



## Planning & Zoning Commission Agenda

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Tuesday, April 25, 2023  
6:00 PM

City Hall - 141 W. Renfro  
Burleson, TX 76028

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1. Call to Order

Invocation

Pledge of Allegiance

2. Citizen Appearances

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

3. Consent Agenda

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

A. Consider approval of the minutes from March 7, 2023 Planning & Zoning Commission meeting.

B. Sierra Estates; Lot 23-R1, Block 9 (Case 23-022): Consider approval of a replat of Lot 23, Block 9 of Sierra Estates. (*Staff Presenter: Lidon Pearce, Senior Planner*)

C. Faith Addition; Lots 1 & 2, Block 1 (Case 23-020): Consider approval of a final plat of Lots 1 & 2, Block 1 of Faith Addition. (*Staff Presenter: Lidon Pearce, Senior Planner*)

D. J&K Miller Addition; Lots 1, 2 and 3, Block 1 (Case 23-017): Consider approval of a final plat for Lots 1, 2 and 3, Block 1 of J&K Miller Addition Addition (*Staff Presenter: JP Duca, Senior Planner*)

4. Public Hearing

5. Reports and Presentations

**6. Community Interest Items**

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

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

**7. Recess into Executive Session**

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

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

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

**8. Adjourn****Staff Contact**

Tony McIlwain  
Director of Development Services  
817-426-9684

**CERTIFICATE**

I hereby certify that the above agenda was posted on this the 21st of April 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

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### Planning & Zoning Commission Meeting

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**DEPARTMENT:** Development Services

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

**MEETING:** April 25, 2023

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**SUBJECT:**

Approve the minutes from March 7, 2023 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the March 7, 2023 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the March 7, 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](mailto:pfisher@burlesontx.com)  
817-426-9611

## PLANNING AND ZONING COMMISSION

March 7, 2023  
MINUTES

### Roll Call

#### Commissioners Present

Adam Russell(Chair)  
David Hadley  
Cobi Tittle  
Bill Janusch  
Michael Tune  
Clint Faram  
Bobby Reading

#### Commissioners Absent

Dan Taylor

#### 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 – Adam Russell**

**Pledge of Allegiance**

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

None

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

- A.** Consider approval of the minutes from February 28, 2023 Planning and Zoning Regular Commission meeting. (*Staff Contact: Tony McIlwain, Director Development Services*)
- B.** Spring Valley Addition; Lot 28A and Lot 28B (Case 23-005): Consider approval of a replat of Lot 28A and Lot 28B, of Spring Valley Addition (*Staff Presenter: JP Ducay, Senior Planner*)



- C.** Ranch Country Estates; Lot 1AR and Lot 1BR, Block 1 (Case 22-168): Consider approval of a replat of Lot 1, Block 1 of Ranch Country Estates. *(Staff Presenter: Lidon Pearce, Senior Planner)*

Motion made by Commissioner David Hadley and second by Commissioner Bill Janusch to approve the consent agenda.

Motion passed, 6-0. Commissioner Dan Taylor 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 Adam Russell adjourned the meeting.

**Time – 6:01PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Lidon Pearce, Senior Planner

**MEETING:** April 25, 2023

**SUBJECT:**

Sierra Estates; Lot 23-R1, Block 9 (Case 23-022): Consider approval of a replat of Lot 23, Block 9 of Sierra Estates. (*Staff Presenter: Lidon Pearce, Senior Planner*)

**SUMMARY:**

On February 20, 2023, an application for a replat, including 0.702 acres, was submitted by John Barton (surveyor) on behalf of Larry & Tammy Riemenschneider (owners). The replat is adding a portion of unplatted land to the rear of their previously platted residential lot (Lot 23).

The replat 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 served by the City of Burleson.

**OPTIONS:**

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

**RECOMMENDATION:**

Approve a replat for Sierra Estates; Lot 23-R1, Block 9 (Case 23-022)

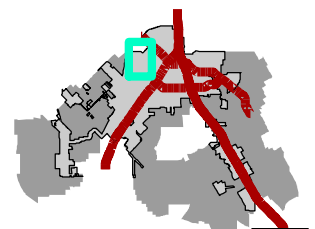
**FISCAL IMPACT:**

None.

