Residential

This site is designated in the Comprehensive Plan as Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots. Supporting and complementary uses, such as open space, schools and other public or civic uses, and limited small-scale neighborhood commercial uses, are also encouraged in this category.

Staff has determined the requested zoning district and use align with the Comprehensive Plan based on the existing uses and proposed lot sizes.

Engineering:

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend approval to City Council for an ordinance for the zoning change.

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

October 21, 2024 – City Council approved the initial zoning request for Legacy Hills subdivision (Case 24-195)

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](https://www.burlesontx.com/zoning-districts)

FISCAL IMPACT:

N/A

STAFF CONTACT:

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

ZC – 900 CR 1021

Location:

- 900 CR 1021

Applicant:

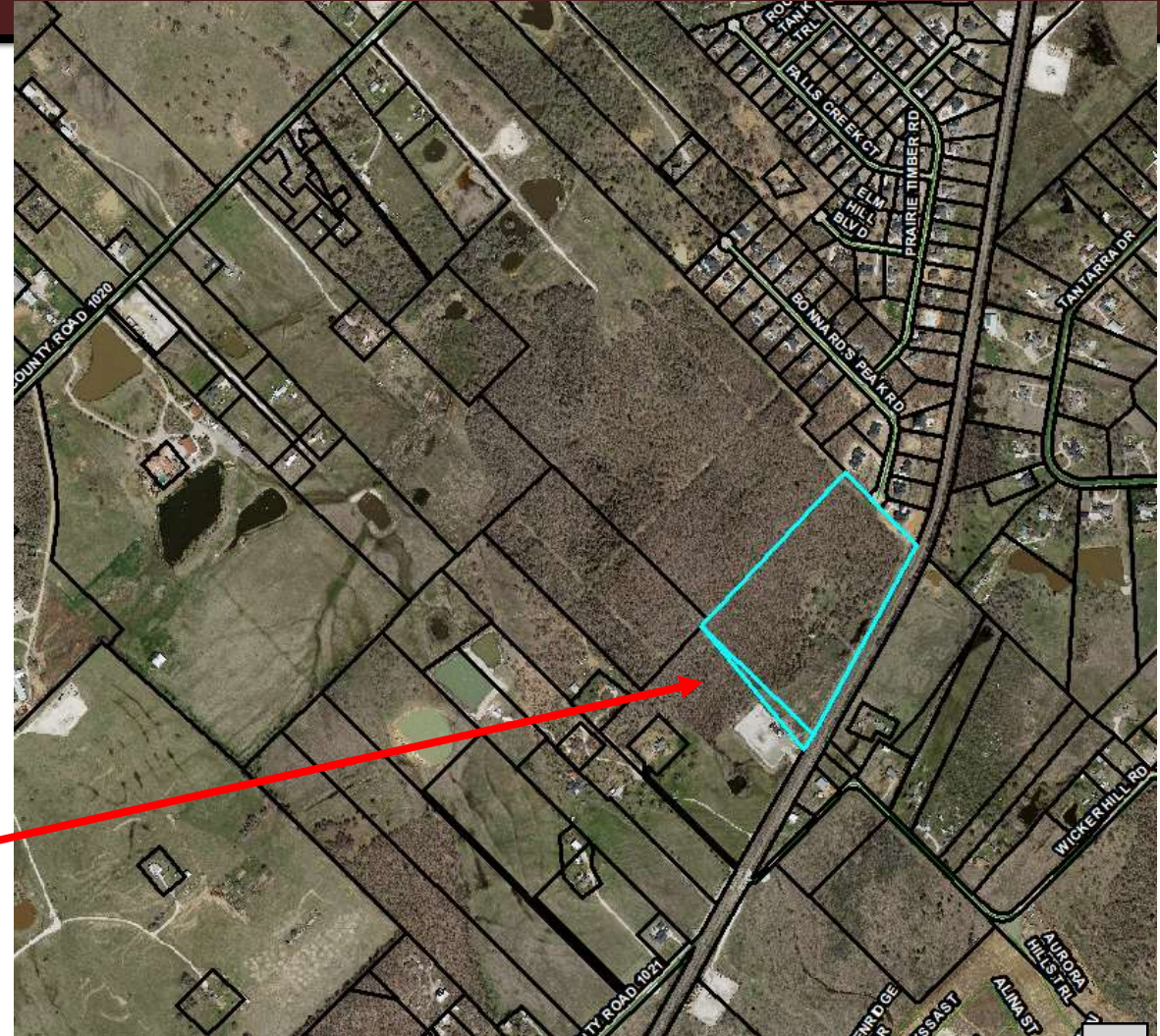
Jerry Allen (SixM Investments)

Mike Arnold (owner)

Item for approval:

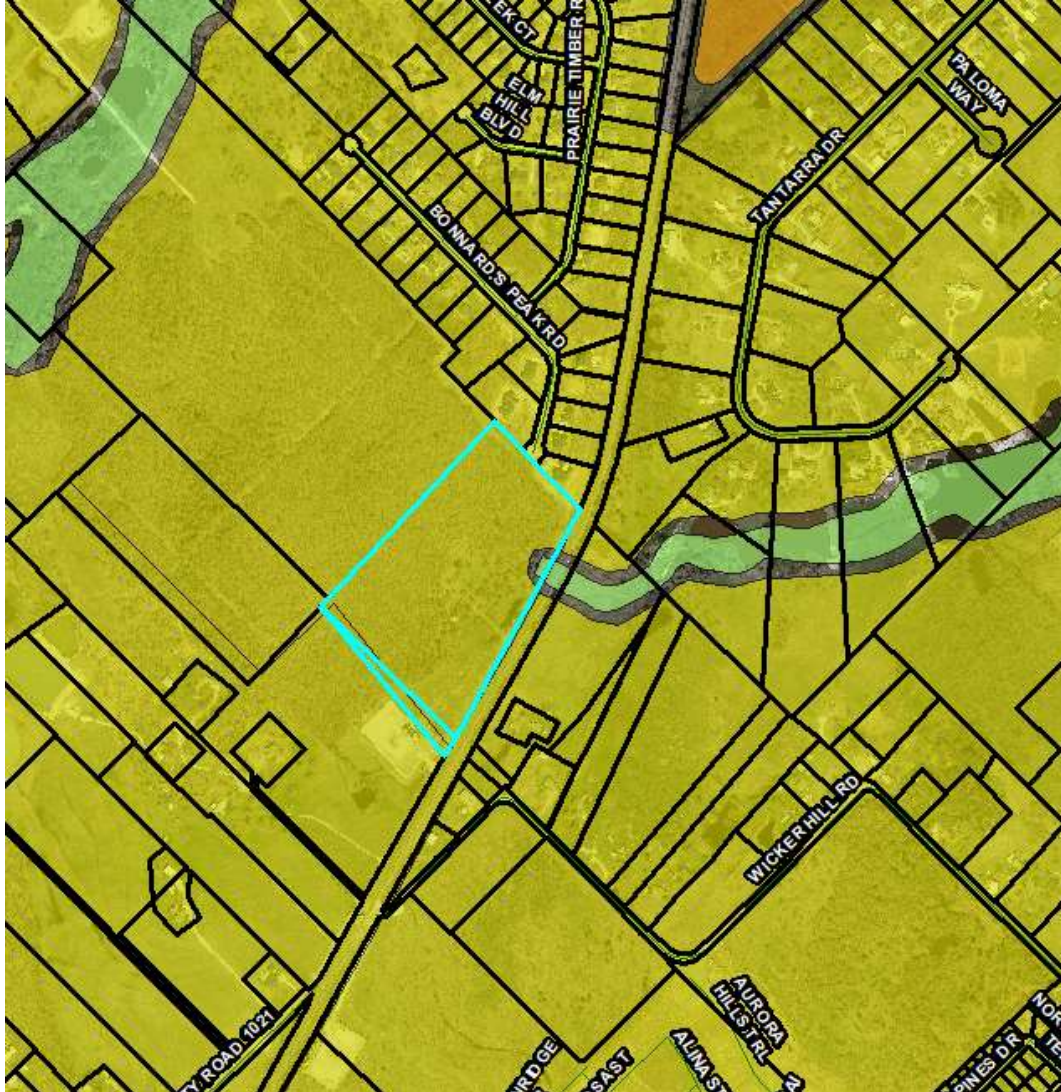
Zoning Change from "A" Agricultural to "SF16" Single-family dwelling district -16 for a residential subdivision -Legacy Hill.

