



Planning & Zoning Commission Agenda

Tuesday, August 15, 2023
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. Call to Order

Invocation

Pledge of Allegiance

2. Citizen Appearances

Other than public hearings, citizens in attendance who desire to speak to the Planning and Zoning Commission may speak during this section. Each person will be allowed three (3) minutes to speak and will not be interrupted by the Commission or staff. If you would like to speak, please fill out a speaker card and give the completed card to the City staff prior to addressing the Commission. Please note that the Commission may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Commission from deliberating or taking action on an item not listed on the agenda. Please also note that speakers who desire to speak on an item listed for public hearing will address the Commission during the public hearing and consideration of that particular agenda item.

3. Consent Agenda

All items listed below are considered to be routine by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the Development Services Director to place each item on the City Council agenda in accordance with the Planning and Zoning Commission's recommendations.

- A. Consider approval of the minutes from July 25, 2023 Planning & Zoning Commission meeting.
- B. Final Plat of QT 1872 Addition (Case 23-066): Consider approval of a final plat for QT 1872 Addition, Lot 1, Block 1, located at 449 East Renfro. (Staff Presenter: Lidon Pearce, Senior Planner)
- C. Hidden Vistas Phase 4A; Lot 13R, Block 17 (Case 23-039): Consider approval of a replat of Lot 13R, Block 17, of Hidden Vistas Phase 4A (Staff Presenter: Lidon Pearce, Senior Planner)
- D. Spring Valley; Lots 68A1 and 68A2 (Case 23-076): Consider approval of a replat for Lots 68A1 and 68A2 of Spring Valley (Staff Presenter: JP Ducay, Senior Planner)

4. Public Hearing

5. Reports and Presentations

- A. QuikTrip at 5917 W FM 917 (Case 23-031): Consider approval of a resolution authorizing a site plan for QuikTrip located at 5917 W FM 917.

6. Community Interest Items

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

- Expression of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- Honorary recognitions of city officials, employees, or other citizens;
- Reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city official or city employee; and
- Announcements involving imminent public health and safety threats to the city.

7. Recess into Executive Session

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

Pursuant to Sec. 551.071 consultation with its Attorney:

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

8. Adjourn**Staff Contact**

Tony McIlwain
Director of Development Services
817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the 11th of August 2023, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: August 15, 2023

SUBJECT:

Approve the minutes from July 25, 2023 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the July 25, 2023 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the July 25, 2023 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 25, 2023
MINUTES

Roll Call

Commissioners Present

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

Commissioners Absent

Todd Hulse

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
Jerald Ducay, Senior Planner
Peggy Fisher, Administrative Assistant

REGULAR SESSION

1. Call to Order – 6:00 PM

Invocation – David Hadley

Pledge of Allegiance

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from June 27, 2023 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** Bartley Addition; Lots 1R1, 1R2, 1R3 and 1R4, Block 1 (Case 23-021): Consider approval of a replat of Lots 1R1, 1R2, 1R3 and 1R4, Block 1, of the Bartley Addition (*Staff Presenter: JP Ducay, Senior Planner*)
- C.** Hidden Vistas Phase 4A; Lot 14R, Block 17 (Case 23-038): Consider approval of a replat of Lot 14R, Block 17, of Hidden Vistas Phase 4A (*Staff Presenter: JP Ducay, Senior Planner*)
- D.** Hidden Vistas Phase 4B; Lot 23R, Block 17 (Case 23-040): Consider approval of a replat of Lot 23R, Block 17, of Hidden Vistas Phase 4B (*Staff Presenter: JP Ducay, Senior Planner*)

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

Motion passed, 8-0. Commissioner Todd Hulsey was absent.

4. Public Hearing

None

5. Reports and Presentations

None

6. Community Interest Items

None

7. Executive Session

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

- 1. Pursuant to Sec. 551.071 consultation with its Attorney: The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.**

8. 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, Senior Planner

MEETING: August 15, 2023

SUBJECT:

Final Plat of QT 1872 Addition (Case 23-066): Consider approval of a final plat for QT 1872 Addition, Lot 1, Block 1, located at 449 East Renfro. (*Staff Presenter: Lidon Pearce, Senior Planner*)

SUMMARY:

On May 30, 2023, an application for a final plat of Lot 1, Block 1, QT 1872 Addition, was submitted by Bryan Clark representing QuikTrip South LLC on behalf of Stephen Eisner (owner). The purpose of the final plat is to develop the site with a QuikTrip fuel service and convenience store.

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

ENGINEERING:

Roadways

A Traffic Impact Analysis (TIA) was conducted for this site. The TIA recommended restriping a portion of E. Renfro (FM3391) for the intersection of E. Renfro and Village Creek, however staff is still waiting on TxDOT approval.

Utilities

The property is served by City of Burleson water and sewer.

OPTIONS:

- 1) Approve the final plat; or
- 2) Deny the final plat

RECOMMENDATION:

Approve a final plat for QT 1872 Addition (Case 23-066).

FISCAL IMPACT:

None.

STAFF CONTACT:

Lidon Pearce
Senior Planner
lpearce@burlesontx.com
817-426-9649



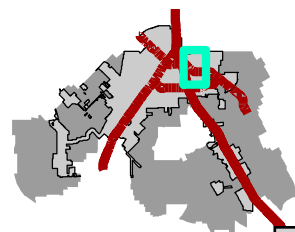
Item B.

