



## Planning & Zoning Commission Agenda

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Tuesday, April 22, 2025  
6:00 PM

City Hall - 141 W. Renfro  
Burleson, TX 76028

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### 1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

*Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God; one and indivisible*

### 2. **CITIZEN APPEARANCES**

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

### 3. **CONSENT AGENDA**

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

[A.](#) Consider approval of the minutes from April 8, 2025 Planning & Zoning Commission meeting.

[B.](#) Xcell Ranch Estates Addition, Lots 11R & 12R (Case 24-295): Consider approval of a replat of Xcell Ranch Estates Addition, Lots 11R & 12R, addressed as 7105 Starling Street. (Staff Contact: Emilio Sanchez, Deputy Director)

### 4. **PUBLIC HEARING**

### 5. **REPORTS AND PRESENTATIONS**

### 6. **GENERAL**

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**7. COMMUNITY INTERESTS ITEMS****8. EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

**A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**

**9. ADJOURN**Staff Contact

Tony McIlwain

Director of Development Services

817-426-9684

**CERTIFICATE**

I hereby certify that the above agenda was posted on this the 16th of April 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

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### Planning & Zoning Commission Meeting

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**DEPARTMENT:** Development Services

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

**MEETING:** April 22, 2025

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**SUBJECT:**

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

**SUMMARY:**

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

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the April 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](mailto:pfisher@burlesontx.com)  
817-426-9611

## PLANNING AND ZONING COMMISSION

April 8, 2025  
MINUTES

### Roll Call

#### Commissioners Present

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

#### Commissioners Absent

Clint Faram  
Brandon Crisp

#### Staff

Matt Ribitzki, City Attorney  
Emilio Sanchez, Assistant Director Development Services  
Lidon Pearce, Planner

### **REGULAR SESSION**

#### **1. Call to Order – 6:00 PM**

**Invocation – David Hadley**

**Pledge of Allegiance**

**Texas Pledge**

#### **2. Citizen Appearance**

None

#### **3. Consent Agenda**

- A.** Consider approval of the minutes from March 25, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

Motion made by Commissioner Ashley Brookman and second by Commissioner Cobi Tittle to approve the consent agenda.

Motion passed, 7-0. Commissioners Clint Faram and Brandon Crisp were absent.

#### **4. Public Hearing**

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

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

Commission Chairman Michael Tune opened the public hearing at 6:03 p.m.

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

Motion made by Commissioner Ashley Brookman and second by Commissioner Dan Taylor to approve.

Motion passed, 7-0. Commissioners Clint Faram and Brandon Crisp were absent.

#### **5. Reports and Presentations**

None

#### **6. General**

None

#### **7. Community Interest Items**

None

#### **8. Executive Session**

In accordance with Chapter 551 of the Texas Government Code, the City Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

- A. Pending or Contemplated Litigation or to Seek the Advice of the City of Attorney Pursuant to Section 551.071**

#### **9. Adjourn**

There being no further business Chair Michael Tune adjourned the meeting.  
**Time – 6:04PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Emilio Sanchez, Deputy Director  
**MEETING:** April 22, 2025

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**SUBJECT:**

Xcell Ranch Estates Addition, Lots 11R & 12R (Case 24-295): Consider approval of a replat of Xcell Ranch Estates Addition, Lots 11R & 12R, addressed as 7105 Starling Street. (Staff Contact: Emilio Sanchez, Deputy Director)

**SUMMARY:**

On September 30, 2024, an application was submitted by Armando Castillo with Castillo Realty on behalf of Jose Montoya (owner) for a replat of lots 11 & 12, to adjust the lot line between the two properties within the ETJ.

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

**RECOMMENDATION:**

Approve the replat for Xcell Ranch Estates Addition, Lots 11R & 12R.