(Case 25-190).



Comprehensive Plan

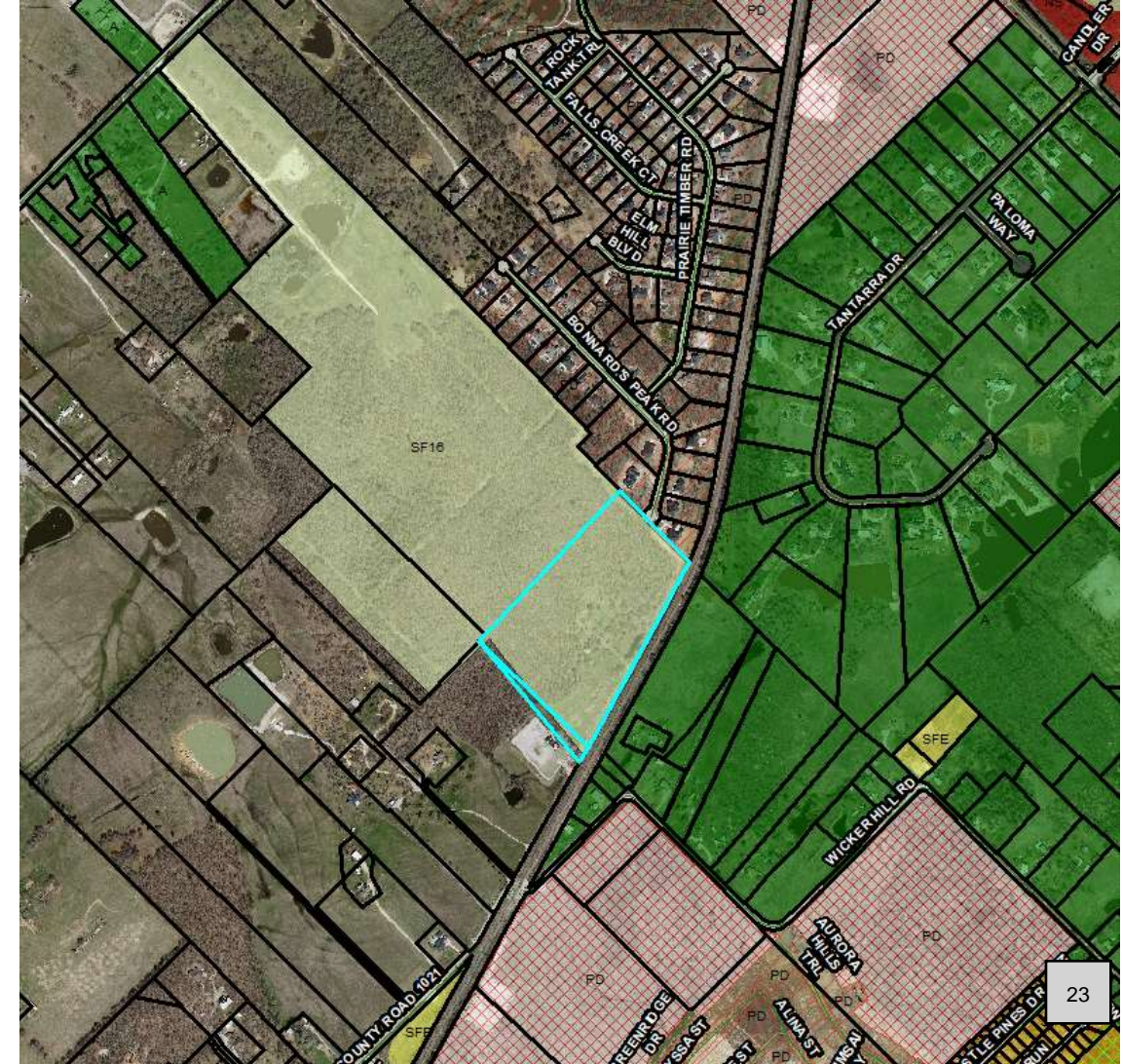
Neighborhoods



Zoning

Item A.

Agricultural



SF-16 Zoning Regulations

- Density: 2.30 residential dwelling units per acre.
- Lot size: 16,000 square feet minimum.
- Floor area: 1,800 square feet minimum.
- Depth of front yard: 25 feet minimum.
- Depth of rear yard: ten feet minimum.
- Width of side yard: six feet on each side.
- Width of side yard adjacent to side street: 15 feet minimum.
- Width of lot: 80 feet minimum.
- Depth of lot: 100 feet minimum.