Subject Property

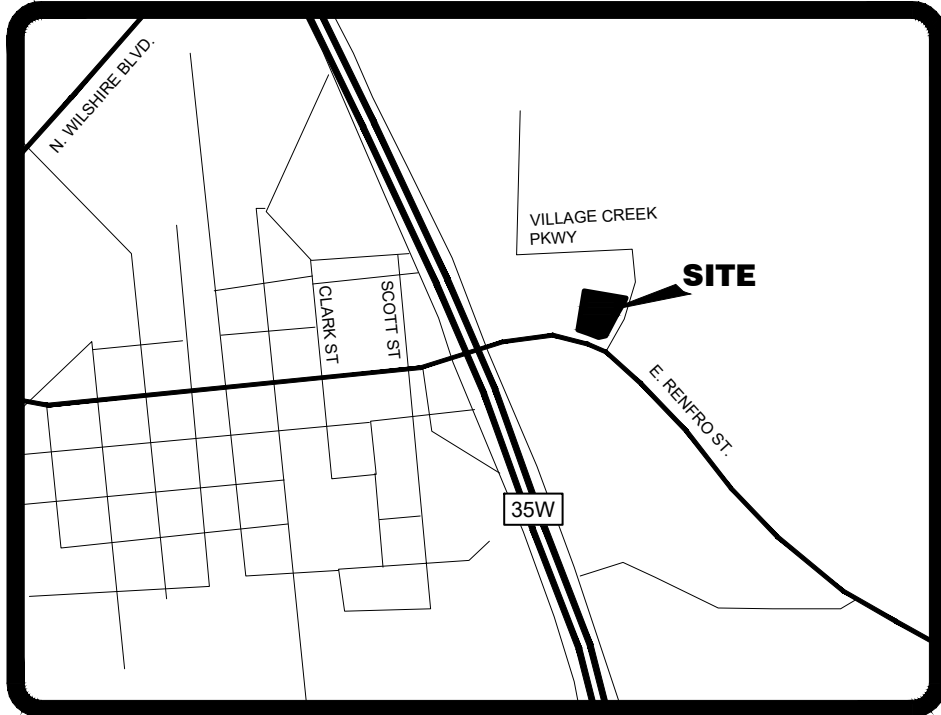
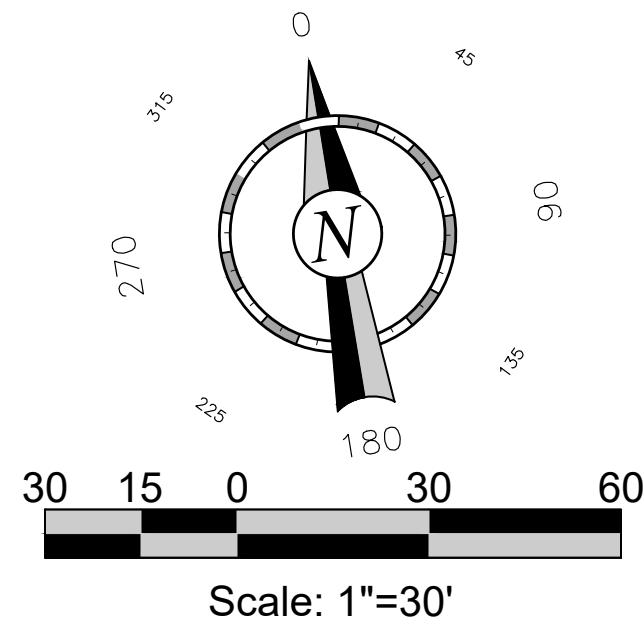
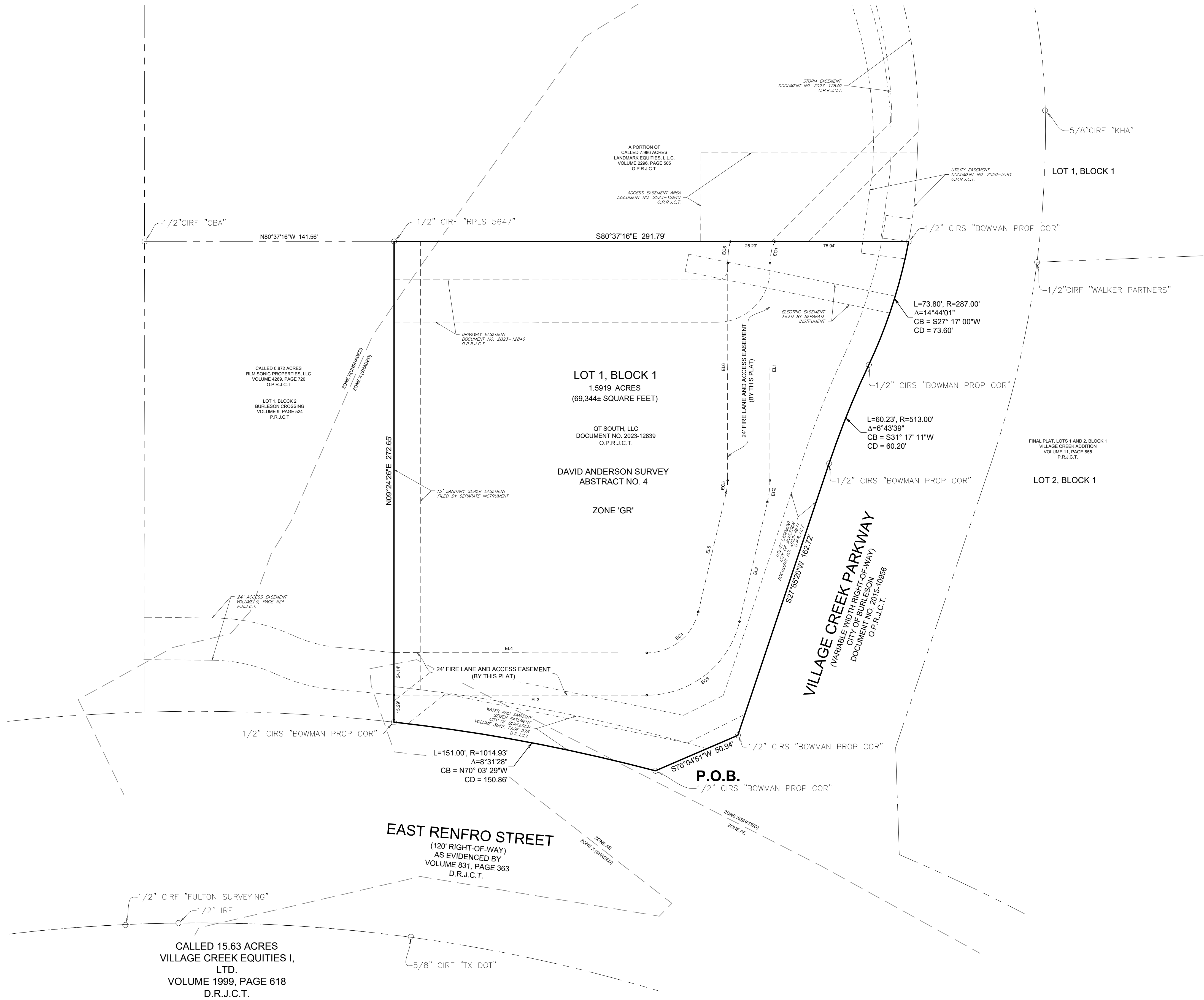


QT 1872 Addition
Lot 1, Block 1
Final Plat
Case 23-066

THE CITY OF
BURLESON
 TEXAS



Vicinity Map



LOCATION MAP
NOT TO SCALE

SURVEY LEGEND

EXISTING FEATURES		CONTROL LEGEND	
---	Easement	○	Property Corner (As Noted)
---	Property R/W Line		
---	Property R/W Lot Line (Others)		
ABBREVIATION LEGEND			
POB	Point Of Beginning		
N	North		
S	South		
E	East		
W	West		
CIRS	1/2" Iron Rod With Cap Set Stamped "Bowman Prop Cor"		
O.P.R.J.C.T.	Official Public Records, Johnson County, Texas		
D.R.T.J.T.	Deed Records, Johnson County, Texas		
P.R.T.J.T.	Plat Records, Johnson County, Texas		

SURVEY NOTES:

1. THE BASIS OF BEARINGS AND COORDINATES ARE BASED ON THE TEXAS SYSTEM OF 1983, CENTRAL ZONE
2. ALL LOT CORNERS WILL BE SET WITH 1/2" CAPPED IRON ROD STAMPED "BOWMAN PROP COR" OR SIMILAR MONUMENTATION AFTER SUBSTANTIAL COMPLETION OF THE INFRASTRUCTURE.

OWNER/DEVELOPER:
QT South, LLC
C/O QuikTrip Corporation
4705 S 129th East Ave.
Tulsa, OK 741345
945-455-6422

SURVEYOR:
Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
469-804-0233

Date Prepared: 2023-04-20

FINAL PLAT
QT 1872 ADDITION

LOT 1, BLOCK 1
BEING A 1.5919 ACRES (398,631 ± SQUARE FEET) SITUATED WITHIN
THE DAVID ANDERSON SURVEY, ABSTRACT NUMBER 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

Bowman

© 2023 Bowman Consulting Group, Ltd.
1200 West Magnolia Blvd., Suite 300
Fort Worth, TX 76104
TBPCLS #10120600
Phone: (214) 484-8586
www.bowman.com

Bowman Job No.: 210240

Checked By: RAH

Drawn By: JRP

Sheet: 1 of 2

LEGAL DESCRIPTION OF PLAT PERIMETER

BEING a 1.5919 acre tract of land situated within the David Anderson Survey, Abstract No. 4, City of Burleson, Johnson County, Texas and being a portion of a called 7.986 acre tract of land as described in the deed to QT SOUTH, LLC recorded Document No. 2023-12839 of the Official Public Records of Johnson County, Texas. Said 1.5919 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the intersection of the west right of way line of Village Creek Parkway, a variable width right of way, as described in the deed to the City of Burleson recorded under Document No. 2015-10956 of the Official Public Records of Johnson County, Texas with the north right of way line of East Renfro Street, a 120-foot right of way, as evidenced by the plat titled "Burleson Crossing" recorded in Volume 9, Page 524 of the Plat Records of Johnson County, Texas, being the beginning of a curve;

THENCE westerly, coincident with the north curving right of way line of said East Renfro Street and said curve, concave to the south, having a radius of 1014.93 feet and a chord bearing and distance of NORTH 70 degrees 03 minutes 29 seconds WEST, 150.86 feet, an arc length of 151.00 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the southeast corner of Lot 1, Block 2 of said Burleson Crossing;

THENCE NORTH 09 degrees 24 minutes 26 seconds EAST, 272.65 feet with the east line of said Lot 1 to a 1/2-inch capped iron rod stamped "RPLS 5647" found at the northeast corner of said Lot 1, from which a 1/2-inch capped iron rod stamped "CBA" found at the northwest corner of said Lot 1 bears NORTH 80 degrees 37 minutes 16 seconds WEST, 141.56 feet;