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

N/A

**REFERENCE:**

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

**FISCAL IMPACT:**

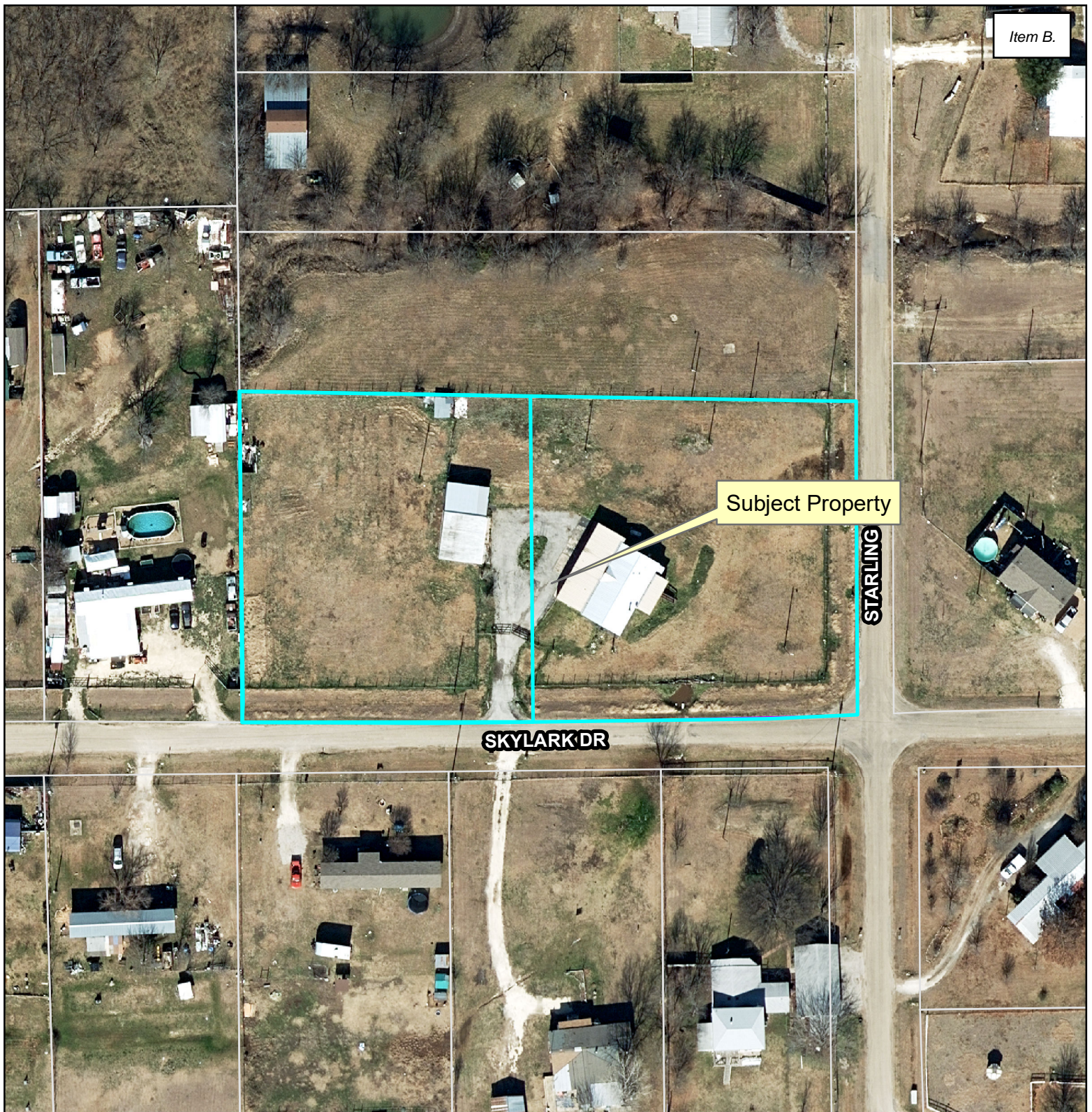
N/A

**STAFF CONTACT:**

Emilio Sanchez  
Deputy Director of Development Services  
[esanchez@burlesontx.com](mailto:esanchez@burlesontx.com)  
817-426-9686

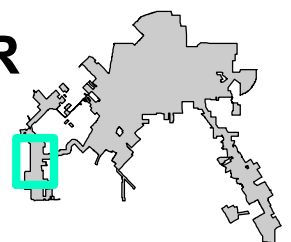






**Xcell Ranch Estates, Lots 11R & 12R  
Replat  
Case 24-295**

THE CITY OF  
**BURLESON**  
TEXAS



Vicinity Map



COUNTY RD. 913

CITY OF BURLESON  
(ETJ)

STABLING ST.

**SITE**

SKYLARK ST.

FALCON DR.

RAVIN RD.

MUSTANG GRAPE LN.

**(NOT TO SCALE)**

N

LOT 14

LOT 13

**LOT 12R**  
37,058 SQUARE FEET  
0.851 ACRES (NET)

**LOT 11R**  
37,068 SQUARE FEET  
0.851 ACRES (NET)

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

1. ALL CORNERS SET WITH 1/2" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
3. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM TWO (2) EXISTING PLATTED LOTS.
4. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48251C01075K DATED 09/21/2013, THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING ZONES: "ZONE A".
5. THIS PROPERTY IS LOCATED IN THE E.T.J. OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.
6. ELECTRIC PROVIDER: UNITED COOPERATIVE SERVICES (PH: 817-447-9292)
7. WATER PROVIDER: TEXAS WATER UTILITIES (PH: 866-854-7992)
8. SEWER PROVIDER: ON-SITE SEWAGE FACILITY
9. ALL BUILDING SETBACKS ARE SUBJECT TO JOHNSON COUNTY DEVELOPMENT REGULATIONS.

**CASE NO. RP24-295**