ZC – 900 CR 1021

Public Hearing Notice

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



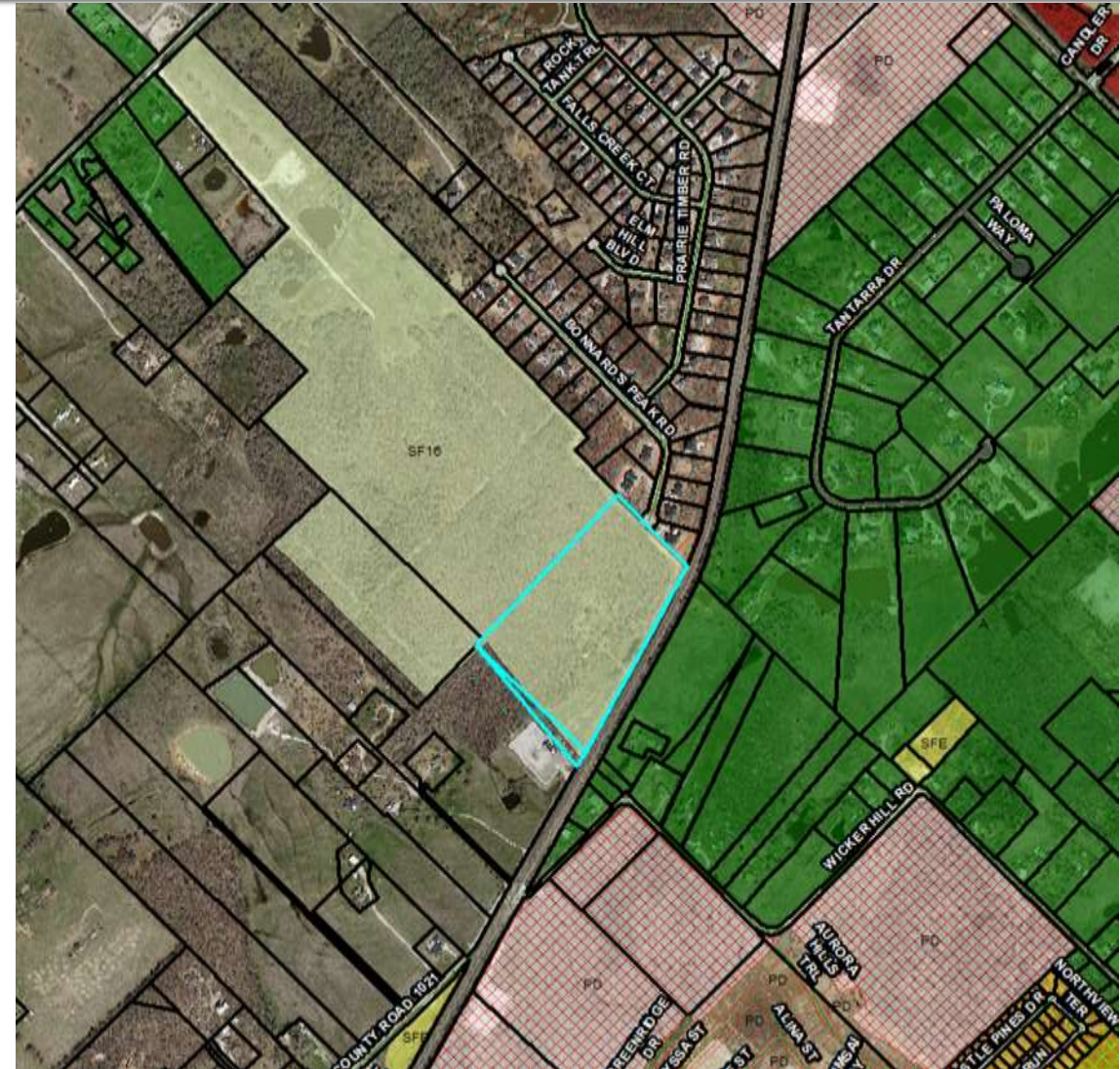
ZC – 900 CR 1021

Item A.

Staff's Recommendation

Staff has determined that the requested zoning and use align with the Comprehensive Plan.

Staff recommends approval of the ordinance for a zoning change.



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 27.352 ACRES OF LAND; BEING SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 180 AND ABSTRACT 182, DESCRIBED IN THE DEED RECORDED IN, INSTRUMENT NO. 2024-15817, JOHNSON COUNTY DEED RECORDS (J.C.D.R.T.), JOHNSON COUNTY, TEXAS, FROM “A” AGRICULTURAL TO “SF16” SINGLE-FAMILY DWELLING DISTRICT-16; 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 **Jerry Allen** on **July 7, 2025**, under **Case Number 25-190**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **X to X** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Agricultural (A)** to **Single-family dwelling district 16 (SF-16)**; and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

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

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

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

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

Section 1 MAP AND ZONING AMENDMENT

The Official Zoning Map is hereby amended insofar as it relates to certain land located in Burleson, Texas, described on the legal description attached as **Exhibit A**, by changing the zoning of said property from A, Agriculture district to the SF-16, Single-family dwelling district-16 for residential development.

Section 2

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances.

Section 3.

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 4.

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 5.

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 6.

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 7.

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 8.

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 9.

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:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

TRACT 1:

A 25.598 ACRE TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 180 AND ABSTRACT NO. 182, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO THE JENNY W. SEWELL 2001 GST TRUST IN THAT DEED RECORDED IN INSTRUMENT NO. 2024-15817, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" STEEL PIPE FOUND IN THE SOUTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO MICHEAL B. ARNOLD IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-43306, D.R.J.C.T., AND BEING THE WESTERLY CORNER OF SAID SEWELL TRACT;

THENCE N 42°55'49" E, ALONG THE SOUTHEASTERLY LINE OF SAID ARNOLD TRACT, A DISTANCE OF 1322.77 FEET TO 1/2" IRON ROD FOUND WITH CAP "RPLS 5544" FOR THE MOST NORTHERLY CORNER OF THE SAID SEWELL TRACT, ALSO BEING THE MOST SOUTH SOUTHWESTERLY CORNER OF LOT 12R, BLOCK 8 AS SHOWN IN THAT DEED RECORDED IN INSTRUMENT NO. 2020-24448, D.R.J.C.T.;

THENCE S 45°11'14" E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 12R, BLOCK 8 AND ALONG THE SOUTHWESTERLY LINE OF LOT 33R, BLOCK 4 AS SHOWN IN THAT DEED RECORDED IN INSTRUMENT NO. 2020-27817, D.R.J.C.T., A DISTANCE OF 633.56 FEET TO A 1/2" IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILWAY, BEING THE SOUTHERLY CORNER OF SAID LOT 33R, BLOCK 4, AND FOR THE MOST EASTERLY CORNER OF SAID SEWELL TRACT, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 2814.90 FEET, WHOSE LONG CHORD BEARS S 26°16'30" W, A DISTANCE OF 347.49 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAILWAY THROUGH A CENTRAL ANGLE OF 07°04'39", AN ARC LENGTH OF 347.71 FEET TO A POINT 1/2" IRON ROD FOUND WITH CAP "R.W. COOMBS" BEING IN SAID WESTERLY RIGHT-OF-WAY LINE;

THENCE S 29°07'08" W, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1112.99 FEET TO 1/2" IRON ROD FOUND IN SAID WESTERLY RIGHT-OF-WAY LINE AND FOR THE MOST SOUTHERLY CORNER OF SAID SEWELL TRACT;

THENCE N 40°41'00" W, LEAVING SAID RIGHT-OF-WAY LINE AND ALONG THE NORTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO JAYMI LEE BERRY, ET AL, IN THAT DEED RECORDED IN INSTRUMENT NO. 2019-31981, D.R.J.C.T., A DISTANCE OF 1004.74 FEET TO THE POINT OF BEGINNING CONTAINING 25.598 ACRES OF LAND, MORE OR LESS.

