



Planning & Zoning Commission Agenda

Tuesday, December 16, 2025
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

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

2. **CITIZEN APPEARANCES**

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

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

3. **CONSENT AGENDA**

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

A. Consider approval of the minutes from December 2, 2025 Planning & Zoning Commission meeting.

B. Summer Crest Addition (Case 23-257): Consider and take possible action on a replat for Summer Crest Addition. (Staff Contact: Emilio Sanchez, Deputy Director of Development Services)

C. Tantarra Estates Addition (Case 25-050): Consider and take possible action on a replat for Tantarra Estates Addition Lot 4R, Blk 2. (Staff Contact: Emilio Sanchez, Deputy Director)

4. **PUBLIC HEARING**

A. 2650 SW Wilshire Blvd, Suite 300 (Case 25-219): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "GR, General Retail", to "GR General Retail" with a Specific Use Permit for a Liquor Store". (Staff Contact: Emilio Sanchez, Deputy Director of Development Services)

- B. 816 Wicker Hill Road (Case 25-313): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "A", Agriculture, to "SFE", Single Family Estate District. (Staff Contact: Emilio Sanchez, Deputy Director)
- C. 213 W Eldred (Case 25-303): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "SF7" Single-family dwelling district-7 to "CC" Central Commercial for a wellness-salon/spa. (Staff Contact: Lidon Pearce, Principal Planner)

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

- A. Consider approval of a minute order setting the Planning and Zoning Commission meeting dates for calendar year 2026. (Case 25-344) (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

7. **COMMUNITY INTERESTS ITEMS**

8. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Board may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda. The Board may reconvene into open session and take action on posted items.

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

9. **ADJOURN**

Staff Contact
Tony McIlwain
Director of Development Services
817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the 4th of December 2025, 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: December 16, 2025

SUBJECT:

Approve the minutes from December 2, 2025 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the December 2, 2025 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the December 2, 2025 Regular Session of the Planning & Zoning Commission meeting.

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

None

FISCAL IMPACT:

None

STAFF CONTACT:

Peggy Fisher
Recording Secretary
pfisher@burlesontx.com
817-426-9611

PLANNING AND ZONING COMMISSION

December 2, 2025
MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Cynthia Plonien
Ashley Brookman
Beth Lytner
Michael Tune (Chair)
Clint Faram
Michael Kurmes
Bobby Reading

Commissioners Absent

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 November 11, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** *Burleson KIA Subdivision (Case 25-241): Consider and take possible action on a preliminary plat of Burleson KIA Subdivision. (Staff Contact: Lidon Pearce, Principal Planner)*
- C.** *Burleson KIA Subdivision (Case 25-242): Consider and take possible action on a final plat of Burleson KIA Subdivision. (Staff Contact: Lidon Pearce, Principal Planner)*
- D.** *Parks at Panchasarp Farms, Phase 5 (Case 25-276): Consider and take possible action on a preliminary plat of Parks at Panchasarp Farms, Phase 5. (Staff Contact: Lidon Pearce, Principal Planner)*
- E.** *Parks at Panchasarp Farms, Phase 5 (Case 25-106): Consider and take possible action on a final plat of Parks at Panchasarp Farms, Phase 5. (Staff Contact: Lidon Pearce, Principal Planner)*
- F.** *Parks at Panchasarp Farms, Phase 6 (Case 25-210): Consider and take possible action on a final plat of Parks at Panchasarp Farms, Phase 6. (Staff Contact: Lidon Pearce, Principal Planner)*
- G.** *Summer Meadows Addition (Case 25-174): Consider and take possible action on a final plat for Summer Meadows Addition. (Staff Contact: Emilio Sanchez, Deputy Director)*
- H.** *Grace Church Subdivision (Case 25-261): Consider and take possible action on a replat for Grace Church Addition. (Staff Contact: Emilio Sanchez, Deputy Director)*

Motion made by Commissioner Ashley Brookman and second by Commissioner Beth Lytner to approve the consent agenda.

Motion passed, 8-0. Commissioner Brandon Crisp was absent.

4. Public Hearing

- A.** *1500 CR 602 (Case 25-258): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from defaulted "A" Agricultural to "SF10" Single-family for the development of a single-family subdivision with minimum lot sizes of 10,000 square feet. (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 6:06 p.m.

Clay Christy, applicant, 3231 Harwood, addressed the commissioners and spoke for this item.

Robert Sherrod, 1100 CR 602, addressed the commissioners and spoke against this item.

Claire Wallace, 648 Christopher, addressed the commissioners and spoke against this item.

Riley McChesney, 1604 Taylor Bridge, addressed the commissioners and spoke against this item.

Nickki Hoberstoch, 1712 Taylor Bridge, addressed the commissioners and spoke against this item.

Chair Michael Tune read a letter from commissioner Brandon Crisp where he spoke against this item.

Clay Christy, applicant, 3231 Harwood, addressed the commissioners and answered questions.

Dave Lockard, 1820 CR 602, addressed the commissioners and spoke against this item.

A male came up to the podium and spoke against this item.

Commission Chairman Michael Tune closed the public hearing at 6:34 p.m.

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

Motion denied, 8-0. Commissioner Brandon Crisp was absent.

B. *2245 SW Wilshire BLVD (Case 25-305): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "SF7" Single-family for development of approximately 13 single-family lots. (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 6:37 p.m.

Walter Matyastik, 1520 Thomas, applicant, addressed the commissioners and spoke for this item.

Commission Chairman Michael Tune closed the public hearing at 6:39 p.m.

Motion made by Commissioner David Hadley and second by Commissioner Clint Faram to approve.

Motion passed, 8-0. Commissioner Brandon Crisp was 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 – 6:40PM

Peggy Fisher
Administrative Assistant
Recording Secretary


Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: December 16, 2025

SUBJECT:

Summer Crest Addition (Case 23-257): Consider and take possible action on a replat for Summer Crest Addition. (Staff Contact: Emilio Sanchez, Deputy Director)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On September 5, 2023, an application was submitted by Anna Carrillo representing Carrillo Engineering LLC. on behalf of 2525 FTG-Tulsa, LLC. (owner) for a replat of approximately 1.893 acres, for the creation of 2 commercial lots.

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

RECOMMENDATION:

Approve the replat.