THENCE SOUTH 80 degrees 37 minutes 16 seconds EAST, 291.79 feet with the easterly prolongation of the north line of said Lot 1 through the interior of a called 7.986 acre tract of land as described in the deed to Landmark Equities, L.L.C. recorded in Volume 2296, Page 505 of the Deed Records of Johnson County, Texas, to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set on the west right of way line of said Village Creek Parkway, from which a 1/2-inch capped iron rod stamped "Walker Partners" found at the west common corner of Lots 1 and 2 of the plat titled "Village Creek Addition" recorded in Volume 11, Page 855 of said Plat Records bears SOUTH 71 degrees 29 minutes 39 seconds EAST, 73.75 feet, and being the beginning of a non-tangent curve;

THENCE the following four (4) calls coincident with the west right of way line of said Village Creek Parkway:

- southerly, with said non-tangent curve, concave to the west, having a radius of 287.00 feet and a chord bearing and distance of SOUTH 27 degrees 17 minutes 00 seconds WEST, 73.60 feet, an arc length of 73.80 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set at the beginning of a reverse curve;
- southerly, with said reverse curve, concave to the east, having a radius of 513.00 feet and a chord bearing and distance of SOUTH 31 degrees 17 minutes 11 seconds WEST, 60.20 feet, an arc length of 60.23 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
- SOUTH 27 degrees 55 minutes 20 seconds WEST, 162.72 feet to a 1/2-inch capped iron rod stamped "BOWMAN PROP COR" set;
- SOUTH 76 degrees 04 minutes 51 seconds WEST, 50.94 feet to the POINT OF BEGINNING, containing 1.5919 acres (69,344± square feet).

NOTES

- ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE (4202).
- THE SUBJECT TRACT IS ZONED "GR" GENERAL RETAIL PER THE CITY OF BURLESON ZONING ORDINANCE.
- UNDERGROUND UTILITIES MARKINGS WERE LOCATED ON THE PROPERTY (AS SHOWN ON SURVEY). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR JOHNSON COUNTY, TEXAS, PER MAP NUMBER 48251C0070J DATED DECEMBER 04, 2012 PANEL 70 OF 475 AS AMENDED BY LOMR 12-06-3831P DATED AUGUST 29, 2013, SUBJECT TRACT IS LOCATED IN ZONE X SHADED, AND ZONE AE.
- THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE ADDITIONAL MINIMUM FINISHED FLOOR ELEVATIONS ON ANY LOT CONTAINED 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.
- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "FEATURE." DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF BURLESON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION MAINTENANCE, CONDITION OR USE OF THE FEATURE INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE FEATURE. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT 3 ABUTTING, ADJACENT OR SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
- The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on May 30, 2023 to the City of Burleson. Any additional structures proposed on this property may require the existing water lines to be improved and fire hydrant(s) to be installed for fire protection. Please contact the City of Burleson's Development Services department prior to any development permit being issued.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That QT SOUTH, LLC do(es) hereby adopt this plat designating the herein above described property as **LOT 1, BLOCK 1, QT 1872 ADDITION**, an addition the City of Burleson, Texas, and hereby dedicate to the public use forever the streets, alleys and easements shown thereon.

WITNESS our hands at (Burleson, Texas), this the ____ day of _____, 20____.

QT SOUTH, LLC, a Texas limited liability company

By: _____
Thomas P. Edwards
Division Real Estate Manager

To the best of my knowledge, there are no liens against this property.

Signature of Owner _____

NOTARY CERTIFICATE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Thomas P. Edwards, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary's Signature _____ Notary Stamp: _____

CITY SIGNATURE BLOCK

CERTIFICATE OF APPROVAL:

Approved by the Planning and Zoning Commission of Burleson, Texas

This ____ day of _____, 20____.

By: _____
Planning and Zoning Chair

By: _____
City Secretary

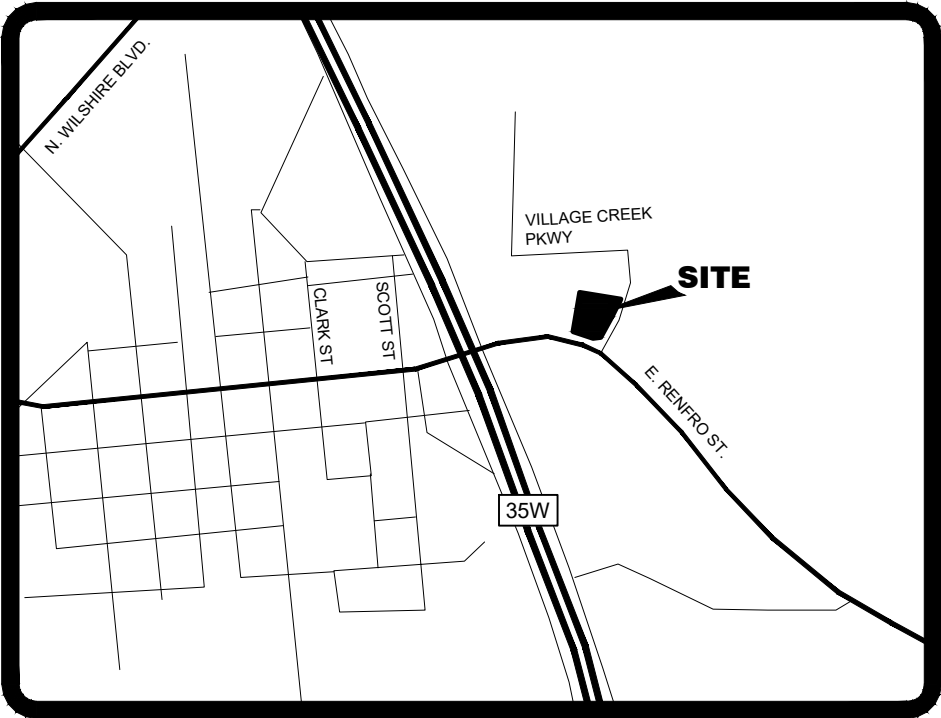
CERTIFICATE OF SURVEYOR

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED, A LSLS & REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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.
Released to the City for review. 2023-06

ROBERT A. HANSEN
LSLS & REGISTERED PROFESSIONAL
LAND SURVEYOR, NO. 6439
RHANSEN@BOWMAN.COM
DATE: _____

PLAT FILED: _____, 2023
SLIDE _____, VOLUME _____ PAGE _____
JOHNSON COUNTY PLAT RECORDS
BY: _____
APRIL LONG
COUNTY CLERK



LOCATION MAP
NOT TO SCALE

FINAL PLAT
QT 1872 ADDITION

LOT 1, BLOCK 1
BEING A 1.5919 ACRES (398,631 ± SQUARE FEET) SITUATED WITHIN
THE DAVID ANDERSON SURVEY, ABSTRACT NUMBER 4
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

Date Prepared: 2023-04-20

Bowman

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1200 West Magnolia Blvd., Suite 300 Phone: (214) 484-8586
Fort Worth, TX 76104 www.bowman.com
TBPELS #10120600

Bowman Job No.: 210240

Checked By: RAH

Drawn By: JRP

Sheet: 2 of 2

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: August 15, 2023

SUBJECT:

Hidden Vistas Phase 4A; Lot 13R, Block 17 (Case 23-039): Consider approval of a replat of Lot 13R, Block 17, of Hidden Vistas Phase 4A (*Staff Presenter: Lidon Pearce, Senior Planner*)

SUMMARY:

On April 3, 2023, an application for a replat including 0.288 acres was submitted by Tom West (applicant) on behalf of Christopher Roberts (owner). The purpose of this replat is to add a portion of the previously designated open space to Lot 13, Block 17, Hidden Vistas Phase 4A.

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

ENGINEERING:

Roadways

This replat does not trigger the requirement for a Traffic Impact Analysis (TIA).

Utilities

The property is currently served water and sewer and will not require additional meters.

OPTIONS:

- 1) Approve the replat; or
- 2) Deny the replat

RECOMMENDATION:

Approve a replat for Hidden Vistas Phase 4A; Lot 13R, Block 17(Case 23-039).

FISCAL IMPACT:

None.