TRACT 2:

A 1.754 ACRE TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 180/182, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT 2 AS CONVEYED TO THE JENNY W. SEWELL 2001 GST TRUST IN THAT DEED RECORDED IN INSTRUMENT NO. 2024-15817, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD BEING THE SOUTHERLY CORNER OF SAID SEWELL TRACT AND BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILWAY;

THENCE S 29°11'48" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2541.67 FEET TO A POINT;

THENCE N 60°48'12" W, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT;

THENCE N 29°11'48" E, A DISTANCE OF 2552.66 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF TRACT 1 OF SAID SEWELL TRACT;

THENCE S 40°41'00" E ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 31.95 FEET TO THE POINT OF BEGINNING CONTAINING 1.754 ACRES OF LAND, MORE OR LESS.

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: August 12, 2025

SUBJECT:

10732 CR 1020 (Case 25-191): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "SF16" Single-family dwelling district 16 to "A" Agricultural to remove approximately 4.786 acres from the proposed Legacy Hill subdivision. *(Staff Contact: Lidon Pearce, Principal Planner)*

SUMMARY:

On July 7, 2025, a zoning change request was submitted by Jerry Allen representing SixM Texas Investments, LLC on behalf of Mike Arnold (owner) to change the zoning of approximately 4.786 acres of land from SF16, Single-family dwelling district 16 to A, Agricultural; removing this acreage from a proposed subdivision (Legacy Hill).

DEVELOPMENT OVERVIEW:

The applicant is proposing to rezone 4.786 acres to A, Agricultural; removing that acreage from the previously submitted subdivision project called Legacy Hill. The minimum lots size for parcels zoned A, Agricultural is 3 acres.

Zoning and Land Use Table

	Zoning	Use
Subject Site	SF-16	Undeveloped
North	SF-16	Future Legacy Hills
East	ETJ and PD (residential) in SE corner	Undeveloped and Prairie Timber Estates
South	A, Agricultural	Undeveloped
West	ETJ	Undeveloped and Residential

This site is designated in the Comprehensive Plan as Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots. Supporting and complementary uses, such as open space, schools and other public or civic uses, and limited small-scale neighborhood commercial uses, are also encouraged in this category.

Staff has determined the requested zoning district and use align with the Comprehensive Plan based on the existing uses and proposed lot sizes.

Engineering:

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend approval to City Council for an ordinance for the zoning change.

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

October 21, 2024 – City Council approved the initial zoning request for Legacy Hills subdivision (Case 24-195)

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](https://www.burlesontx.com/zoning-districts)

FISCAL IMPACT:

N/A

STAFF CONTACT:

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

ZC – 10732 CR 1020

Location:

- 10732 CR 1020

Applicant:

Jerry Allen (SixM Investments)

Mike Arnold (owner)

Item for approval:

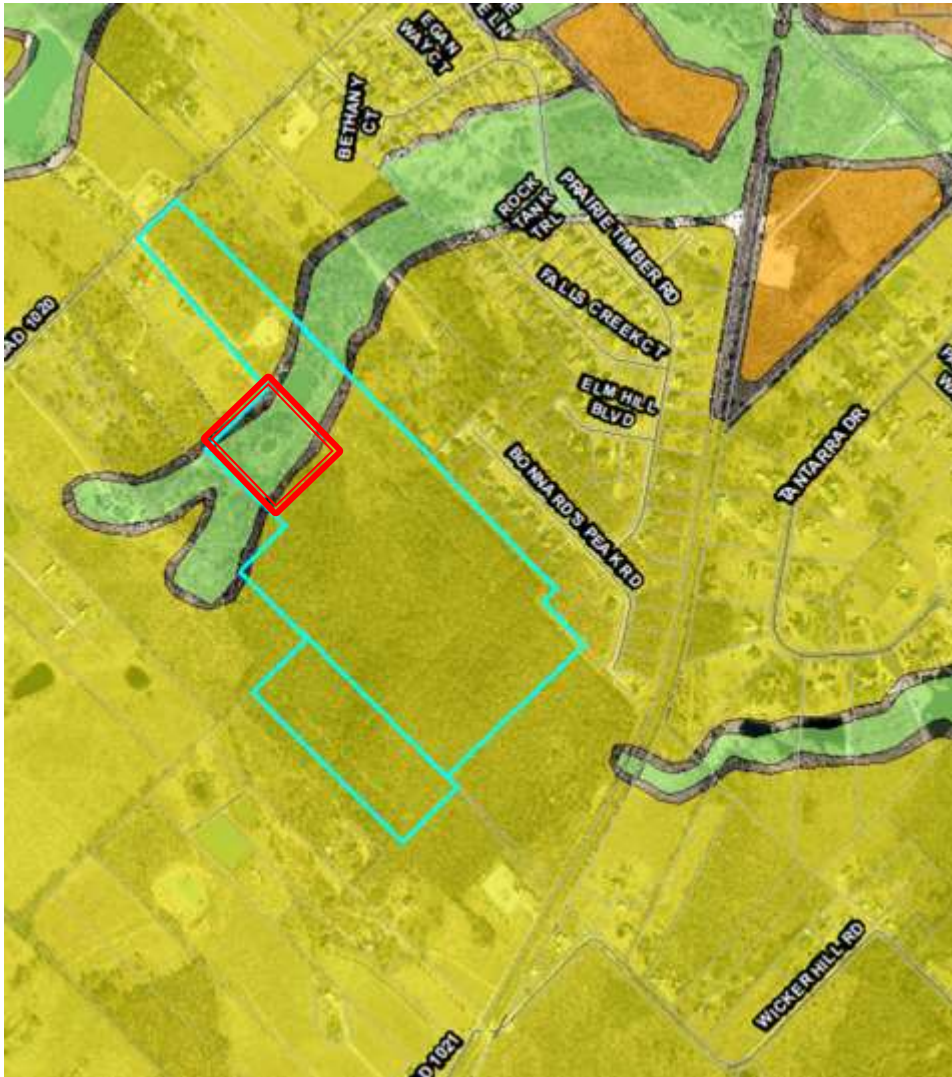
Zoning Change from "SF16"
Single-family dwelling district -16
to "A" Agricultural.

(Case 25-191).



Comprehensive Plan

Neighborhoods



Zoning

Item B.

SF- 16



ZC – 10732 CR 1020

Public Hearing Notice

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



Item B.