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

None

REFERENCE:

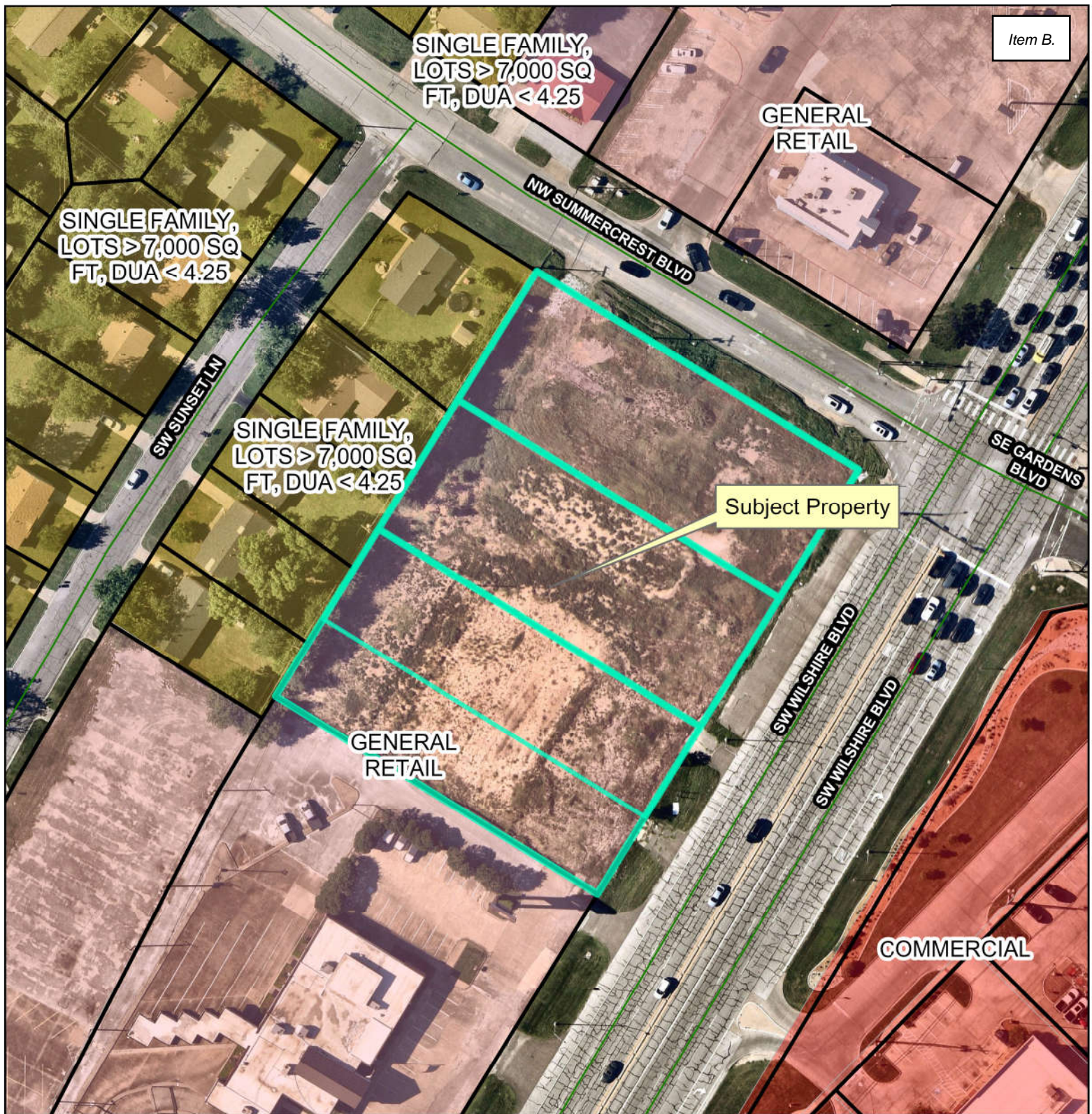
[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

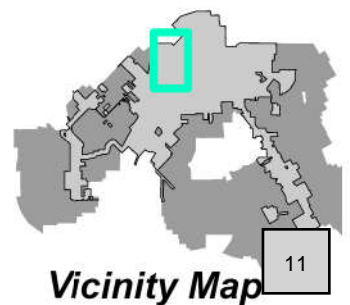
STAFF CONTACT:

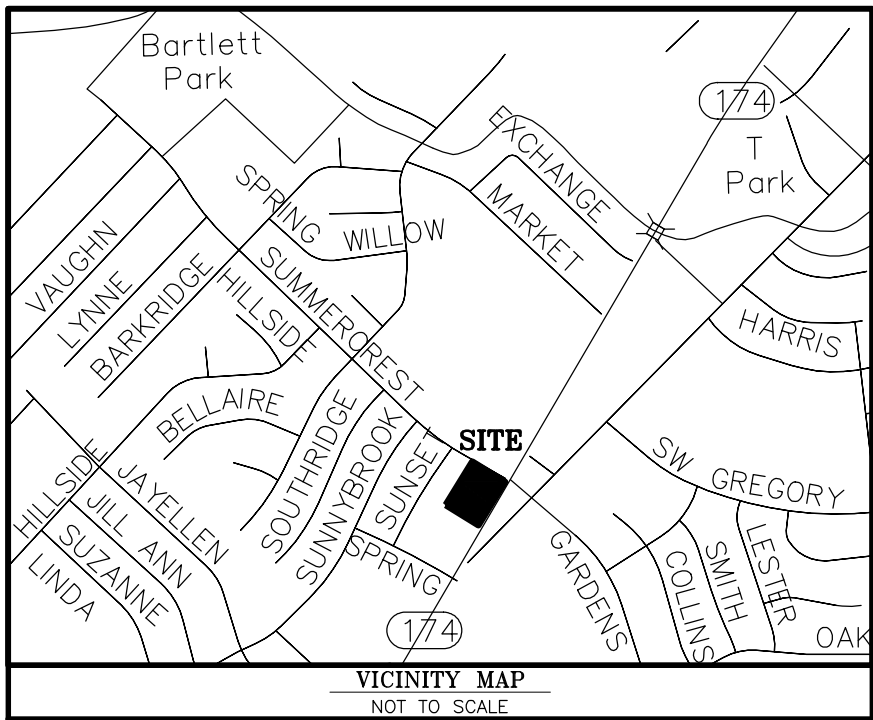
Emilio Sanchez
Deputy Director
esanchez@burlesontx.com
817-426-9686



THE CITY OF
BURLESON
TEXAS

Summer Crest Addition
Lots 11AR & 11AR2, BLK 1
Replat
Case 23-257





STANDARD 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 ADDITION WILL REMAIN AS OPEN CHANNEL 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. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
3. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
4. 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 ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
5. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.
6. WATER PROVIDER - CITY OF BURLESON - (817) 426-9600
7. ELECTRIC PROVIDER - ONCOR - (888) 313-8882
8. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATION SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.
9. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
10. CITY OF BURLESON WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.
11. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.
12. PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON.
13. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48251C0065J, MAP REVISED DECEMBER 4, 2012.
14. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT PLAT FOR DEVELOPMENT.
15. THIS PLAT DOES NOT ALTER OR REMOVE ANY EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.
16. THESE LOTS ARE ZONED "GR" - GENERAL RETAIL.
17. 3RD PARTY GENERAL FIRE CODE, SPRINKLER AND FIRE ALARM PLANS REVIEW IS REQUIRED PRIOR TO PERMITTING EACH CORRESPONDING SECTION.
18. THE PROPOSED FIRE LANE, FDC AND HYDRANT LOCATIONS ARE COMPLIANT.
19. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN DRAINAGE EASEMENT.
20. BOTH LOTS 11A1, AND 11A2 ARE SERVED BY THE COMMON ACCESS EASEMENT.
21. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO, PAVING AND FENCES.