**STAFF CONTACT:**

Lidon Pearce  
Senior Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649





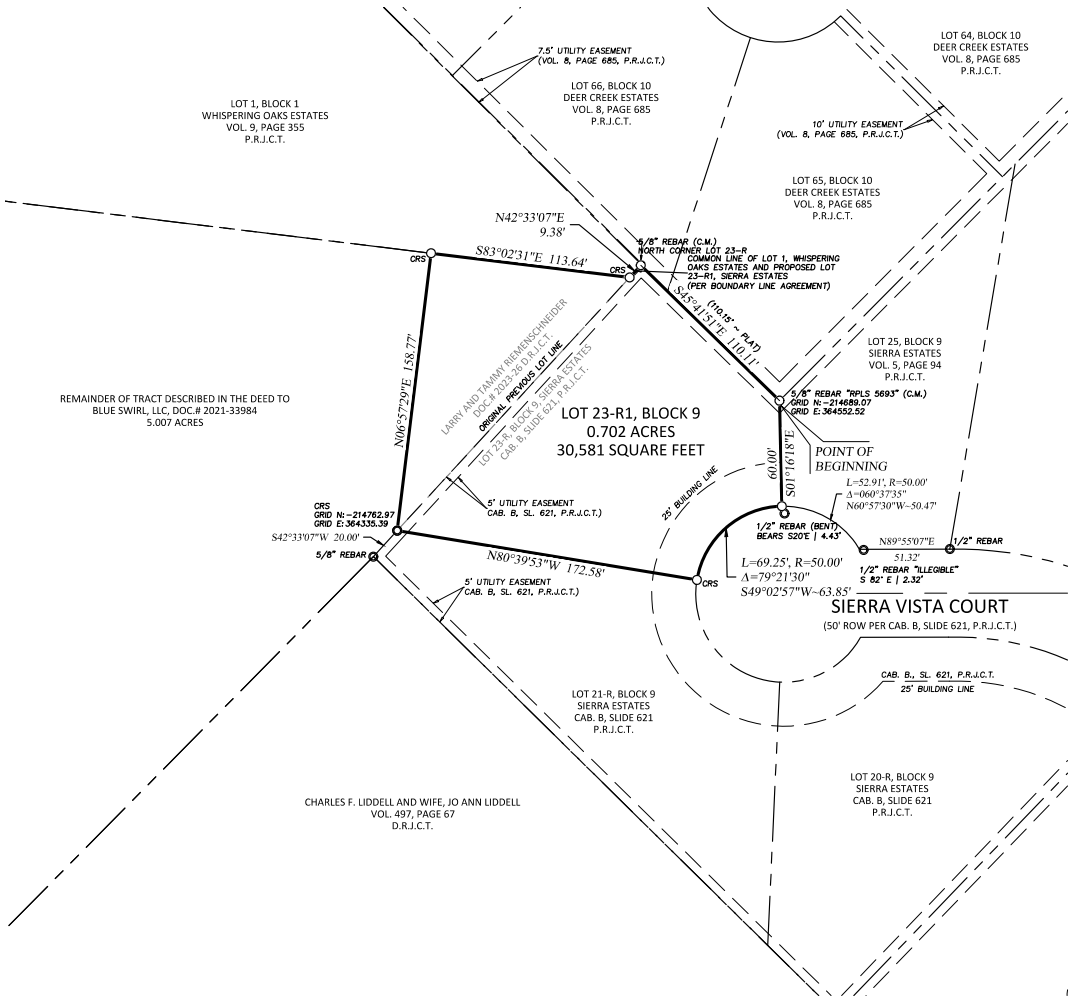
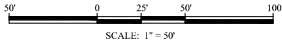
### Vicinity Map



1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
2. Monuments are found unless specifically designated as set.

1. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
2. 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.
3. The purpose of this plat is to combine unplatted land with existing Lot 23-R under the same ownership.
4. The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on February 20, 2022 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.
5. According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0065J dated 12/04/2012 the subject property is located within the following zones: **Zone X – Areas determined to be outside the 100-year floodplain**
6. No permanent structures will be allowed within the existing 5 foot utility easement without approval from City.

- D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
- P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
- O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



9

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Lidon Pearce, Senior Planner

**MEETING:** April 25, 2023

**SUBJECT:**

Faith Addition; Lots 1 & 2, Block 1 (Case 23-020): Consider approval of a final plat of Lots 1 & 2, Block 1 of Faith Addition. (*Staff Presenter: Lidon Pearce, Senior Planner*)

**SUMMARY:**

On February 20, 2023, an application for a final plat of 2.88 acres, was submitted by Carter Mahanay (owner). The subdivision is creating two lots out of the previously unplatted 2.88 acres of land. The proposed lots are each greater than one acre and zoned single-family estate dwelling district.

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 served water by Johnson County Special Utility District.

**OPTIONS:**

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

**RECOMMENDATION:**

Approve a final plat for Faith Addition; Lots 1 & 2, Block 1 (Case 23-020)

**FISCAL IMPACT:**

None.

**STAFF CONTACT:**

Lidon Pearce  
Senior Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649



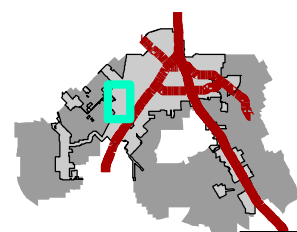


Item C.



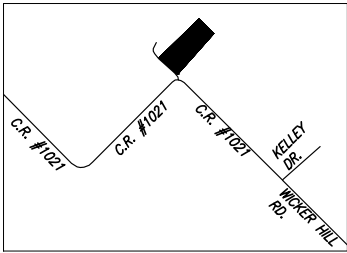
THE CITY OF  
**BURLESON**  
TEXAS

**Faith Addition  
Lots 1 & 2  
Final Plat  
Case 23-020**



*Vicinity Map*





**OWNERS:**  
PROVERBS 16:3 PROPERTIES, LLC.  
2705 COUNTY ROAD No. 1021  
BURLESON, TEXAS 76028

OWNER'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF JOHNSON:

LEGAL DESCRIPTION

WHEREAS, PROVERBS 16:3 PROPERTIES, LLC., IS THE OWNER OF THE ORIGINAL 2.88 ACRE TRACT OF LAND SITUATED OUT OF THE H G CATLETT SURVEY, ABSTRACT No. 179, JOHNSON COUNTY, TEXAS AND DESCRIBED IN DEED RECORDED IN INSTRUMENT No. 2022-31910, DEED RECORDS, JOHNSON COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND IN THE NORTHERLY LINE OF THE RIGHT-OF-WAY CURVE OF COUNTY ROAD #1021 AND BEING THE MOST SOUTHERLY CORNER OF AN INGRESS & EGRESS EASEMENT RECORDED IN VOLUME 4246, PAGE 11, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 48°14'22" WEST (PER DEED NORTH 48°23'00" WEST) PASSING A 1/2" IRON ROD WITH A RECER FOX CAP IN TOTAL A DISTANCE OF 247.65 FEET (PER DEED A DISTANCE OF 247.30 FEET) TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID EASEMENT;