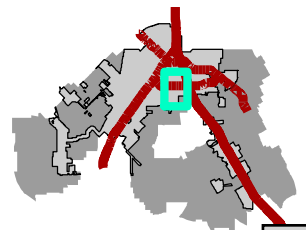
STAFF CONTACT:

Lidon Pearce
Senior Planner
lpearce@burlesontx.com
817-426-9649

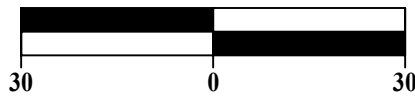
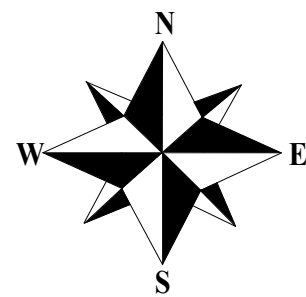


THE CITY OF
BURLESON
TEXAS

Lot 13R, Block 17
Hidden Vistas, Phase 4A
Replat
Case 23-039



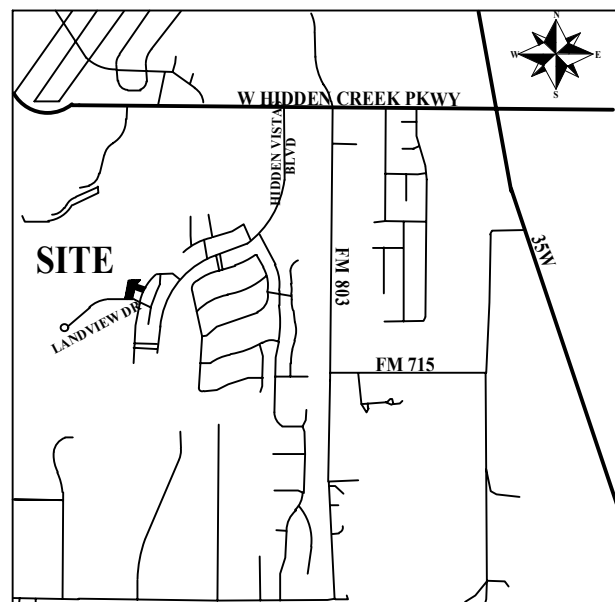
Vicinity Map



SCALE 1"=30'

LEGEND

●	IRON ROD END.
×	"X" IN CONC.
○	CAPPED I.R. SET
⊗	POWER POLE
⊗	LIGHT POLE
⊗	WATER VALVE
⊗	WATER METER
⊗	ELEC. MANHOLE
⊗	SAN. SEW. M.H.
⊗	GAS RISER
⊗	TEL. PED.
⊗	FENCE CORNER
⊗	UNDERG. CABLE
⊗	FIRE HYDRANT
⊗	CLEAN OUT

CIRS - CAPPED IRON SET
STAMPED "RPLS 4818"

VICINITY MAP NOT TO SCALE

Id	Bearing	Distance
L1	N 02°57'25" W	9.80'

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	146°29'26"	50.00'	127.84'	95.75'	N 19°42'42" W

BASIS FOR BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, USING STATIC OBSERVATION AND NOAA/NGS OPUS CALCULATIONS.

NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO ADD A PORTION OF LOT B, BLOCK 17, OPEN SPACE LOT, HIDDEN VISTAS PH. 4B, DRAWER L, INST. NO. 2021-13, PLAT RECORDS, JOHNSON COUNTY, TEXAS TO LOT 13, BLOCK 17, HIDDEN VISTAS PH. 4B, DRAWER K, VOLUME 11, PAGE 948, PLAT RECORDS, JOHNSON COUNTY, TEXAS
2. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
3. NO STRUCTURES SHALL BE ALLOWED WITHIN THE FEMA DESIGNATED FLOODPLAIN UNLESS IT CAN BE DEMONSTRATED THROUGH A FLOOD STUDY AND POSSIBLE LOMR-F.
4. NO FENCES SHALL BE ALLOWED WITHIN THE FEMA DESIGNATED FLOODPLAIN WITHOUT APPROVAL FROM THE CITY. THE FENCES SHALL MEET THE RECOMMENDATIONS OF FEMA AND THE CITY'S FLOODPLAIN MANAGER.
5. A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE REQUIRED FOR ANY PROPOSED IMPROVEMENTS WITHIN THE FEMA DESIGNATED FLOODPLAIN MEETING FEMA'S DEFINITION OF DEVELOPMENT.
6. PORTIONS OF THE REFERENCED SITE IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48251C00651, EFFECTIVE DATE DECEMBER 4, 2012.

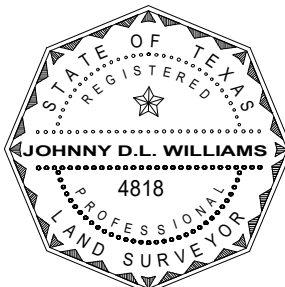
ALLEGHENY DRIVE
(50' R.O.W.)

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:
COUNTY OF JOHNSON:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Johnny D.L. Williams
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
TPELS Firm Reg. No. 10138500

Date: June 20, 2023



PLAT FILED _____, 2023.

SLIDE ___, VOLUME ___, PAGE _____

JOHNSON COUNTY PLAT RECORDS

BY: _____
COUNTY CLERK

Approved by the Planning and Zoning
Commission of Burleson, Texas.

This the _____ day of _____, 2023.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, Christopher Roberts is the owner of Lot 13R, Block 17, Hidden Vistas Phase 4A, an addition to the City of Burleson, Johnson County, Texas, recorded in Drawer K, Volume 11, Page 948, Plat Records, Johnson County, Texas and being further described in Document Number 2021-21616, Deed Records, Johnson County, Texas, and being in the THOMAS CHANDLER SURVEY, ABSTRACT NUMBER 127, an addition to the City of Burleson, Johnson County, and being more particularly described as follows:

BEING a 0.288 acre tract of land the Thomas Chandler Survey, Abstract Number 127, situated in the City of Burleson, Johnson County, Texas, being all of Lot 13, Block 17, Hidden Vistas, Phase 4A, an addition to the City of Burleson, Johnson County, Texas, recorded in Drawer K, Volume 11, Page 948, Plat Records, Johnson County, Texas and a portion of Lot B, Block 17, Hidden Vistas Phase 4B, recorded in Drawer L, Instrument Number 2021-139, Plat Records, Johnson County, Texas and being all of that same tract of land described in a deed to Christopher Roberts as recorded in Instrument Number 2021-21617 Deed Records, Johnson County, Texas. The bearings for this description are based on the Texas State Plane Coordinate System, Texas North Central Zone (4202) North American Datum 1983, using static observation and NOAA/NGS Opus calculations. Said 0.288 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the east Right of Way line of Wasatch Court, a 50' public Right of Way for the northwest corner of Lot 12, Block 17 of said Hidden Vistas, Phase 4A

THENCE North 12°53'18" West, continuing along said east Right of Way line and the west line of said Lot 13, a distance of 30.36 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the point of curvature of a non-tangent curve, concave to the west, having a radius of 50.00 Feet a central angle of 146°29'26", and a chord of 95.75 feet bearing North 19°42'42" West;

THENCE northeasterly continuing along said east Right of Way line and said west line, passing a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at an arc distance of 36.09 feet, for the most southerly southwest corner of said Lot B, and said curve, in all a total distance of 127.84 feet;

THENCE North 02°57'25" West, departing said west Right of Way line, said west line and said curve and continuing over and across said Lot B, a distance of 9.80 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in a north line of said Lot B;

THENCE North 82°22'07" East, continuing along said northerly line, a distance of 63.48 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of said Lot B;

THENCE South 50°46'16" East, departing said northerly line and continuing along an easterly line of said Lot B, a distance of 70.39 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of said Lot 13;

THENCE continuing along the easterly line of said Lot 13 the following courses and distances:

South 58°06'22" East, a distance of 68.88 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for an el corner in the easterly line of said Lot 13;

South 72°26'47" East, a distance of 49.73 feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for a northeast corner of Lot 9 of said Hidden Vistas Phase 4A;