Course	Bearing	Distance
L1	S 09°17'23" E	8.48'
L2	N 58°56'09" W	12.98'
L3	S 31°03'34" W	24.34'
L4	S 31°04'38" W	4.01'
L5	N 31°04'38" E	10.93'

LOT 12R
SUMMER CREST ADDITION
VOL. 10, PG. 57, DRAWER D
P.R.J.C.T.

26' X 40'
SHARED ACCESS EASEMENT
VOL. 10, PG. 57, DRAWER D
P.R.J.C.T.

OWNER:
2525 FTG-TULSA, LLC
D.B.A. MARTEX, LLC
2920 Altamere Drive
Fort Worth, Texas 76116
PHONE: (609)-651-9327
EMAIL: Jrm@martexfw.com
CONTACT: Russell Martin

BRITTAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING

TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

FIRM CERTIFICATION# 1019000
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STATE OF TEXAS
COUNTY OF JOHNSON

OWNER'S CERTIFICATE

WHEREAS 2525 FTG-TULSA, LLC, is the sole owner of a 1.893 acre tract of land situated in the N. HUNT SURVEY, Abstract No. 383, City Of Burleson, Johnson County, Texas, according to the deed recorded in Document No. 2023-5614, of the Official Public Records of Johnson County, Texas, and being all of Lots 11-A, 11-B and 11-C, Summer Crest Addition, an addition to the City of Burleson, according to the plat thereof recorded in Volume 1, Page 197, Plat Records, Johnson County, Texas, respectively, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 1.893 acres of land situated in the M. HUNT SURVEY, Abstract No. 383, City of Burleson, Johnson County, Texas, and being all of Lots 11-A, 11-B and 11-C, Block 1, Summer Crest Addition, to the City of Burleson, Johnson County, Texas, according to the plat recorded in Volume 1, Page 197, of the Plat Records of Johnson County, Texas. Said 1.893 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the East corner of said Lot 11-A, and said point lying at the intersection of the Southwest right-of-way line of Summercrest Boulevard (a variable width public right-of-way) with the Northwest right-of-way line of Wilshire Boulevard (State Highway No. 174)(a variable width public right-of-way);

THENCE S 31° 03' 34" W 329.88 feet, along the Southeast boundary line of said Block 1, Summer Crest Addition, to a ½" iron rod marked "Brittain & Crawford" set at the South corner of said Lot 11-C, and being the East corner of Lot 12R, Summer Crest Addition, to the City of Burleson, Johnson County, Texas, according to the plat recorded in Volume 10, Page 57, Drawer D, of the Plat Records of Johnson County, Texas;

THENCE N 58° 55' 54" W 249.92 feet, along the Southwest boundary line of said Lot 11-C and the Northeast boundary line of said Lot 12R, to a ½" iron rod marked "Brittain & Crawford" set at the West corner of said Lot 11-C and the North corner of said Lot 12R, and said point lying in the Southeast boundary line of Block 1, Summer Crest Addition, an addition to the City of Burleson, Johnson County, Texas, according to the plat recorded in Volume 433, Page 641, of the Plat Records of Johnson County, Texas;

THENCE N 31° 03' 53" E 330.00 feet, along the Northwest boundary line of said Lots 11-A, 11-B and 11-C, of said Block 1, Summer Crest Addition (Volume 1, Page 197) and the Southeast boundary line of Block 1, Summer Crest Addition (Volume 433, Page 641), to a ½" iron rod found at the North corner of said Lot 11-A and the East corner of Lot 10, of said Block 1, Summer Crest Addition (Volume 433, Page 641), and said point also lying in the Southwest right-of-way line of the aforesaid Summercrest Boulevard;

THENCE S 58° 54' 17" E 249.88 feet, along the Northeast boundary line of said Lot 11-A and the Southwest right-of-way line of said Summercrest Boulevard, to the POINT OF BEGINNING containing 1.893 acres (82,454 square feet) of land.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That 2525 FTG-TULSA, LLC, does hereby adopt this plat designating the herein before described property as **LOTS 11A1 AND 11A2, BLOCK 1, SUMMER CREST ADDITION**, 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, 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, Texas or Johnson County.

WITNESS MY HAND at Burleson, Johnson County, Texas, this the ____ day of _____, 2025.

2525 FTG-TULSA, LLC

BY: **RUSSELL MARTIN**
Title: Manager

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared **RUSSELL MARTIN**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF TARRANT

THIS is to certify that I, **CHRIS L. BLEVINS**, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792



REPLAT
OF
**LOTS 11A1 AND 11A2,
BLOCK 1
SUMMER CREST ADDITION**
LOCATED IN THE
N HUNT SURVEY
ABSTRACT No. 383
CITY OF BURLESON, JOHNSON COUNTY,
TEXAS

PREPARED: AUGUST 2023

GROSS AREA: 1.893 ACRES, 2 LOT CASE # 23-257
(DANNY) ...Projects\CARRILLO\BURLESON SUMMERCREST\SUMMERCREST-PLAT.dwg

SIN FIN #XXX


Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: December 16, 2025

SUBJECT:

Tantarra Estates Addition (Case 25-050): Consider and take possible action on a replat for Tantarra Estates Addition Lot 4R, Blk 2. (Staff Contact: Emilio Sanchez, Deputy Director)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On February 17, 2025, an application was submitted by Matt Powell representing CWC Land & Survey on behalf of Brad Garrett (owner) for a replat of approximately 6.359 acres, for the creation of 1 residential lot.

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

RECOMMENDATION:

Approve the replat.

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

None

REFERENCE:

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

FISCAL IMPACT:

None.

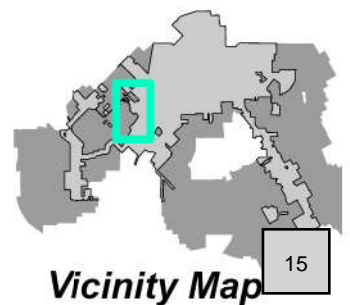
STAFF CONTACT:

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

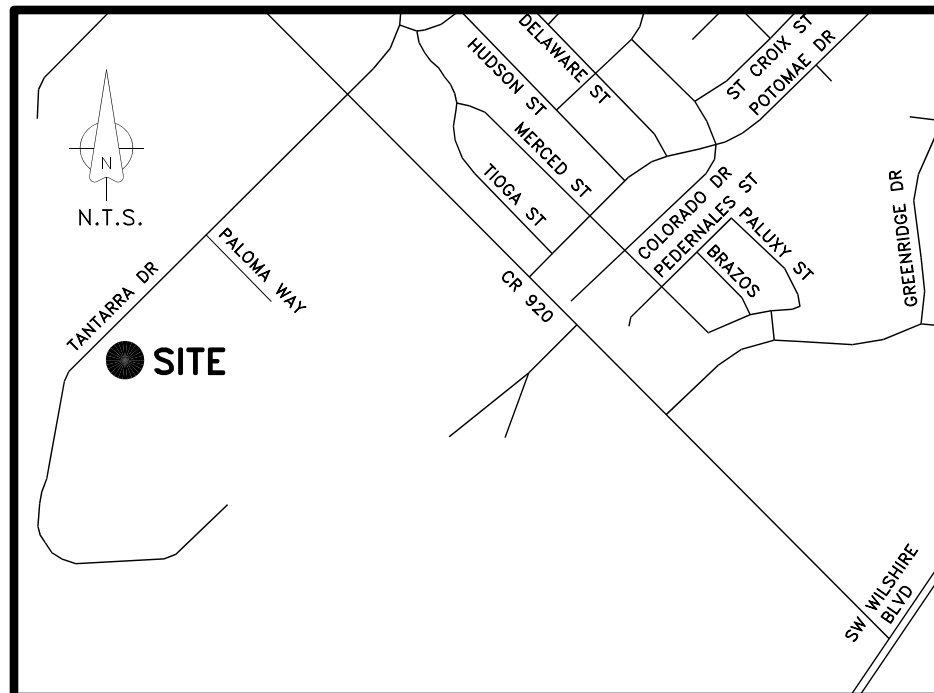


THE CITY OF
BURLESON
TEXAS

Tantarra Estates Addition
Lots 4R, BLK 2
Replat
Case 25-050



Vicinity Map



VICINITY MAP

NOTES:

1. THE PURPOSE OF THIS RE-PLAT IS TO ELIMINATE THE COMMON LINE BETWEEN LOT 4, BLOCK 2 AND LOT 5, BLOCK 2.
2. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
3. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS 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.
4. ALL INTERIOR LOT CORNERS ARE 1/2" IRON ROD SET "RPLS 5544", UNLESS OTHERWISE NOTED.
5. SUBJECT PROPERTY USE IS RESIDENTIAL.
6. 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 "IMPROVEMENTS". DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF BURLESON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT(S) 4 AND 5, BLOCK 2, ADJUTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.
7. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF THE CITY OF BURLESON FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
8. 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 USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
9. 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.
10. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON (02/26/25) 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.
11. ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
12. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.

UTILITIES SERVICING SITE:

WATER: JOHNSON COUNTY SPECIAL UTILITY DISTRICT
ELECTRIC: ONCOR
GAS: ATMOS
FIRE: BURLESON FIRE DEPARTMENT
SEWER: ONSITE SEPTIC

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0065J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

BASIS OF BEARINGS:

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

OWNER/DEVELOPER:

BRAD GARRETT & APRIL COLLMAR
10016 & 10020 TANTARRA DRIVE
BURLESON, TEXAS 76028

EASEMENT NOTES:

1. 15' RIGHT-OF-WAY EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 2220, PAGE 661, DEED RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE FROM RECORD.
2. 15' RIGHT-OF-WAY EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION AS RECORDED IN VOLUME 2307, PAGE 303, DEED RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY, BUT IS NOT PLOTTABLE FROM RECORD.



300 E. RENOVO STREET, STE. 300
BURLESON, TX 76028
682-978-8281
TSPS FIRM NO. 1004853

JAMES SCHETTLER &
SHARON SCHETTLER
VOL. 2450, PG. 93
D.R.J.C.T.
ZONING: "A"

LOT 13, BLOCK 2
TANTARRA ESTATES
VOL. 8, PG. 368
P.R.J.C.T.
ZONING: "A"

RANDY WOODS
& LISA M. WOODS
INST. NO. 2021-46547
D.R.J.C.T.

LOT 12, BLOCK 2
TANTARRA ESTATES
VOL. 8, PG. 368
P.R.J.C.T.
ZONING: "A"

PAUL SCHREIBER
& WENDY SCHREIBER
INST. NO. 2018-6271
D.R.J.C.T.

LOT 10R, BLOCK 1
TANTARRA ESTATES
VOL. 8, PG. 691
P.R.J.C.T.
ZONING: "A"

OSKAR JAKOBSSON
& ANGELA JAKOBSSON
INST. NO. 2013-28982
D.R.J.C.T.

LOT 9, BLOCK 1
TANTARRA ESTATES
VOL. 8, PG. 368
P.R.J.C.T.
ZONING: "A"

TANTARRA DRIVE
(60' R-O-W)

CENTERLINE OF R-O-W

LOT 4R, BLOCK 2
6.359 ACRES

BRAD GARRETT
AND APRIL COLLMAR
INST. NO. 2017-31949
D.R.J.C.T.

BRADLEY GARRETT
AND APRIL COLLMAR
INST. NO. 2024-26975
D.R.J.C.T.

ROBERT J. WILLIAMS
& KRISTINA WILLIAMS
INST. NO. 2021-21254
D.R.J.C.T.

LOT 6, BLOCK 2
TANTARRA ESTATES
VOL. 8, PG. 368
P.R.J.C.T.
ZONING: "A"

ABANDONED
10' UTILITY AND
DRAINAGE EASEMENT
INST. NO. 2025-33467
D.R.J.C.T.

LOT 3, BLOCK 2
TANTARRA ESTATES
VOL. 8, PG. 368
P.R.J.C.T.
ZONING: "A"

RODGER HEATH DIAL
& KIMBERLY DIANE DIAL
INST. NO. 2015-10187
D.R.J.C.T.

5' UTILITY &
DRAINAGE EASEMENT
VOL. 8, PG. 368
P.R.J.C.T.

LOT 2, BLOCK 2
TANTARRA ESTATES
VOL. 8, PG. 368
P.R.J.C.T.
ZONING: "A"

CHAD ETUX ROY
TANTARRA ESTATES
INST. NO. 2017-11588
D.R.J.C.T.

5' UTILITY &
DRAINAGE EASEMENT
VOL. 8, PG. 368
P.R.J.C.T.

LOT 1, BLOCK 2
TANTARRA ESTATES
VOL. 8, PG. 368
P.R.J.C.T.
ZONING: "A"

AARON B. TAYLOR &
CARISSA A. TAYLOR
INST. NO. 2018-21153
D.R.J.C.T.

CHRISTOPHER MORGAN
& JENNAH MORGAN
INST. NO. 2023-32885
D.R.J.C.T.

LOT 10R1, BLOCK 2
TANTARRA ESTATES
VOL. 8, PG. 585
P.R.J.C.T.
ZONING: "A"

5' UTILITY AND
DRAINAGE EASEMENT
VOL. 8, PG. 368
P.R.J.C.T.

5' UTILITY AND
DRAINAGE EASEMENT
VOL. 8, PG. 368
P.R.J.C.T.

LOT 1, BLOCK 3
TANTARRA ESTATES
PHASE 3
VOL. 8, PG. 585
P.R.J.C.T.
ZONING: "A"

ANDREW J. MILLER, III
& AMY MILLER
INST. NO. 2021-42627
D.R.J.C.T.

PLAT FILED _____, 2025.