THENCE NORTH 45°54'51" EAST (PER DEED NORTH 45°36'00" EAST) A DISTANCE OF 18.63 FEET (PER DEED A DISTANCE OF 18.00 FEET) TO AN "X" CUT IN CONCRETE AND BEING THE POINT OF BEGINNING AND THE MOST WESTERLY CORNER OF HEREIN DESCRIBED. SAID "X" CUT BEING THE ORIGINAL MOST WESTERLY CORNER DEED TO PROVERBS 16:3 PROPERTIES, LLC., RECORDED IN INSTRUMENT No. 2022-31910, DEED RECORDS, JOHNSON COUNTY, TEXAS AND BEING THE MOST SOUTHERLY CORNER DEED TO GEORGE WILLIAMS & NITA WILLIAMS RECORDED IN VOLUME 3502, PAGE 257, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 45°54'51" EAST (PER DEED NORTH 45°52'55" EAST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID WILLIAMS TRACT A DISTANCE OF 559.22 FEET (PER DEED A DISTANCE OF 556.89 FEET) TO A 3" METAL FENCE POST FOR THE MOST NORTHERLY CORNER OF HEREIN DESCRIBED TRACT, SAID FENCE POST BEING THE MOST EASTERLY CORNER DEED TO SAID WILLIAMS TRACT AND IN THE COMMON LINE DEED TO ROBERT N. BRANSON RECORDED IN INSTRUMENT No. 2011-16721, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 45°12'53" EAST (PER DEED SOUTH 46°09'59" EAST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID BRANSON TRACT A DISTANCE OF 206.73 FEET (PER DEED A DISTANCE OF 206.42 FEET) TO A 3" METAL FENCE POST FOR THE MOST EASTERLY CORNER OF HEREIN DESCRIBED TRACT, SAID FENCE POST BEING THE MOST NORTHERLY CORNER DEED TO JULIA D. BULLARD RECORDED IN VOLUME 1545, PAGE 832, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 41°49'35" WEST (PER DEED SOUTH 41°45'00" WEST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID BULLARD TRACT A DISTANCE OF 547.73 FEET (PER DEED A DISTANCE OF 547.73 FEET) TO A 5/8" IRON ROD SET WITH A PROSPECT SURVEYING CAP FOR THE MOST SOUTHERLY CORNER OF HEREIN DESCRIBED TRACT, SAID CAPPED IRON ROD SET BEING THE MOST WESTERLY CORNER DEED TO SAID BULLARD TRACT AND IN THE COMMON LINE DEED TO SAID INGRESS & EGRESS EASEMENT;

THENCE NORTH 48°14'22" WEST (PER DEED NORTH 48°23'00" WEST) ALONG THE COMMON LINE OF SAID HEREIN DESCRIBED TRACT AND SAID INGRESS & EGRESS EASEMENT A DISTANCE OF 247.65 FEET (PER DEED A DISTANCE OF 247.30 FEET) TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 125,250.89 SQUARE FEET OR 2.88 ACRES MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PROVERBS 16:3 PROPERTIES, LLC., do (does) hereby adopt this plat designating the herein above-described property as LOTS 1 & 2 of FAITH ADDITION, on addition to Johnson County, Texas and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By \_\_\_\_\_

PROVERBS 16:3 PROPERTIES, LLC., Owner

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared PROVERBS 16:3 PROPERTIES, LLC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Gerardo Arteaga, Owner

NOTARY PUBLIC in and for the STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

\* LEGEND \*

BM BENCHMARK  
CIRF CAPPED IRON ROD FOUND  
CIRS CAPPED IRON ROD SET  
IRF IRON ROD FOUND  
IPF IRON PIPE FOUND  
X-CUT "X" CUT ON CONCRETE  
(CM) CONTROLLING MONUMENT  
D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS  
P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS  
INST# INSTRUMENT NUMBER  
VOL. VOLUME  
PG. PAGE  
NO. NUMBER  
R.O.W. RIGHT-OF-WAY  
ESMT. EASEMENT  
POC POINT OF COMMENCING  
POB POINT OF BEGINNING  
NTS NOT TO SCALE