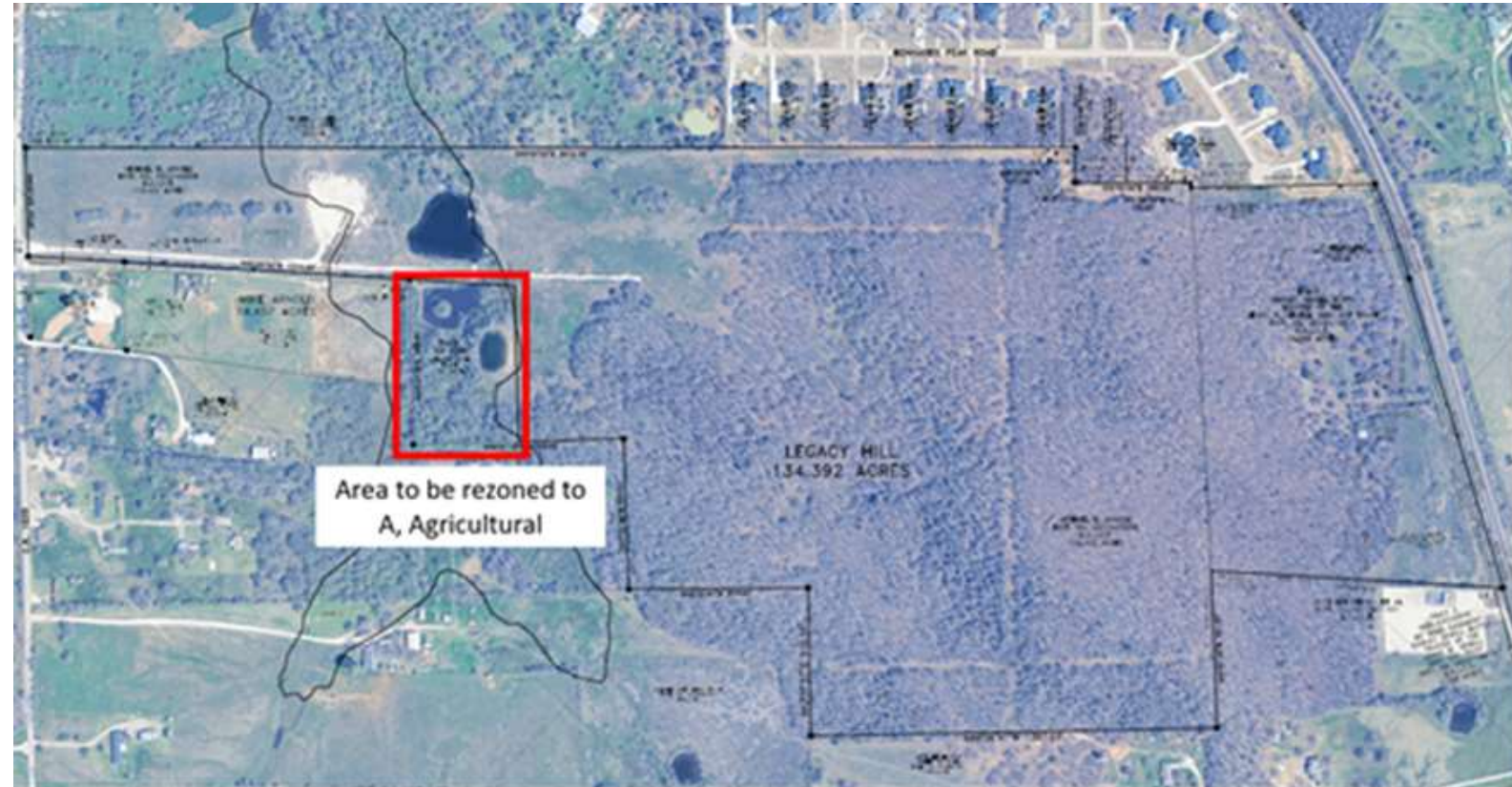
ZC – 10732 CR 1020

Item B.

Staff's Recommendation

Staff has determined that the requested zoning and use align with the Comprehensive Plan.

Staff recommends approval of the ordinance for a zoning change.



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 4.786 ACRES OF LAND; BEING A PORTION OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 180, DESCRIBED IN THE DEED RECORDED IN, INSTRUMENT NO. 2022-43306, JOHNSON COUNTY DEED RECORDS (J.C.D.R.T.), JOHNSON COUNTY, TEXAS, FROM “SF16” SINGLE-FAMILY DWELLING DISTRICT-16 “A” AGRICULTURAL TO; 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 **Jerry Allen** on **July 7, 2025**, under **Case Number 25-191**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **X to X** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Single-family dwelling district 16 (SF-16)** to **Agricultural (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 **Single-family dwelling district 16 (SF-16)** 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 located in Burleson, Texas, described on the legal description attached as **Exhibit A**, by changing the zoning of said property from SF-16, Single-family dwelling district-16 to A, Agriculture district to the for residential development.

Section 2

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances.

Section 3.

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 4.

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 5.

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 6.

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 7.

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 8.

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 9.

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:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

EXHIBIT "A"**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 180, JOHNSON COUNTY, TEXAS, BEING A PORTION OF A 113.42 ACRE TRACT OF LAND CONVEYED TO MICHAEL B. ARNOLD IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-43306, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF LOT 3, BLOCK 1, GILDA'S PLACE, ACCORDING TO THAT PLAT RECORDED IN VOLUME 10, PAGE 455, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE S 40°29'52" E, A DISTANCE OF 376.58 FEET TO A POINT;

THENCE S 44°17'06" W, A DISTANCE OF 535.58 FEET TO A POINT;

THENCE N 45°42'54" W, A DISTANCE OF 379.25 FEET TO A POINT;

THENCE N 44°42'37" E, A DISTANCE OF 569.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.786 ACRES OF LAND, MORE OR LESS.

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: August 12, 2025

SUBJECT:

880 W County Road 714 (Case 25-189): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "C" Commercial, to "SFE" Single-family estate district on approximately 3.093 acres. *(Staff Contact: Emilio Sanchez, Development Services Deputy Director)*

SUMMARY:

On July 7, 2025, a zoning change request was submitted by Jonathan Hill (applicant), on behalf of Grace Temple Church of Fort Worth (owner) to change the zoning of approximately 3.093 acres of land from C, Commercial to SFE, Single-family estate district to construct a single-family home for the pastor of the church.

DEVELOPMENT OVERVIEW:

The applicant is proposing to rezone 3.093 acres to SFE, Single-family estate district; removing that acreage from the currently undeveloped 19.3789 acres. The minimum lots size for parcels zoned SFE, Single-family estate district is 1 acre.