JOHNSON COUNTY PLAT RECORDING

YEAR _____ INSTRUMENT # _____

DRAWER _____ SLIDE _____

APRIL LONG, JOHNSON COUNTY CLERK

BY: _____
COUNTY CLERK

BY: _____
DEPUTY CLERK

CITY OF BURLESON
JOHNSON COUNTY, TEXAS
APPROVED BY THE PLANNING AND ZONING COMMISSION
BURLESON, TEXAS

THIS THE _____ DAY OF _____, 2025.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

LEGAL DESCRIPTION:

BEING ALL OF LOTS 4 & 5, BLOCK 2, TANTARRA ESTATES, ACCORDING TO THAT PLAT RECORDED IN VOLUME 8, PAGE 368, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BRADLEY GARRETT AND APRIL COLLMAR, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOT 4R, BLOCK 2, TANTARRA ESTATES; AND WE DO HEREBY DEDICATE TO THE PUBLIC USE, FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN HEREON. THE CITY OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OF PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS 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 THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

BRADLEY GARRETT

APRIL COLLMAR

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED BRADLEY GARRETT, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS COUNTY OF JOHNSON

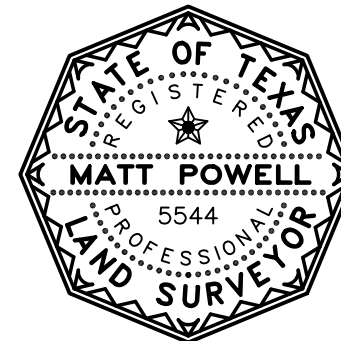
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED APRIL COLLMAR, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

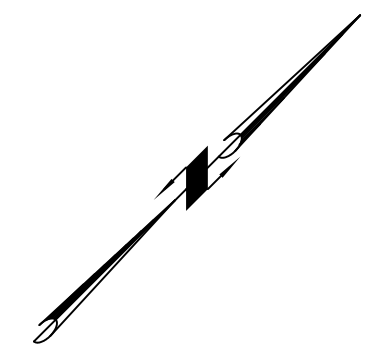
NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.



Matt Powell
MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 11/19/25



0' 50' 100'
SCALE: 1" = 50'

A REPLAT OF
LOT 4R, BLOCK 2
TANTARRA ESTATES
TOTAL LOTS=1 / 6.359 ACRES
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING ALL OF LOT 4 & 5, BLOCK 2, TANTARRA ESTATES, ACCORDING TO THAT PLAT RECORDED IN VOLUME 8, PAGE 368, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

CASE NO. RP25-050

CWC JOB NUMBER 20240054-02


Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: December 16, 2025

SUBJECT:

2650 SW Wilshire BLVD, Suite 300 (Case 25-219): Hold a public hearing and consider and take possible action on a zoning ordinance change request from “GR, General Retail”, to “GR General Retail” with a Specific Use Permit for a Liquor Store”. (Staff Contact: Emilio Sanchez, Deputy Director)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

SUMMARY:

On August 4, 2025, an application was submitted by Renu Pant with Total Spirits on behalf of Preston Bend RE LLC. (owners) for a zoning change request for to allow liquor sales at 2650 SW Wilshire BLVD, Suite 300.

Development Overview:

This site is part of a commercial shopping center strip located within Lakewood Plaza Addition. The location is zoned GR, General Retail and requires a Specific Use Permit to allow liquor sales at this site. If approved, liquor sales would only apply to the tenant of Suite 300, addressed as 2650 SW Wilshire and as shown on the ordinance exhibit(s).

In considering whether to grant a specific use permit, the following supplemental regulations must be met unless otherwise approved by City Council:

Supplemental Regulation	Applicant Response
Shall not be located within the Old Town Overlay District or within 300 feet of IH-35 frontage without City Council approval.	BUILDING IS NOT LOCATED IN THESE AREAS
Minimum building size shall be 5,000 sq. ft.	ACKNOWLEDGED – BUILDING SUITE IS APPROXIMATELY 3,000 SQUARE FEET
No liquor stores shall be allowed within 1,000 feet of another liquor store as measured in a straight line from their respective property lines.	BUILDING IS NOT LOCATED WITHIN 1,000 FEET OF ANOTHER LIQUOR STORE
A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.	BUILDING DOES NOT/WILL NOT HAVE A DRIVE THROUGH OR DRIVE UP ACCESS
The liquor store has an independent entrance for deliveries and customers. "Partitioned" means walls or other physical divisions separating the liquor store from all other retail or commercial establishments.	THIS LIQUOR STORE DOES HAVE A SEPARATE ENTRANCE FOR DELIVERIES AND CUSTOMERS
All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.	ALL EXTERIOR WINDOWS WILL BE FITTED WITH EITHER POLYCARBONATE PANELES OR SHATTERPROOF FILM ON BOTH SIDES WILL BE INSTALLED
Shall provide additional landscaping between front facade and the parkway.	NOT APPLICABLE DUE EXISTING SHOPPING CENTER AND STOREFRONT
Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage	NOT APPLICABLE DUE EXISTING SHOPPING CENTER AND STOREFRONT

This site is designated in the Comprehensive Plan as Community Commercial.

Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development.

Staff supports the specific use permit request for liquor sales as the use type generally conforms to the uses of the GR, General Retail zoning district.

RECOMMENDATION:

Approve the ordinance with the condition that liquor store sales only apply to Suite 300, addressed as 2650 SW Wilshire BLVD (Case 25-219).

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

None

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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