9231 BOAT CLUB RD., FORT WORTH TX 76179  
PH: 817-999-7385 FIRM NO. 10194267



PROSPECT  
SURVEYING

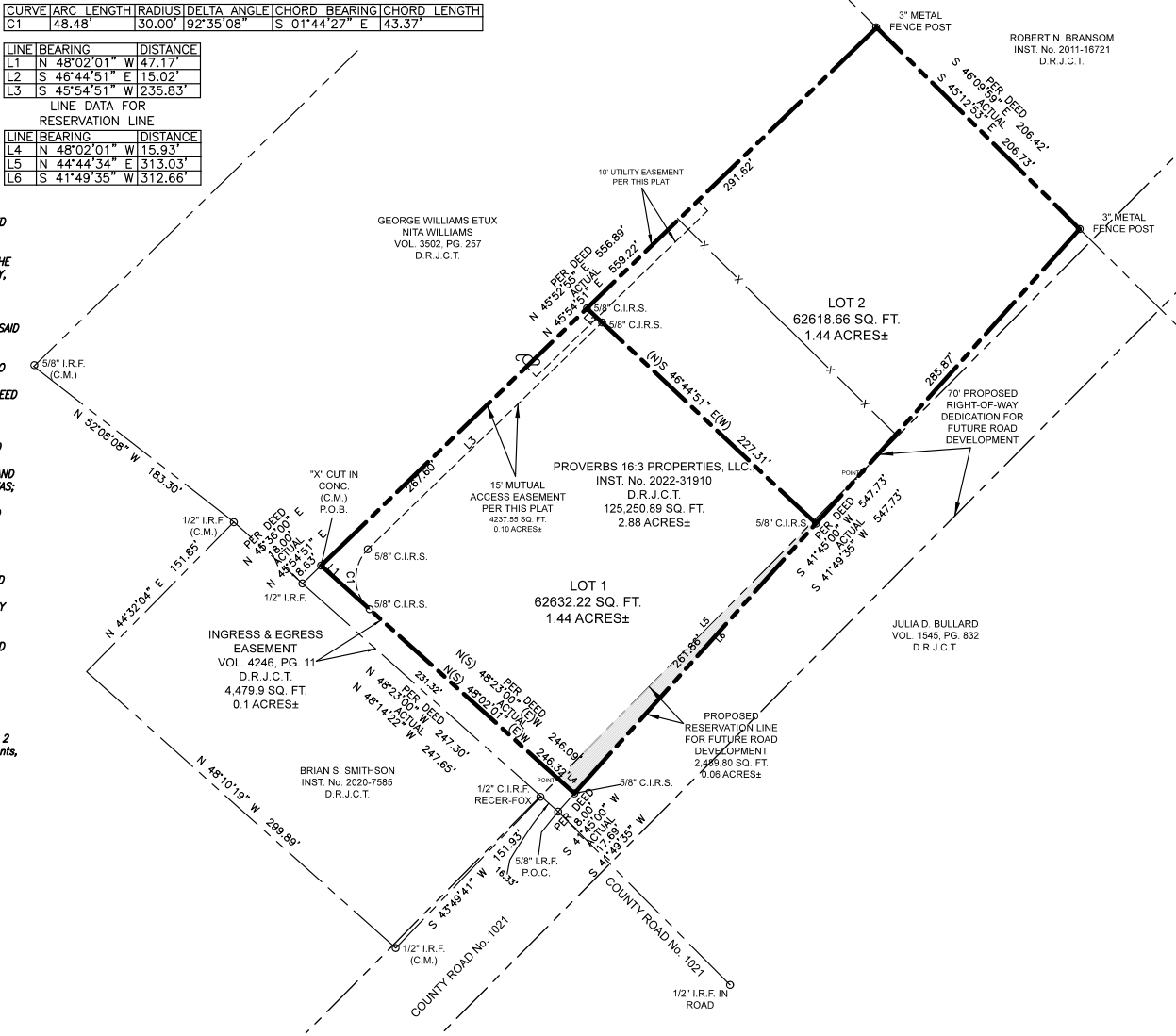
80' 0' 80' 160'  
GRAPHIC SCALE IN FEET  
1"=80'

DRAWN BY: VAF JOB NO: 22-1592

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.48'	30.00'	92°35'08"	S 01°44'27" E	43.37'

LINE	BEARING	DISTANCE
L1	N 48°02'01" W	47.17'
L2	S 46°44'51" E	15.02'
L3	S 45°54'51" W	235.83'

LINE	BEARING	DISTANCE
L4	N 48°02'01" W	15.93'
L5	N 44°44'34" E	313.03'
L6	S 41°49'35" W	312.66'



TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

PRELIMINARY

Michael W. Myers, R.P.L.S.  
Texas Registration No. 5803  
Surveyed on the ground: 09/08/22

NOTES:

- 1) BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL TEXAS ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.
- 2) THE SOLE PURPOSE OF THIS PLAT IS TO CREATE LOTS 1 & 2 FROM A 2.88 ACRE TRACT.
- 3) THIS PROPERTY LIES INSIDE THE CITY LIMITS OF THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.
- 4) NO PERMANET STRUCTURES SHALL BE ALLOWED WITHIN THE AREA DESIGNATED AS "FUTURE RIGHT-OF-WAY" ON THIS PLAT.
- 5) ALL BUILDING OR STRUCTURES SHALL BE CONSTRUCTED SUCH THAT ALL GROUND LEVEL, EXTERIOR SIDES OF THE BUILDING AREA WITHIN 150 FEET OF A DEDICATED STREET OR FIRE LANE. IF THE 150 FEET CANNOT BE RACHED FROM A PUBLIC STREET, A FIRE LANE CAPABLE OF SUPPORTION 80,000 lbs SHALL BE REQUIRED ON SITE AT TIME OF CONSTRUCTION.
- 6) THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON FEBRUARY 20, 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.
- 7) THE CITY OF BURLESON WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATED TO DEVELOPMENT.
- 8) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN ANY DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 9) THE CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF ANY DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- 10) THE CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- 11) 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.
- 12) INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE CITY OF BURLESON 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 DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- 13) A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILIT 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.
- 14) ANY PUBLIC UTILITY, INCLUDING THE 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 THE 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.
- 15) 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.
- 16) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL No. 48251C0065J, DATED DECEMBER 04, 2012 THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES: ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED

CITY OF BURLESON  
JOHNSON COUNTY, TEXAS

APPROVED BY THE CITY COUNCIL OF BURLESON, TEXAS

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

BY: \_\_\_\_\_  
MAYOR

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

PLAT FILED \_\_\_\_\_, 2022

JOHNSON COUNTY PLAT RECORDING

YEAR: \_\_\_\_\_ INSTRUMENT No.: \_\_\_\_\_

DRAWER: \_\_\_\_\_ SLIDE: \_\_\_\_\_

COUNTY CLERK

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK

FINAL PLAT  
OF  
LOTS 1 & 2 OF FAITH ADDITION  
BEING A 2.88 ACRE TRACT OF LAND  
SITUATED OUT OF THE  
H. G. CATLETT SURVEY, ABSTRACT No. 179,  
CITY OF BURLESON OF JOHNSON COUNTY, TEXAS  
MARCH 2023

DOCUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** JP Ducay, Senior Planner

**MEETING:** April 25, 2023

**SUBJECT:**

J&K Miller Addition; Lots 1, 2 and 3, Block 1 (Case 23-017): Consider approval of a final plat for Lots 1, 2 and 3, Block 1 of J&K Miller Addition Addition (*Staff Presenter: JP Ducay, Senior Planner*)

**SUMMARY:**

On February 6, 2023, an application for a final plat including 7.293 acres was submitted by Marcus Miller with Lonestar Land Surveying (applicant) on behalf of Jerry and Kristina Miller (owner). The purpose of this plat is to create three (3) single-family lots from 7.293 acres. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

**OPTIONS:**

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

**RECOMMENDATION:**

Staff recommends approval of the Final Plat of J&K Miller Addition; Lots 1, 2 and 3, Block 1 (Case 23-017).