THENCE South 77°06'42" West, continuing along the south line of said Lot 13 and the north line of said Lot 9, at a distance of 28.52 feet pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the common north corner of said Lot 9 and Lot 10 of said Block 17 and continuing along said north and south line, at a distance of 78.52 feet pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northwest corner of said Lot 10, in all a total distance of 188.52 feet to the POINT OF BEGINNING said described tract containing 0.288 Acres, more or less.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Christopher Roberts, Owner, does hereby adopt this plat designating the hereinbefore described property as LOT 13R, BLOCK 17 HIDDEN VISTAS, PHASE 4A, an Addition to the City of Burleson, Johnson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

IN WITNESS THEREOF this dedication was executed the ____ day of _____, 2023.

by _____
Christopher Roberts

State of Texas
County of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Christopher Roberts, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she did the same for the purposes and considerations expressed.

by _____
Notary Public in and for the State of Texas
My Commission expires: _____

By _____
HOA REPRESENTATIVE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she did the same for the purposes and considerations expressed.

by _____
Notary Public in and for the State of Texas
My Commission expires: _____

REPLAT
SHOWING

LOT 13R, BLOCK 17 HIDDEN VISTAS, PHASE 4A

BEING A REPLAT OF LOT 13 AND A PORTION OF LOT B, BLOCK 17
RECORDED IN DRAWER K, VOLUME 11, PAGE 948, PLAT RECORDS
OF JOHNSON COUNTY TEXAS, AN ADDITION TO THE CITY OF
BURLESON, JOHNSON COUNTY, TEXAS, AND BEING IN THE THOMAS
CHANDLER SURVEY, ABSTRACT NO. 127.

SURVEYOR:
WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL
LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916
TPELS FIRM REG. No. 10138500

CHRISTOPHER ROBERTS
1001 WASATCH CT.
BURLESON, TX. 76028

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: August 15, 2023

SUBJECT:

Spring Valley; Lots 68A1 and 68A2 (Case 23-076): Consider approval of a replat for Lots 68A1 and 68A2 of Spring Valley (*Staff Presenter: JP Ducay, Senior Planner*)

SUMMARY:

On June 12, 2023, an application for a replat including 3.506 acres was submitted by Forrest Nance with Topographic Land Surveyors (applicant) on behalf of Kathleen Robertson (owner). The purpose of this replat is to subdivide the subject property into two single-family residential lots located in the City of Burleson's Extraterritorial Jurisdiction. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

OPTIONS:

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

RECOMMENDATION:

Staff recommends approval of the replat of Spring Valley; Lots 68A1 and 68A2 (Case 23-076).

FISCAL IMPACT:

None

STAFF CONTACT:

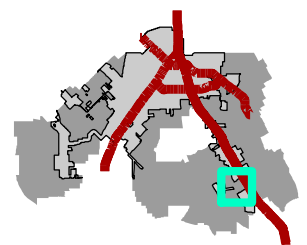
JP Ducay
Development Services – Senior Planner
jducay@burlesontx.com
817-426-9648



THE CITY OF
BURLESON
TEXAS

Spring Valley

**Replat
Case 23-076**



Vicinity Map

GENERAL NOTES:

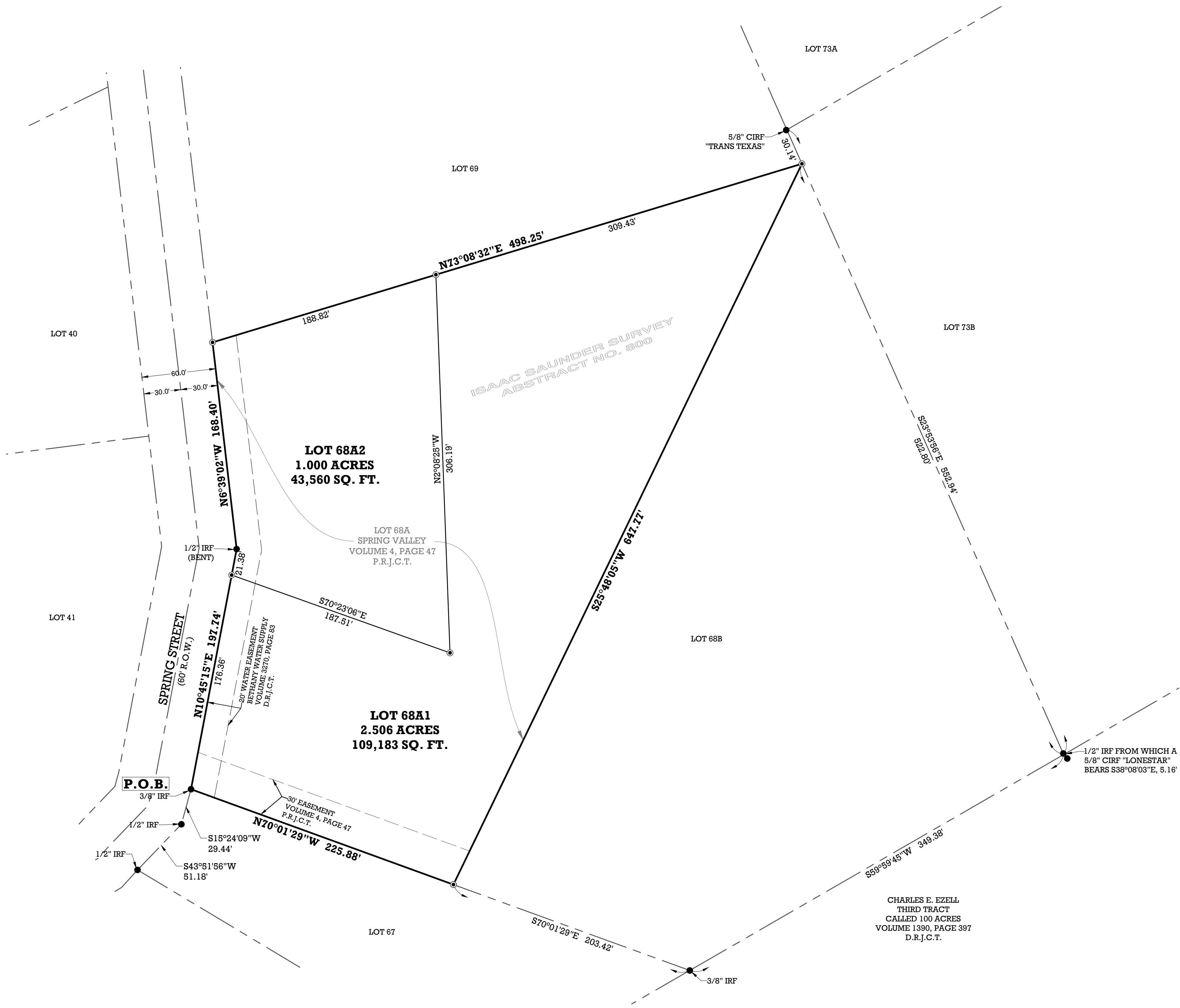
1. ORIGINAL DOCUMENT SIZE: 24" X 36"
2. ALL BEARINGS, DISTANCES, ACRESAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C02001, DATED DECEMBER 4, 2012 THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONE: (ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.
7. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE INTO TWO LOTS.
8. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE (ORD. 5.1.H).
9. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED JUNE 8, 2023 TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER MAIN LINES TO BE IMPROVED AND FIRE HYDRANT(S) TO BE INSTALLED FOR FIRE PROTECTION.
10. A MINIMUM OF 1 ACRE PER RESIDENTIAL STRUCTURE PER LOT IS REQUIRED FOR ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS). IF MORE THAN ONE STRUCTURE IS PROPOSED FOR CONSTRUCTION ON A LOT IN THE FUTURE, RE-PLATTING SHALL BE REQUIRED.

ETJ OF BURLESON NOTES

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS PROPERTY WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
3. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAY OR FOR THE CONTROL OF EROSION.
4. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
5. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
6. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE JOHNSON COUNTY PUBLIC HEALTH DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE WHEN EXAMINATIONS OF THE FACILITY REVEALS OBJECTABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
7. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS DESIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.
8. ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ANY PRIVATE SEWAGE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ANY PRIVATE SEWAGE SYSTEM, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

REPLATS AND AMENDING PLATS:

1. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.



CHARLES E. EZELL
THIRD TRACT
CALLED 100 ACRES
VOLUME 1390, PAGE 397
D.R.J.C.T.

