

Planning & Zoning Commission Agenda

Tuesday, April 22, 2025 6:00 PM City Hall - 141 W. Renfro Burleson, TX 76028

1. CALL TO ORDER

Invocation

Pledge of Allegiance

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

2. CITIZEN APPEARANCES

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

3. CONSENT AGENDA

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

- A. Consider approval of the minutes from 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

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

<u>Staff Contact</u> 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 <u>the</u> 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: April 22, 2025

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 <u>pfisher@burlesontx.com</u> 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

<u>Staff</u> 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. <u>Reports and Presentations</u>

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

Peggy Fisher Administrative Assistant Recording Secretary



Item B.

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Deputy Director

MEETING: April 22, 2025

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:

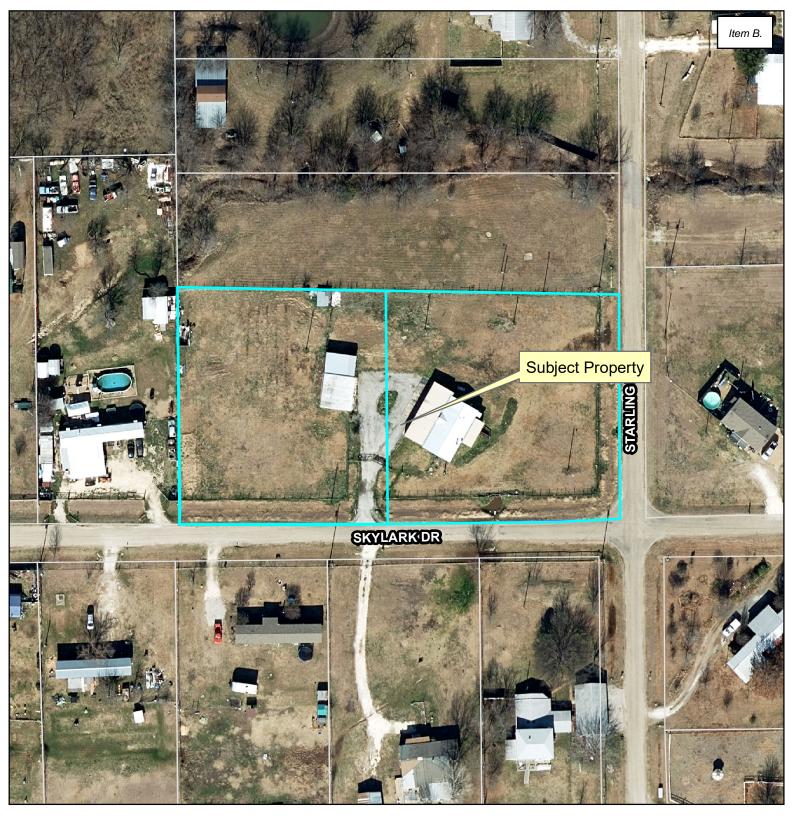
City of Burleson, TX PLAT REQUIREMENTS

FISCAL IMPACT:

N/A

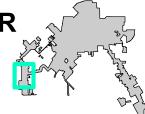
STAFF CONTACT:

Emilio Sanchez Deputy Director of Development Services <u>esanchez@burlesontx.com</u> 817-426-9686