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

None

**PUBLIC NOTIFICATION:**

None

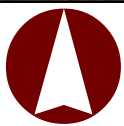
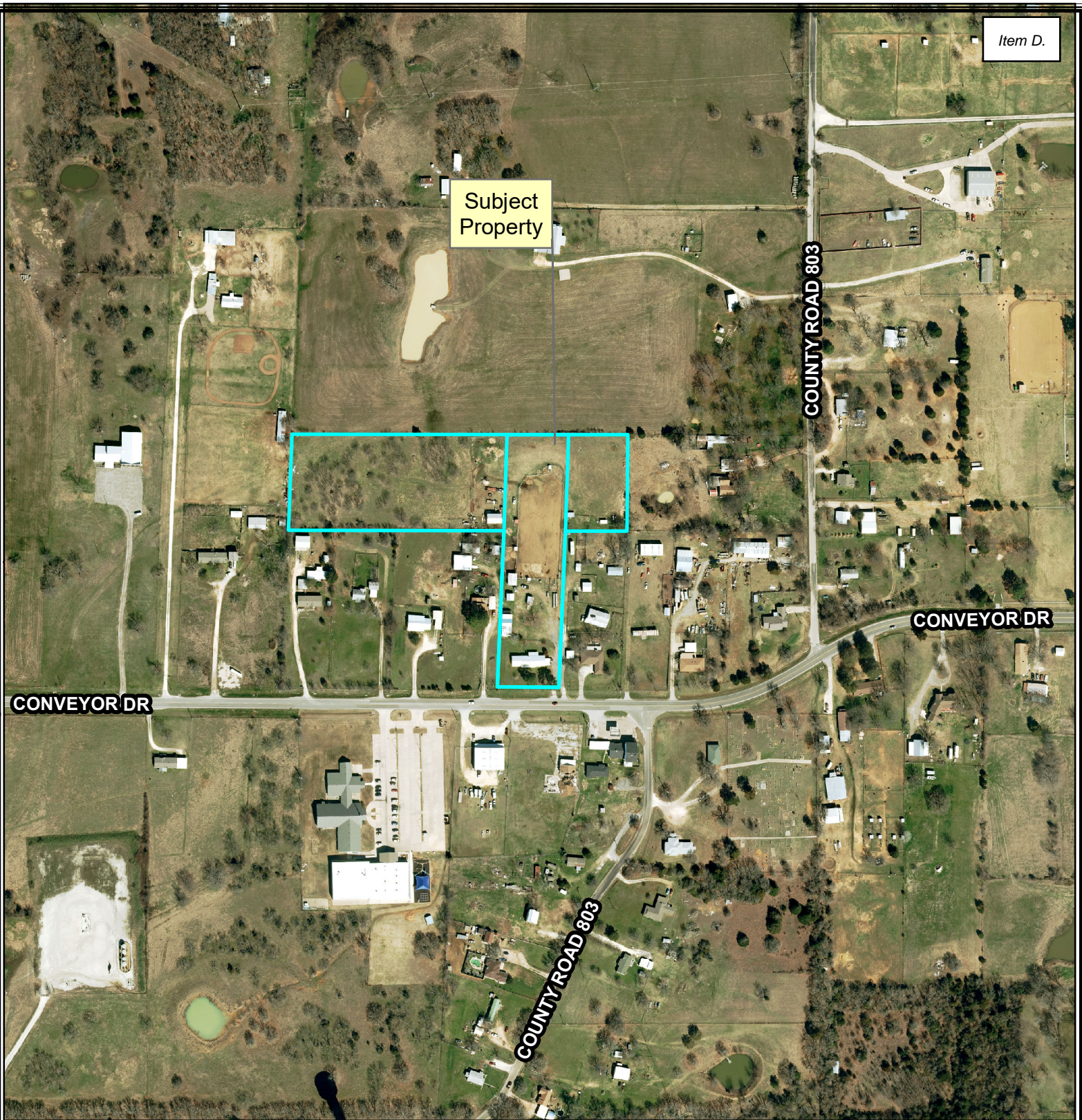
**FISCAL IMPACT:**

None

**STAFF CONTACT:**

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

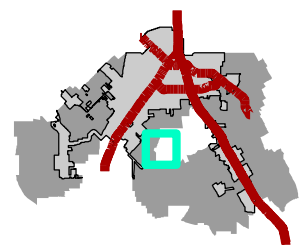




## J&K Miller Addition

THE CITY OF  
**BURLESON**  
TEXAS

Final Plat  
Case 23-017



Vicinity Map