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
481 WINSOTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126
TELEPHONE: (817) 744-7512 • FAX: (817) 744-7254
TEXAS FIRM REGISTRATION NO. 10042504
WWW.TOPOGRAPHIC.COM

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE ISAAC SAUNDER SURVEY, ABSTRACT NO. 800, JOHNSON COUNTY, TEXAS AND BEING ALL OF LOT 168A, OF SPRING VALLEY, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 47, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 68A AND THE NORTHWEST CORNER OF LOT 67 AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SPRING STREET;

THENCE NORTH 10°45'15" EAST, WITH THE WEST LINE OF SAID LOT 68A AND SAID EAST RIGHT-OF-WAY LINE OF SPRING STREET, A DISTANCE OF 197.74 FEET TO A 1/2" IRON ROD FOUND (BENT) FOR AN ANGLE POINT;

THENCE NORTH 06°39'02" WEST, WITH SAID WEST LINE OF LOT 68A AND SAID EAST RIGHT-OF-WAY LINE OF SPRING STREET, A DISTANCE OF 168.40 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR THE NORTHWEST CORNER OF SAID LOT 68A AND BEING THE SOUTHWEST CORNER OF LOT 69 OF SAID SPRING VALLEY;

THENCE NORTH 73°08'32" EAST, WITH THE NORTH LINE OF SAID LOT 68A
AND THE SOUTH LINE OF SAID LOT 69, A DISTANCE OF 498.25 FEET TO A
1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR THE
NORTHEAST CORNER OF SAID LOT 68A AND BEING THE SOUTHEAST
CORNER OF SAID LOT 69 AND THE NORTH CORNER OF LOT 68B, ALSO
BEING IN THE WEST LINE OF LOT 73B OF SAID SPRING VALLEY;

THENCE SOUTH 25°48'05" WEST, WITH THE EAST LINE OF SAID LOT 68A AND THE WEST LINE OF SAID LOT 68B, A DISTANCE OF 647.77 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHEAST CORNER OF SAID LOT 68A AND THE SOUTHWEST CORNER OF SAID LOT 68B AND BEING IN THE NORTH LINE OF SAID LOT 67;

THENCE NORTH 70°01'29" WEST, WITH THE SOUTH LINE OF SAID LOT 68A AND SAID NORTH LINE OF LOT 67, A DISTANCE OF 225.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.506 ACRES OF LAND.

KNOW ALL MEN BY THESE PRESENTS

THAT I, KATHLEEN ROBERTSON, OWNER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOTS 68A AND 68B, OR SPRING VALLEY, AN ADDITION TO JOHNSON COUNTY, MISSOURI, FOR THE PURPOSES OF CONVEYING TO THE CITY OF SPRING VALLEY, MISSOURI, ALL RIGHTS, INTERESTS, EASEMENTS, AND ENCUMBRANCES IN AND TO SAID LOT 68A AND LOT 68B, INCLUDING BUT NOT LIMITED TO ANY RIGHT, INTEREST, EASEMENT, OR ENCUMBRANCE IN AND TO SAID LOT 68A AND LOT 68B, WHICH MAY BE ASSERTED AGAINST SAID LOT 68A AND LOT 68B BY ANY PERSON, FIRM, OR ENTITY, INCLUDING BUT NOT LIMITED TO ANY PERSON, FIRM, OR ENTITY WHOSE INTERESTS ARE RECORDED IN THE PUBLIC RECORDS OF THE CITY OF SPRING VALLEY, MISSOURI, OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS ON SAID LOT 68A AND LOT 68B, AND TO TAKE SUCH ACTION AS MAY BE NECESSARY TO PROTECT AND PRESERVE THE INTEGRITY OF SAID LOT 68A AND LOT 68B, AND TO PREVENT ANY ACT OR OMISSION WHICH MAY BE UNDANGEROUS OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND THE CITY, COUNTY, OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID LOT 68A AND LOT 68B FOR THE PURPOSE OF CONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVES SUBJECT TO ALL ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLINGTON, TEXAS OR JOHNSON COUNTY.

OWNER

STATE OF TEXAS
COUNTY OF JOHNSON

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

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATION:

THAT I, FORREST C. NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6809, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE 2, 2023.

**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.**

FORREST C. NANCE, R.P.L.S. NO. 6809

APPROVED BY THE PLANNING AND ZONING COMMISSION OF
BURLESON, TEXAS THIS THE _____ DAY OF _____, 2023.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

PLAT FILED _____, 2023

SLIDE _____, VOLUME _____, PAGE _____

JOHNSON COUNTY PLAT RECORDS

COUNTY CLERK

LEGEND	ABBREVIATIONS	OWNER	SURVEYOR	REPLAT									
<div><div><div></div><div></div><div></div><div></div></div><div>SUBJECT PROPERTY LINE ADJOINER LINE EASEMENT</div></div> <div><div>●</div><div>⦿</div></div> <div>MONUMENT FOUND (AS NOTED) IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"</div>	O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS (XXXX) = DEED CALLS P.O.B. = PLACE OF BEGINNING CIRF = CAPPED IRON ROD FOUND IRF = IRON ROD FOUND	KATHLEEN ROBERTSON 5500 SPRING STREET ALVARADO, TEXAS 76009	<div><div><div>T</div><div>TOPOGRAPHIC</div><div>LOYALTY INNOVATION LEGACY</div></div><div>4511 MYRTLE COTT ROAD, SUITE 200 • DENVER, COLORADO 80229 TELEPHONE: (317) 744-7513 • FAX: (317) 744-7524 TEXAS FIRM REGISTRATION NO. 120424 WWW.TOPOGRAPHIC.COM</div></div>	<div>LOT 68A1 & 68A2 SPRING VALLEY BEING A REPLAT OF LOT 68A OF SPRING VALLEY, AN ADDITION TO THE ETJ OF BURLESON, JOHNSON COUNTY, TEXAS 2 LOTS</div> <table><tr><td>FILE: FP_HR_SPRING VALLEY_20230713</td><td>REVISION</td></tr><tr><td>DRAFT: BWM</td><td>CHECK: FCN</td></tr><tr><td>SHEET: 1 OF 1</td><td>DATE: 06/28/2023</td></tr><tr><td></td><td>0</td></tr></table>		FILE: FP_HR_SPRING VALLEY_20230713	REVISION	DRAFT: BWM	CHECK: FCN	SHEET: 1 OF 1	DATE: 06/28/2023		0
FILE: FP_HR_SPRING VALLEY_20230713	REVISION												
DRAFT: BWM	CHECK: FCN												
SHEET: 1 OF 1	DATE: 06/28/2023												
	0												

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: August 15, 2023

SUBJECT:

QuikTrip at 5917 W FM 917 (Case 23-031): Consider approval of a resolution authorizing a site plan for QuikTrip located at 5917 W FM 917.

SUMMARY:

On March 20, 2023, an application was submitted by Bryan Clark representing QuikTrip South LLC, for a site plan on approximately 1.52 acres for a QuikTrip convenience store and fueling station. An ordinance for a zoning change request was approved for this site by City Council on March 20, 2023.

“Site plan approval required by City Council. Any site plan that requires a waiver or variance to City Ordinances or is contingent upon the approval of a zoning district change must receive the approval of City Council upon recommendation of the planning and zoning commission.”

A separate sign variance request (Case 23-034) has been submitted by the applicant and will accompany this request at City Council. If one or more of the sign variances are not approved by City Council, then the applicant shall submit a revised commercial site plan to staff reflecting the approved or disapproved resolution(s) related to the requested sign variances. The commercial site plan amendment will not be approved by staff until all conditions relating to all Council approved resolutions have been met.

Site Conformance Table

<u>Required</u>	<u>Staff's Findings</u>
<u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan	Complies. Site plan is in compliance with all development regulations with the exception of the separate sign variance request(s). Case 23-034
<u>Landscaping –</u> 20% of Total Site shall be landscaped: 13,040	Complies. Landscaping proposed: 14,660 SF with credits as listed on landscaping plans.
<u>Parking Requirement –</u> 1 space per 200 SF: 27 spaces 2 ADA spaces	Complies. Parking provided: 49 spaces ADA spaces: 2 spaces

Site plan and landscaping exhibits are attached as Exhibit 4.