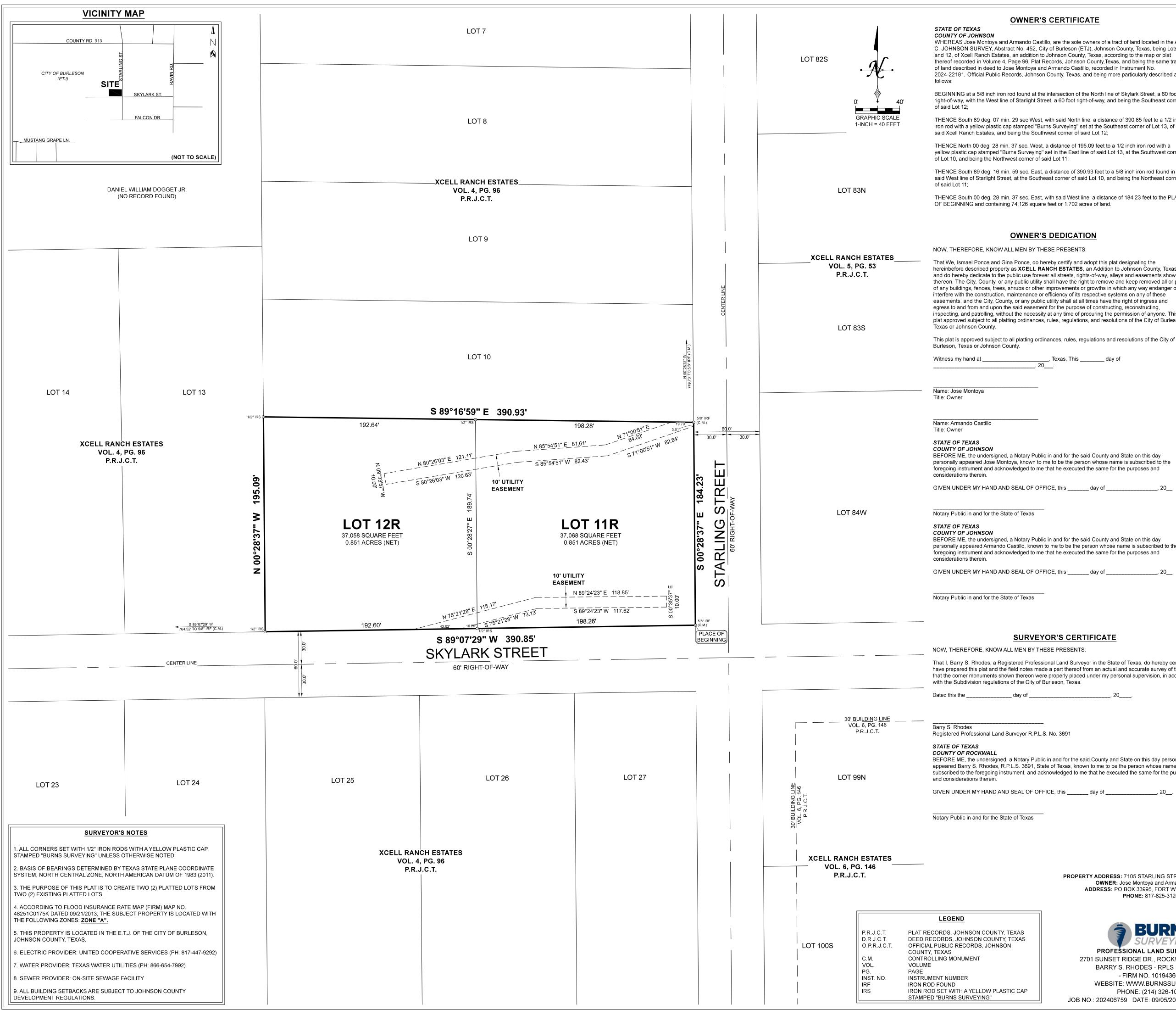


Xcell Ranch Estates, Lots 11R & 12R Replat THE CITY OF Case 24-295





9





WHEREAS Jose Montoya and Armando Castillo, are the sole owners of a tract of land located in the A. C. JOHNSON SURVEY, Abstract No. 452, City of Burleson (ETJ), Johnson County, Texas, being Lots 11 and 12, of Xcell Ranch Estates, an addition to Johnson County, Texas, according to the map or plat thereof recorded in Volume 4, Page 96, Plat Records, Johnson County, Texas, and being the same tract 2024-22181, Official Public Records, Johnson County, Texas, and being more particularly described as

BEGINNING at a 5/8 inch iron rod found at the intersection of the North line of Skylark Street, a 60 foot right-of-way, with the West line of Starlight Street, a 60 foot right-of-way, and being the Southeast corner

THENCE South 89 deg. 07 min. 29 sec West, with said North line, a distance of 390.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set at the Southeast corner of Lot 13, of

yellow plastic cap stamped "Burns Surveying" set in the East line of said Lot 13, at the Southwest corner

THENCE South 89 deg. 16 min. 59 sec. East, a distance of 390.93 feet to a 5/8 inch iron rod found in the said West line of Starlight Street, at the Southeast corner of said Lot 10, and being the Northeast corner

THENCE South 00 deg. 28 min. 37 sec. East, with said West line, a distance of 184.23 feet to the PLACE

OWNER'S DEDICATION

hereinbefore described property as XCELL RANCH ESTATES, an Addition to Johnson County, Texas. and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City, County, or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City, County, or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson,

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of

, Texas, This _____ day of

personally appeared Jose Montoya, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20___,

personally appeared Armando Castillo, known to me to be the person whose name is subscribed to the

SURVEYOR'S CERTIFICATE

That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land that the corner monuments shown thereon were properly placed under my personal supervision, in accordance

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20___.