ZC Case 25-219

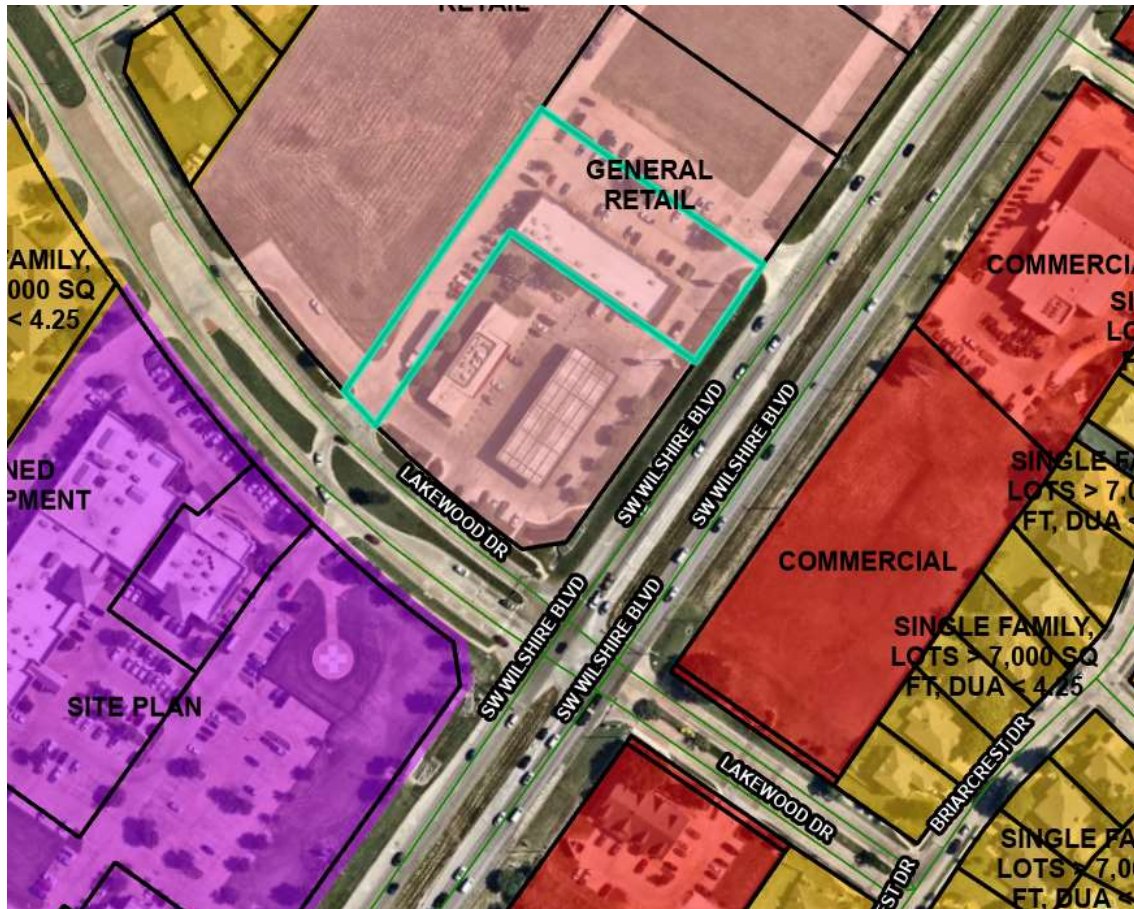
PRESENTED TO P&Z– 12.16.25

EMILIO SANCHEZ

DEVELOPMENT SERVICES DEPUTY DIRECTOR

Zoning

GR, General Retail



Comprehensive Plan

Community Commercial



ZC- 2650 SW Wilshire

Item A.

Supplemental Regulation	Applicant Response
Shall not be located within the Old Town Overlay District or within 300 feet of IH-35 frontage without City Council approval.	BUILDING IS NOT LOCATED IN THESE AREAS
Minimum building size shall be 5,000 sq. ft.	ACKNOWLEDGED – BUILDING SUITE IS APPROXIMATELY 3,000 SQUARE FEET
No liquor stores shall be allowed within 1,000 feet of another liquor store as measured in a straight line from their respective property lines.	There are not any existing liquor store within 1,000 feet from our proposed site.
A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.	The proposed layout does not include walk-up or drive-through, or drive-up windows. Customer entry will be through a standard front entrance.
The liquor store has an independent entrance for deliveries and customers. "Partitioned" means walls or other physical divisions separating the liquor store from all other retail or commercial establishments.	The liquor store will have an independent entrance, physically partitioned from any other retail space or tenant.
All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.	All exterior windows will be fitted with either polycarbonate panels or protective shatterproof film on both upon installation.
Shall provide additional landscaping between front facade and the parkway.	NOT APPLICABLE DUE EXISTING SHOPPING CENTER AND STOREFRONT
Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage	NOT APPLICABLE DUE EXISTING SHOPPING CENTER AND STOREFRONT

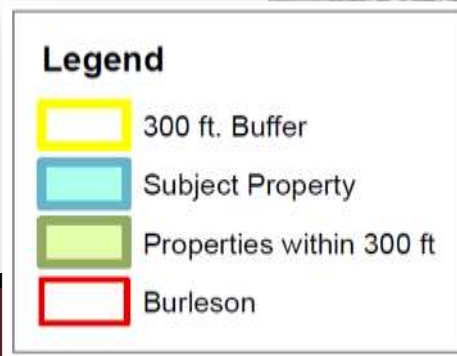
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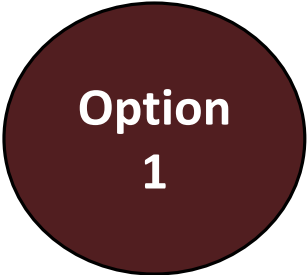


ZC – 2650 SW Wilshire Blvd

Public Hearing Notice:

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





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Emilio Sanchez
Development Services Deputy Director
esanchez@burlesontx.com
817.426.9686

Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 1.195 ACRES OF LAND, KNOWN AS LOT 2, BLOCK 1, LAKEWOOD PLAZA ADDITION, AS RECORDED IN VOLUME 10, PAGE 261, PLAT RECORDS JOHNSON COUNTY, TEXAS (P.R.J.C.T); FROM PLANNED GENERAL RETAIL (GR) TO "GR" GENERAL RETAIL WITH A SPECIFIC USE PERMIT FOR LIQUOR STORE SALES AT THE LOCATION ADDRESSED AS 2650 SW WILSHIRE BLVD, SUITE 300; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, an application for a zoning change was filed by **Renu Pant** on behalf of Preston Bend RE LLC. on **August 4, 2025**, under **Case Number 25-219**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **7 to 0** to recommend XX to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **General Retail (GR)** to **General Retail (GR) with a Specific Use Permit (SUP) for a Liquor Store at the unit addressed as 2650 SW Wilshire BLVD, Suite 300**; and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest

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

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

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

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

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

Section 1 MAP AND ZONING AMENDMENT

The Official Zoning Map is hereby amended insofar as it relates to certain land described as LOT 2, BLOCK 1, LAKEWOOD PLAZA ADDITION, AS RECORDED IN VOLUME 10, PAGE 261, PLAT RECORDS JOHNSON COUNTY, TEXAS (P.R.J.C.T), included on Exhibit A, from GR, General Retail to GR, General Retail with a Specific Use Permit (SUP) for a Liquor Store at the unit addressed as 2650 SW Wilshire BLVS, Suite 300, which are incorporated herein as Exhibit A, being attached hereto and incorporated herein by reference for all purposes.

Section 2.

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

Section 3.

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 4.

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 5.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for that purpose.

Section 7.

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 8.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 20_____.