Engineering:**Utilities & Drainage:**

Site will be served by Johnson County Special Utility District (JCSUD). Sewer will be extended to the site by the developer.

Traffic:

A variance to TxDOT regulations has been submitted for driveway spacing along FM917 and FM1902. Permits will not be issued until staff and TxDOT review and approve the access and any variance(s) that are granted.

OPTIONS:

- 1) Recommend approval of a resolution authorizing a site plan for QuikTrip located at 5917 W FM 917; or
- 2) Recommend denial of a resolution authorizing a site plan for QuikTrip located at 5917 W FM 917.

RECOMMENDATION:

Recommend to City Council approval of resolution authorizing a site plan for QuikTrip located at 5917 W FM 917 (Case 23-031).

Fiscal IMPACT:

None.

STAFF CONTACT:

Lidon Pearce
Senior Planner
lpearce@burlesontx.com
817-426-9649

FM 917 QuikTrip – Site Plan

Item A.

Location:

- 5917 W FM 917
- 1.52 acres

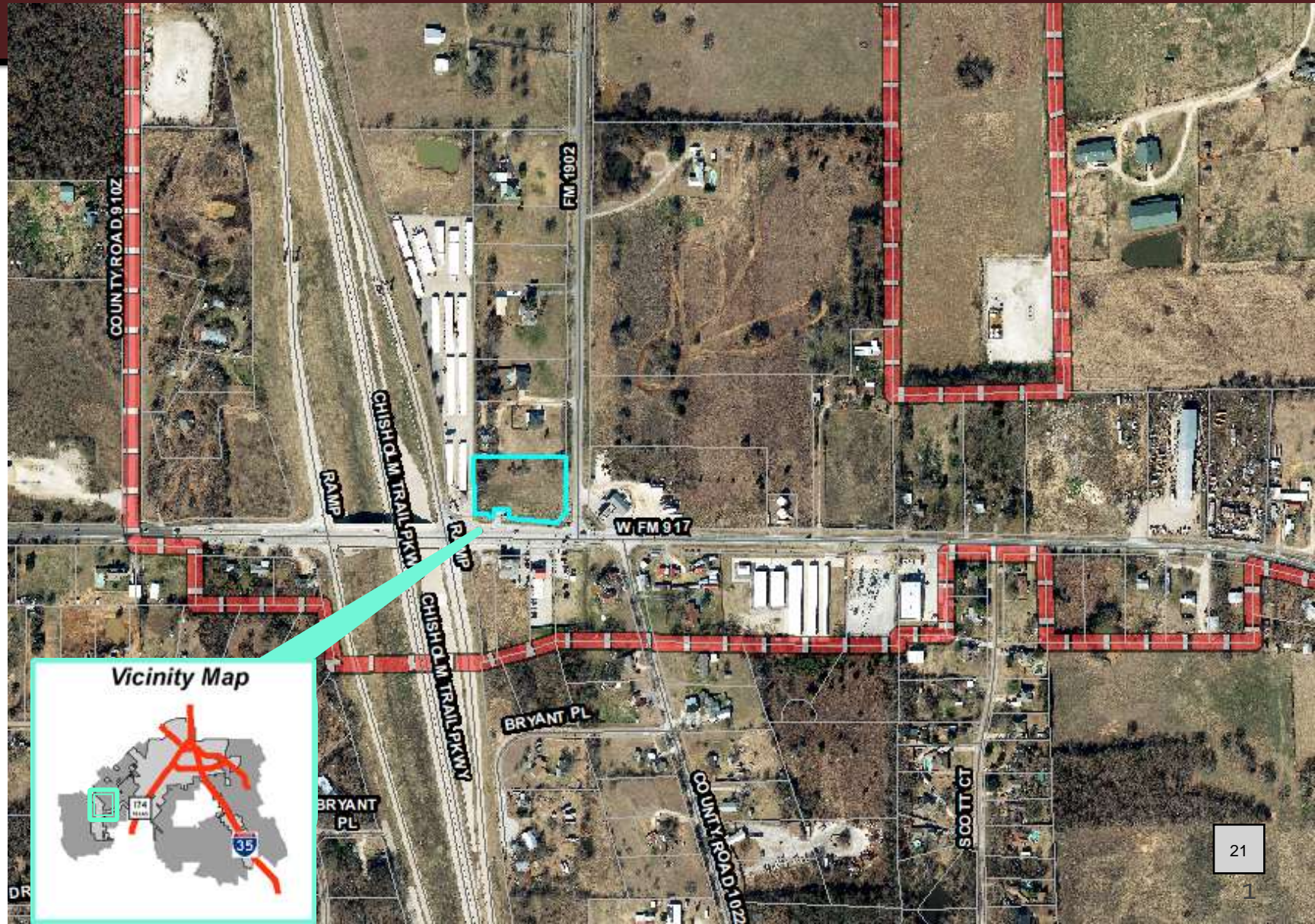
Applicant:

Bryan Clark

QuikTrip South LLC

Item for approval:

Site Plan (23-031)



- Zoning change ordinance (Case 23-007) was approved by City Council on 3.20.23

- 5,312 SF Building
- 20 feet in Height -Single-story
- Use – Convenience store with Automobile fuel sales



FM 917 QuikTrip – Site Plan

Item A.

Building Renderings

Modern QuikTrip design utilizing a masonry brick (bronze stone), brushed aluminum, and red polycarbonate accents









FM 917 QuikTrip – Site Plan

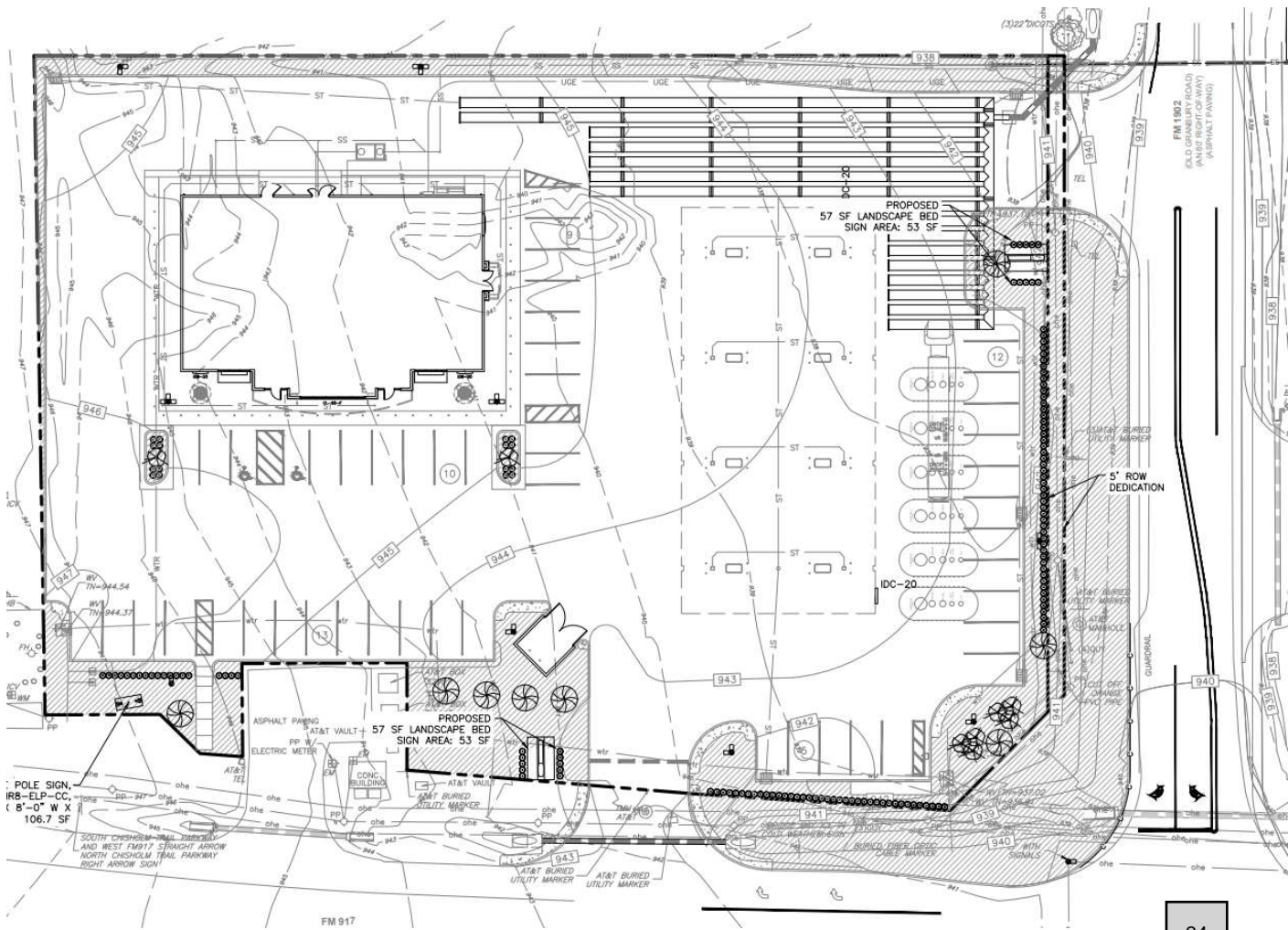
Item A.