CITY OF BURLESON NOTES

1. Johnson County will be responsible for all floodplain regulations as it relates to development. In the event the property is ever annexed into the City of Burleson, all future proposed development shall follow the City of Burleson's floodplain regulations.

2. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

3. The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.

4. Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

5. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

6. 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.

7. Inspection and/or acceptance of a private sewage facility by the Johnson County Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not co,ply with government regulations.

8. A properly designed and constructed private sewage facility system, in suitable soil, can malfunction if the amount of water it is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

9. 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 he construction or maintenance, or efficiency of its respective systems in any of the easements shown on the plat; and any public utility, including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

10. A minimum of 1 acre per residential structure is required for on-site sewage facilities (septic systems). If more than one structure is proposed for construction on a lot in the future, re-platting may be required.

11. Johnson County Public Works shall review and approve proposed location and design of any on-site sewage facilities (septic system).

12. All building setbacks are subject to current Johnson County development regulations.

13. 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.

14. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

15. For all single-family detached and duplex residences, excluding townhouses and apartments, fire hydrants shall be spaced to have a fire hose laying distance of no greater than 500 feet. The fire hose laying distance is measured by the laying of fire apparatus hose lines along the right-of-way or access easements from the nearest water supply on a street to the main entrance of the building.

16. For commercial buildings, fire hydrants shall be spaced to have a fire hose lay distance of no greater than 300 feet. The fire hose laying distance is measured by the laying of fire apparatus hose lines along the right-of-way or access easements from the nearest water supply on a street to the main entrance of the building.

17. The minimum fire flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet shall be 1,500 gallons per minute. Fire flow and flow duration for dwellings having a fire-flow calculation area in excess of 3,600 square feet shall not be less than that specified in Table B105.1 of the most current adopted International Fire Code.

18. All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.

19. The minimum fire flow and flow duration for buildings other than one-and two-family dwelling shall be as specified the most current adopted International Fire Code.

20. All buildings or structures shall be constructed such that all ground level, exterior sides of the building are within 150 feet of a dedicated street or fire lane. If the 150 feet cannot be reached from a public street, a fire lane capable of supporting 80,000 lbs shall be required on site at time of construction.

21. The requirement of public infrastructure was based on the utility exhibit that was submitted for review with this plat on October 08, 2024 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.

22. No permanent structures shall be constructed within the area indicated as reserved for future right-of-way.

23. The fire lane shall be 24 foot in width with 30' inside radii and 54' outside radii. The fire lane section shall either follow detail P-11 or 8 inches of concrete on 95% compacted base is acceptable. The developer shall be responsible for all testing and shall provide the results to the city inspectors.

24. Fire hydrant is required within 500 feet of any residential structures (excluding townhomes and apartments as measured by the hose laying distance. For commercial buildings, fire hydrants shall be spaced to have an effective radius of 300 feet or a fire hose lay distance no greater than 300 feet to the front entrance of the building, whichever results in the closer fire hydrant spacing, or as required in the current International Fire Code

25. Fire hydrants are required within 300 feet of all exterior portions of a commercial building. The distance shall be equal to the laying distance for fire apparatus hose lines along public streets and fire lanes from the nearest water supply.

26. 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 intersection.

27. According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0175K dated 09/21/2013 the subject property is located within the following zones: Zone A – No base flood elevations determined.

CERTIFICATE OF APPROVAL

Approved by the Planning and Zoning Commission of Burleson, Texas This the ____, day of _____

Chair of Planning and Zoning Commission

City Secretary

PROPERTY ADDRESS: 7105 STARLING STREET, JOSHUA, TX 76058 **OWNER:** Jose Montoya and Armando Castillo ADDRESS: PO BOX 33995, FORT WORTH, TX 76162 **PHONE:** 817-825-3126



PROFESSIONAL LAND SURVEYORS 2701 SUNSET RIDGE DR., ROCKWALL, TX 75032 BARRY S. RHODES - RPLS NO. 3691 -- FIRM NO. 10194366 -WEBSITE: WWW.BURNSSURVEY.COM PHONE: (214) 326-1090 JOB NO.: 202406759 DATE: 09/05/2024 DRAWN BY: TD

REPLAT **XCELL RANCH ESTATES** LOTS 11R & 12R

BEING A REPLAT OF LOTS 11 AND 12. OF XCELL RANCH ESTATES, RECORDED IN VOLUME 4, PAGE 96 P.R.J.C.T. AND BEING LOCATED IN THE A. C. JOHNSON SURVEY, ABSTRACT NO. 452, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BURLESON JOHNSON COUNTY, TEXAS