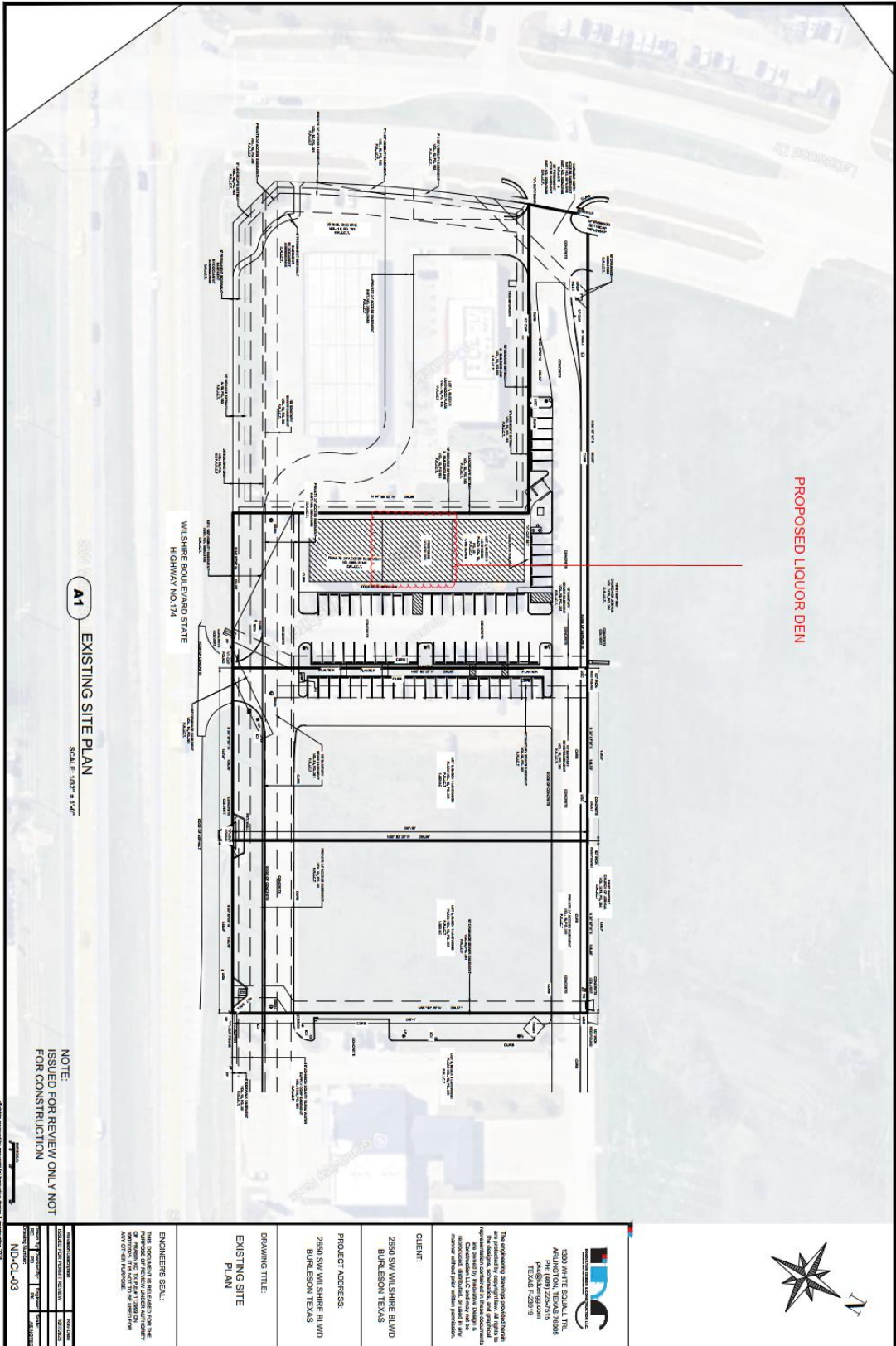
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney



Specific Use Permit only applies to suite 300 (shown below)

Suite 300 shown highlighted in within the red box


Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: December 16, 2025

SUBJECT:

816 Wicker Hill Road (Case 25-313): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "A", Agriculture, to "SFE", Single Family Estate District. (Staff Contact: Emilio Sanchez, Deputy Director)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On October 27, 2025, an application was submitted by Charles Norman (owner) to change the zoning of approximately 2.949 acres of land to "SFE" Single-family estate for the future development of two residential lots.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting will be required (currently under review). If the zoning change request is approved, all development will have to conform to the requirements and land uses of the SFE, Single-family-estate district.

Zoning and Land Use Table

	Zoning	Use
Subject Site	Agriculture	Residential

North	Agriculture	Residential
East	Agriculture	Residential
South	PD	School Site
West	Agriculture	Residential

This site is designated in the Comprehensive Plan as Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots.

Staff has determined that the requested use of residential estates aligns with the Comprehensive Plan.

Engineering:

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

RECOMMENDATION:

Recommend approval for an ordinance for the zoning change.

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

None.

REFERENCE:

<https://ecode360.com/39938791>

FISCAL IMPACT:

None.

STAFF CONTACT:

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

ZC Case 25-313

PRESENTED TO P&Z- 12.16.25

EMILIO SANCHEZ

DEPUTY DIRECTOR

ZC – 816 Wicker Hill Road

Location:

- 816 Wicker Hill Road

Applicant:

- Charles Norman (Owner)

Item for approval:

Zoning Change from “A” Agricultural to “SFE” Single-family estate (Case 25-313).