Landscaping

Required 13,040 SF
Providing 14,660 SF

Landscape Schedule

USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES
SHRUBS		LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinese var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15"Ø X 10" HT MIN	0
		NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24"Ø X 16" HT MIN	144
TREES		CAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	8
		SHUMARD RED OAK <i>Quercus Shumardii</i> (SOUTHERN VARIETY)	6" CALIPER 12' HT	8
MISC		TIFWAY 419 BERMUDA SOD	15,278	S.F.
		BERMUDA SEED	0	S.F.



FM 917 QuikTrip – Site Plan

Site Conformance Table

Required	Staff's Findings
<u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan	Complies. Site plan is in compliance with all development regulations with exception of the separate sign variance request(s). Case 23-034
<u>Landscaping</u> 20% of Total Site shall be landscaped 13,040 SF required	Complies. Providing 14,660 SF
<u>Parking Requirement</u> 1 space per 200 SF (27 spaces)	Complies. 49 spaces / 2 ADA

FM 917 QuikTrip – Site Plan

Item A.

Utilities & Drainage:

Site will be served by Johnson County Special Utility District (JCSUD). Sewer will be extended to the site by the developer.

Traffic:

A variance to TxDOT regulations has been submitted for driveway spacing along FM917 and FM1902. Permits will not be issued until staff and TxDOT review and approve the access and any variance(s) that are granted.

Recommend approval of a resolution for a commercial site plan (Case 23-031).



RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF A COMMERCIAL SITE PLAN FOR A CONVENIENCE STORE WITH AUTOMOTIVE FUEL SALES LOCATED AT 5917 W FM 917.

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, on March 20, 2023, an application was submitted by Bryan Clark representing QuikTrip South LLC, for a commercial site plan; and

WHEREAS, on September 5, 2023, the City Council made an inquiry into the matter and reviewed all the relevant information, and

WHEREAS, City Council has determined that commercial site plan meets the requirements of Section 131 of Article V of Appendix B, Site Plan Requirements.

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

Section 1.

City Council hereby approves a commercial site plan (Case 23-031) for a convenience store with automotive fuels sales located at 5917 W FM 917.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO LEGAL FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

THIS DOCUMENT IS
RELEASED UNDER
THE AUTHORITY OF
THOMAS L. VILBIG,
P.E. 131154 FOR THE
PURPOSE OF
INTERIM REVIEW ON
JULY 5TH, 2023. IT
IS NOT TO BE USED
FOR CONSTRUCTION,
FINAL BID, OR
PERMIT PURPOSES.

2030 W FM 917
JOSHUA, TEXAS, 76058



PROTOTYPE: P-112 (11/01/22)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

ORIGINAL ISSUE DATE:

SITE (PRELIM)

3

MYLES E MIZE AND WIFE, BRENDA MIZE
VOLUME 2146, PAGE 837
D.R.J.C.T.
CALLED 1.378 ACRES

PROPOSED
CONTECH
UNDERGROUND
DETENTION SYSTEM
5,440 SF

- UNDERGROUND DETENTION
SYSTEM
36" CORRUGATED PIPE
SPACED 18" APART
REQUIRED VOLUME: 8,660 CF
VOLUME PROVIDED: 8,839 CF

PROPOSED 15' JCSU
SEWER EASEMENT

1902 SIG.

ALL STATE PROPERTIES, LL
INSTRUMENT NO. 2017-889
O.P.R.J.C.T.
CALLED 24.747 ACRES

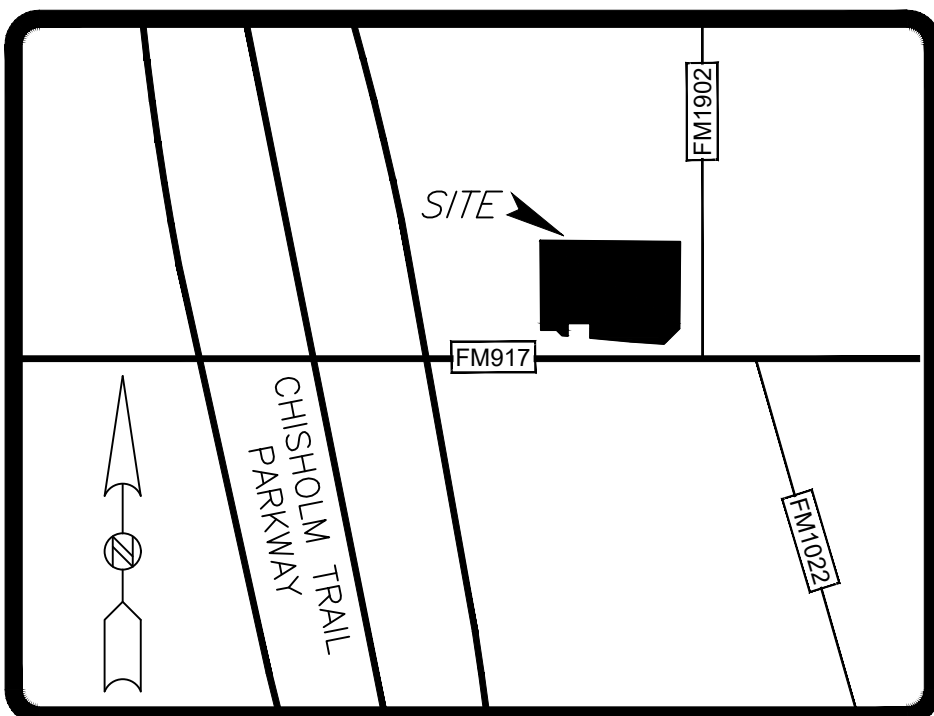
— — — — — BOUNDARY LINE
 ————— CONCRETE CURB AND GUTTER



1



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PAVEMENT SECTIONS FOR PARKING LOT MUST BE ONE OF THE FOLLOWING:

- 5" Cement (#4 bars on 24" centers) on
- 6" Stabilized Subgrade (30 lbs/sy min.) on 95% compacted soil
- 6" Cement (#4 bars on 24" centers) on 95% compacted soil
- 6" HMAC on 6" Stabilized Subgrade (30 lbs/sy min.) on 95% compacted soil

PAVING FOR FIRE LANE MUST BE ONE OF THE FOLLOWING:

- 6" Cement (#4 bars on 24" centers) on 6" Stabilized Subgrade (30 lbs/sy min.) on 95% compacted soil
- 8" Cement (#4 bars on 24" centers) on 95% compacted

LINE	BEARING	DISTANCE
L1	N 00°28'52" E	32.63'
L2	N 89°47'00" W	50.23'
L3	S 00°00'36" W	28.32'
L4	N 85°17'31" W	13.01'
L5	N 45°09'26" W	17.01'
L6	N 89°45'16" W	35.00'

ENGINEER
VILBIG AND ASSOCIATES
TOMMY VILBIG P.E.
517 W. WOODARD ST.
DENISON, TEXAS 75020
TEL: (214) 352 7333

QT REAL ESTATE PROJECT MANAGER
QUIKTRIP CORPORATION
BRYAN CLARK
1120 N INDUSTRIAL BLVD
EULESS, TX 76039
TEL:(817) 786 3227