Zoning and Land Use Table

	Zoning	Use
Subject Site	Commercial	Undeveloped
North	Commercial	Undeveloped
East	Commercial	Religious Institution
South	Single-family 7	Residential Subdivision
West	Multi-family 1	Multifamily Development (Townhomes)

This site is designated in the Comprehensive Plan as Floodplain/Open Space

This land use category is provided to identify public parks and open spaces within Burleson. This designation incorporates parks and trails proposed within the City's Parks, Recreation and Trails Master Plan as well as floodplain and flood prone areas. Development within the floodplain areas must adhere to ordinances related to floodplain development. This area is not intended to be zoned as Floodplain/Open Space, but to show areas to be preserved within the specified zoning district. All Zoning districts may apply.

Staff has determined the requested zoning district and use align with the Comprehensive Plan based on compatibility and proximity to adjacent, residentially zoned land and the minimum impact of the proposed development.

Engineering:

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend approval to City Council for an ordinance for the zoning change.

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

None

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://www.ecode360.com/CityofBurlesonTX/ZONINGDISTRICTS)

FISCAL IMPACT:

N/A

STAFF CONTACT:

Emilio Sanchez
Deputy Director
esanchez1@burlesontx.com
817-426-9686



ZC Case 25-189

PRESENTED TO THE PLANNING AND ZONING COMMISSION – 8.12.25

EMILIO SANCHEZ, DEVELOPMENT SERVICES DEPUTY DIRECTOR

ZC – 880 W CR 714

Location:

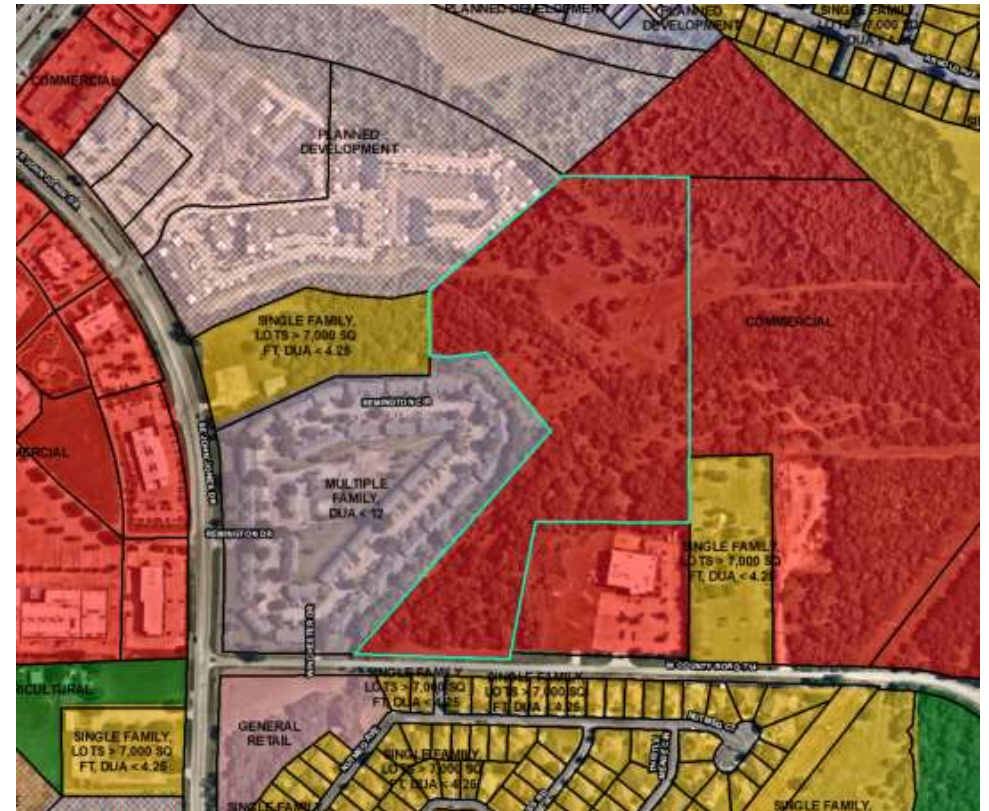
- 880 W CR 714

Applicant:

- Jonathan Hill (Applicant)
- Grace Temple Church of Fort Worth (Owners)

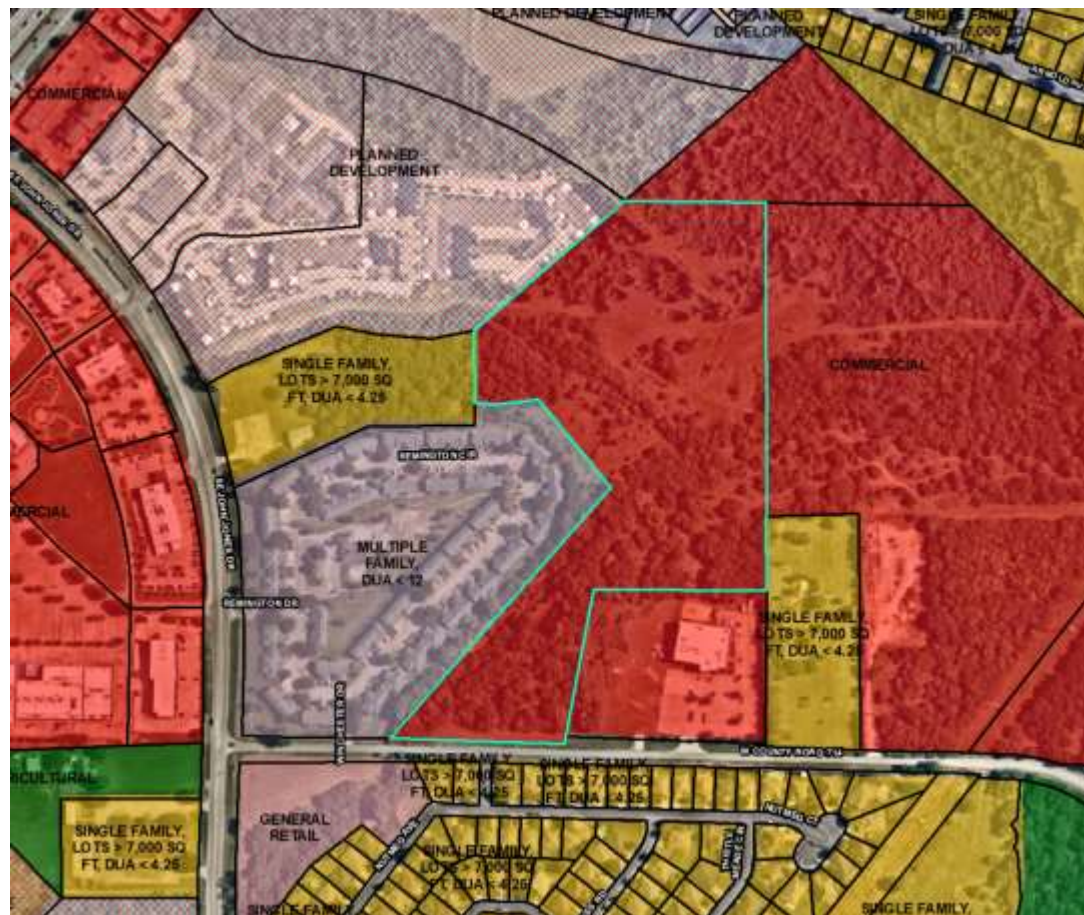
Item for approval:

Zoning change from “C” Commercial to “SFE” Single-family estate district for a residential development (Case 25-189)



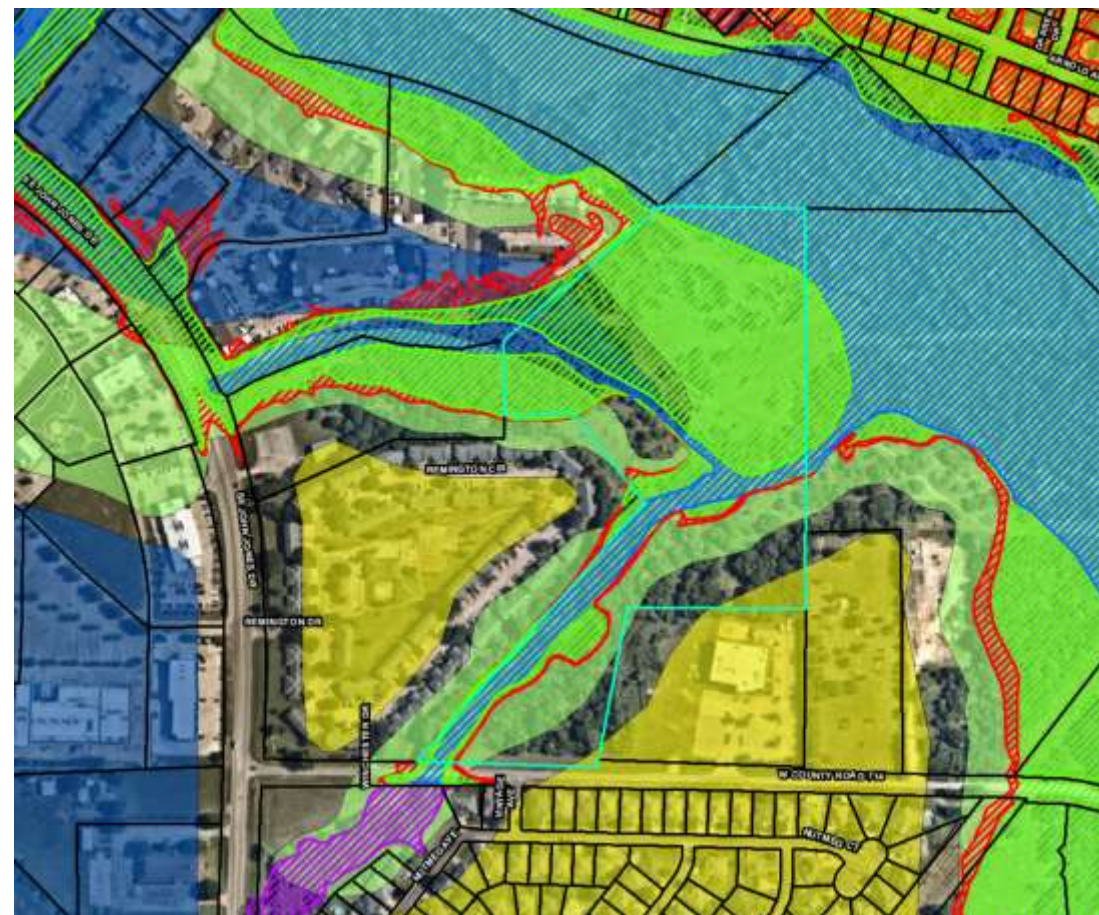
Zoning

C, Commercial

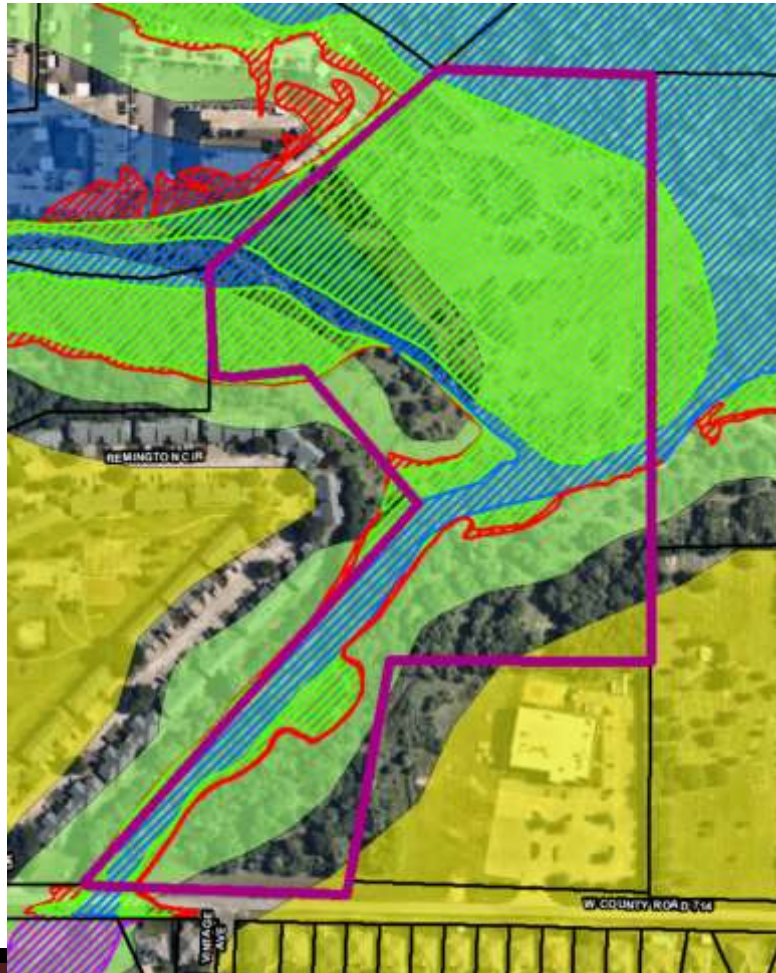


Comprehensive Plan

Flood Plain/Open Space



ZC – 880 W CR 714



CONCEPTUAL SITE PLAN



ZC – 880 W CR 714

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



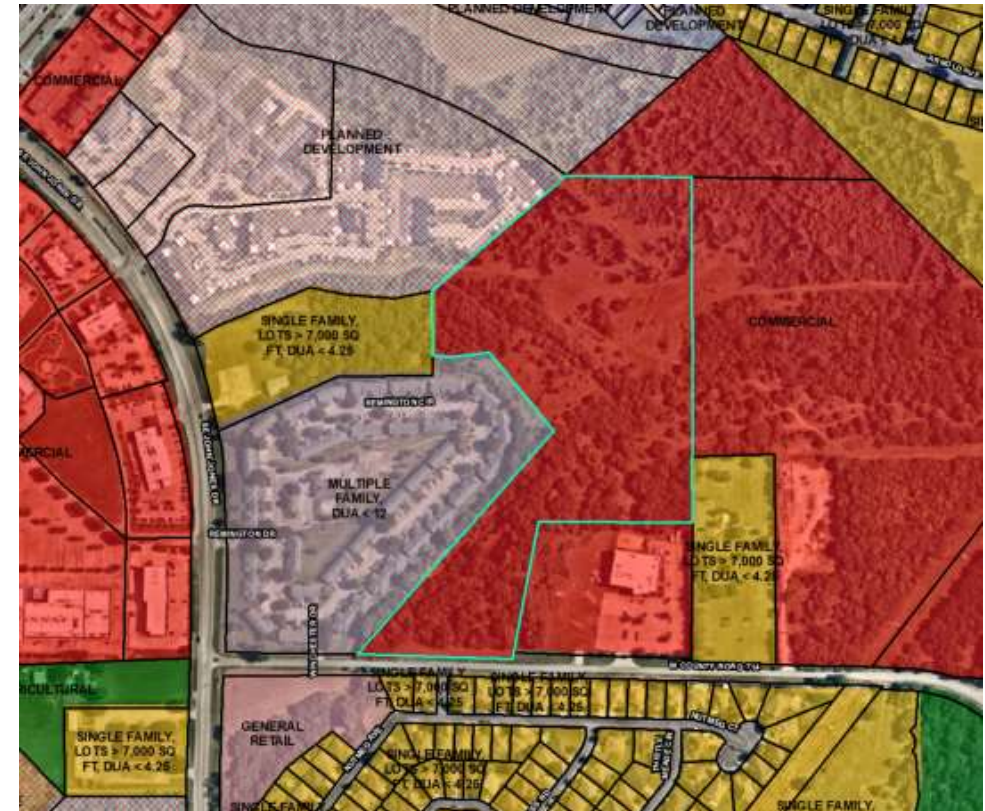
Legend

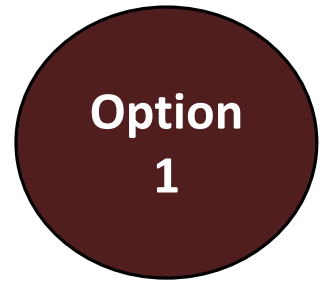
- 300 ft. Buffer
- Subject Property
- Properties within 300 ft
- Burleson

ZC – 880 W CR 714

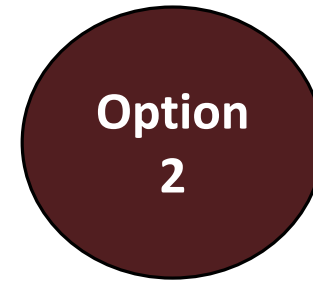
Staff Recommendation:

- Staff recommends approval of an ordinance for the zoning change request from “C”, Commercial, to “SFE” Single-family estate district (Case 25-189)





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 3.093 ACRES OF LAND; BEING SITUATED IN THE B. BRANSON SURVEY, ABSTRACT NUMBER 58, THE BBB&C RAILROAD CO. SURVEY, ABSTRACT NUMBER 105 AND THE BBB&C RAILROAD CO. SURVEY, ABSTRACT NUMBER 98, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 73.635 ACRE TRACT OF LAND DESCRIBED BY DEED TO GRACE TEMPLE CHURCH OF FORT WORTH, TEXAS INC., RECORDED IN VOLUME 3898, PAGE 824, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM “C” COMMERCIAL TO “SFE” SINGLE-FAMILY ESTATE DISTRICT; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, an application for a zoning change was filed by **Jonathan Hill** on **July 7, 2025**, under **Case Number 25-189**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

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

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

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as

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

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Burleson, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Burleson, Texas, has changed in character since the enactment of its classification of **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 located in Burleson, Texas, described on the legal description attached as **Exhibit A**, by changing the zoning of said property from C, Commercial district to the SFE, Single-family estate district for residential development.

Section 2

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances.

Section 3.

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 4.

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 5.

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 6.

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 7.

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 8.

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 9.

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:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

EXHIBIT "A"**LEGAL DESCRIPTION:**

BEING A 3.093 ACRE TRACT OF LAND SITUATED IN THE B. BRANSON SURVEY, ABSTRACT NUMBER 58, THE BBB&C RAILROAD CO. SURVEY, ABSTRACT NUMBER 105 AND THE BBB&C RAILROAD CO. SURVEY, ABSTRACT NUMBER 98, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 73.635 ACRE TRACT OF LAND DESCRIBED BY DEED TO GRACE TEMPLE CHURCH OF FORT WORTH, TEXAS INC., RECORDED IN VOLUME 3898, PAGE 824, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE SOUTHWEST CORNER OF SAID CALLED 73.635 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SHENANDOAH TOWNHOME ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 578, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 714, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SAID SHENANDOAH TOWNHOMES ADDITION BEARS NORTH 83 DEGREES 58 MINUTES 04 SECONDS WEST, A DISTANCE OF 378.19 FEET;

THENCE NORTH 41 DEGREES 17 MINUTES 19 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID CALLED 73.635 ACRE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID SHENANDOAH TOWNHOME ADDITION, A DISTANCE OF 568.51 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", FROM WHICH A 3/8" IRON ROD FOUND AT AN ELL CORNER IN SAID NORTHWEST LINE BEARS NORTH 41 DEGREES 17 MINUTES 19 SECONDS EAST, A DISTANCE OF 424.43 FEET, AND FROM WHICH A 3/8" IRON ROD FOUND BEARS FOR REFERENCE NORTH 06 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 576.86 FEET;

THENCE NORTH 88 DEGREES 24 MINUTES 37 SECONDS EAST, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID CALLED 73.635 ACRE TRACT, A DISTANCE OF 215.22 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";

THENCE SOUTH 23 DEGREES 08 MINUTES 57 SECONDS WEST, CONTINUING OVER AND ACROSS SAID CALLED 73.635 ACRE TRACT, A DISTANCE OF 482.63 FEET, TO MAG NAIL SET ON THE SOUTH LINE OF SAID CALLED 73.635 ACRE TRACT, BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 714, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, GRACE CHURCH ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 513, PLAT RECORDS,

JOHNSON COUNTY, TEXAS BEARS NORTH 89 DEGREES 04 MINUTES 03 SECONDS EAST, A DISTANCE OF 705.91 FEET;

THENCE NORTH 88 DEGREES 28 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 73.635 ACRE TRACT, AND WITH SAID CENTERLINE, A DISTANCE OF 400.68 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 3.093 ACRES OR 134,713 SQUARE FEET OF LAND, MORE OR LESS.