Zoning

A, Agricultural



Comprehensive Plan

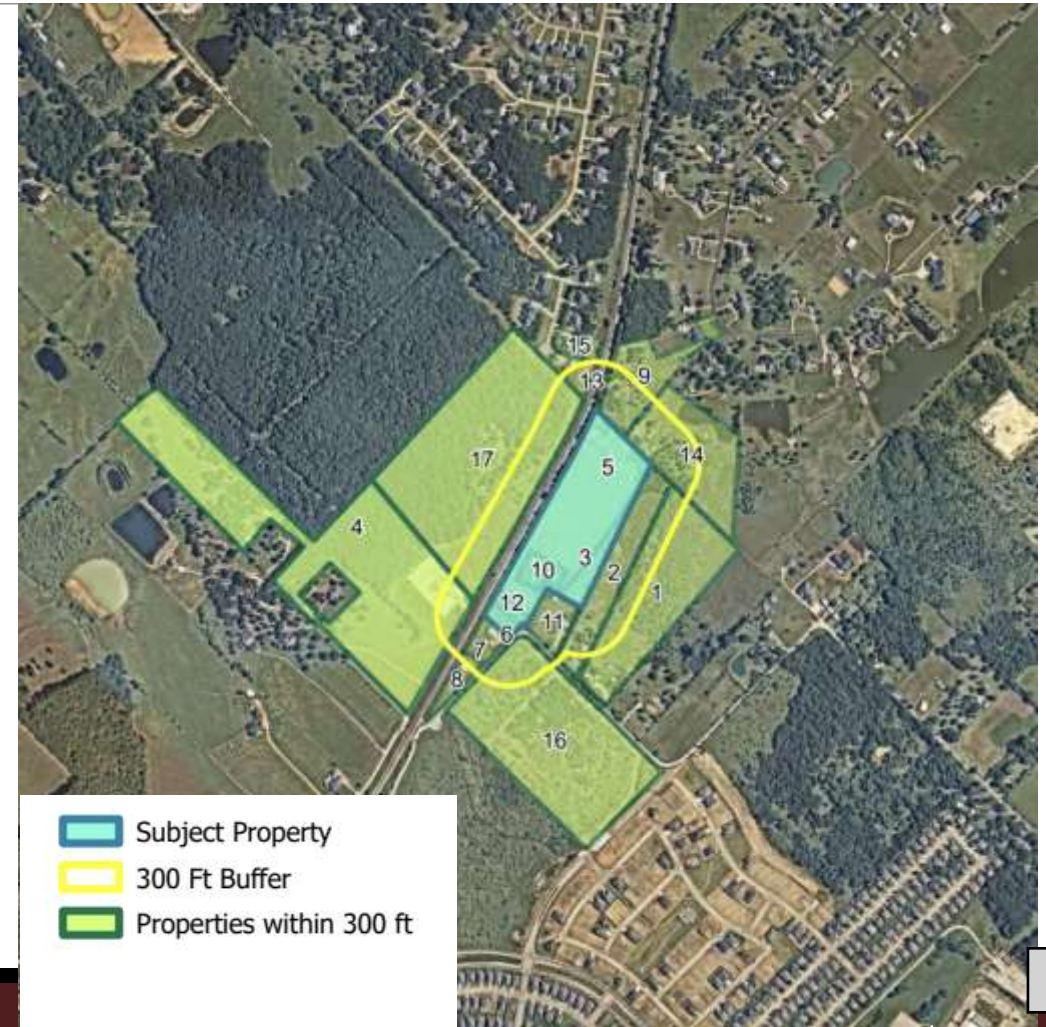
Neighborhoods



ZC – 816 Wicker Hill Rd

Public Hearing Notice:

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



ZC – 816 Wicker Hill Rd

Staff Recommendation:

- Staff has determined that the requested use aligns with the Comprehensive Plan
- Staff recommends approval of the ordinance for a zoning change.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Emilio Sanchez
Deputy Director
esanchez@burlesontx.com
817.426.9686

Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 2.949 ACRES OF LAND; BEING SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NUMBER 180, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 14.289 ACRE TRACT OF LAND DESCRIBED BY DEED TO NORMAN MANAGEMENT COMPANY, LLC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2025-15443, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM "A" AGRICULTURE TO "SFE" SINGLE-FAMILY ESTATE DISTRICT; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, an application for a zoning change was filed by **Charles Norman** on **October 27, 2025**, under **Case Number 25-313**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **0 to 0** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Agriculture (A)** to **Single-family estate district (SFE)**; and

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

the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

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

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

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

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

Section 1 MAP AND ZONING AMENDMENT

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

Section 2

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

Section 3.

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

Section 4.

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 5.

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 6.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 7.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for that purpose.

Section 8.

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 9.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

EXHIBIT "A"**LEGAL DESCRIPTIONS:****LOT 2**

BEING A 1.792 ACRE TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NUMBER 180, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 14.289 ACRE TRACT OF LAND DESCRIBED BY DEED TO NORMAN MANAGEMENT COMPANY, LLC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2025-15443, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST LINE OF SAID CALLED 14.289 ACRE TRACT, BEING COMMON WITH THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED BY DEED TO AUTRY CRAIG HODGES AND VAUGHAN ANN HODGES, AS CO-TRUSTEES OF THE HODGES FAMILY TRUST, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2025-1093, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH THE SOUTHERNMOST CORNER OF SAID CALLED 14.289 ACRE TRACT BEARS SOUTH 46 DEGREES 08 MINUTES 28 SECONDS EAST, A DISTANCE OF 18.36 FEET;

THENCE NORTH 46 DEGREES 08 MINUTES 28 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 20.07 FEET, TO A POINT FOR CORNER;

THENCE OVER AND ACROSS SAID CALLED 14.289 ACRE TRACT THE FOLLOWING CALLS: NORTH 43 DEGREES 56 MINUTES 31 SECONDS EAST, A DISTANCE OF 143.67 FEET, TO A POINT FOR CORNER;

NORTH 29 DEGREES 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 456.37 FEET, TO POINT FOR CORNER;

NORTH 64 DEGREES 16 MINUTES 38 SECONDS WEST, A DISTANCE OF 69.93 FEET, TO A POINT FOR CORNER;

NORTH 25 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 177.80 FEET, TO A POINT FOR CORNER;

SOUTH 64 DEGREES 16 MINUTES 38 SECONDS EAST, A DISTANCE OF 245.00 FEET, TO A POINT FOR CORNER;

SOUTH 25 DEGREES 43 MINUTES 22 SECONDS WEST, A DISTANCE OF 177.80 FEET, TO A POINT FOR CORNER;

NORTH 64 DEGREES 16 MINUTES 38 SECONDS WEST, A DISTANCE OF 74.87 FEET, TO A POINT FOR CORNER;

SOUTH 25 DEGREES 43 MINUTES 22 SECONDS WEST, A DISTANCE OF 195.72 FEET, TO A POINT FOR CORNER;

NORTH 61 DEGREES 24 MINUTES 42 SECONDS WEST, A DISTANCE OF 73.21 FEET, TO A POINT FOR CORNER;

SOUTH 29 DEGREES 35 MINUTES 52 SECONDS WEST, A DISTANCE OF 285.70 FEET, TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT, ABD BEING IN THE APPROXIMATE NORTH LINE OF SAID COUNTY ROAD 1021;

THENCE NORTH 45 DEGREES 16 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH LINE AND SAID COUNTY ROAD, A DISTANCE OF 25.78 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 43 DEGREES 45 MINUTES 35 SECONDS WEST, OVER AND ACROSS SAID CALLED 14.289 ACRE TRACT, A DISTANCE OF 135.35 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.792 ACRES OR 78,046 SQUARE FEET OF LAND, MORE OR LESS.

LOT 3 ZONING

BEING A 1.157 ACRE TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NUMBER 180, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 14.289 ACRE TRACT OF LAND DESCRIBED BY DEED TO NORMAN MANAGEMENT COMPANY, LLC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2025-15443, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND

BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT AN ANGLE POINT ON THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT AND BEING ON THE APPARENT NORTH LINE OF COUNTY ROAD 1021, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 1.907 ACRE TRACT OF LAND DESCRIBED BY DEED TO JARED SCHELER AND HEATHER ANCY, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-20058, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEARS SOUTH 30 DEGREES 46 MINUTES 09 SECONDS WEST, A DISTANCE OF 1.80 FEET;

THENCE NORTH 45 DEGREES 16 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT, ALONG THE APPARENT NORTH LINE OF COUNTY ROAD 1021, A DISTANCE OF 20.72 FEET, TO POINT FOR A CORNER, FROM WHICH A 5/8" IRON FOUND AT AN ANGLE POINT ON THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT BEARS NORTH 45 DEGREES 16 MINUTES 39 SECONDS WEST, A DISTANCE OF 5.06 FEET;

THENCE OVER AND ACROSS SAID CALLED 14.289 ACRE TRACT THE FOLLOWING CALLS:

NORTH 29 DEGREES 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 285.70 FEET, TO A POINT FOR A CORNER

SOUTH 61 DEGREES 24 MINUTES 42 SECONDS EAST, A DISTANCE OF 73.21 FEET, TO A POINT FOR A CORNER

NORTH 25 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 195.72 FEET, TO A POINT FOR A CORNER

SOUTH 64 DEGREES 16 MINUTES 38 SECONDS EAST, A DISTANCE OF 197.41 FEET, TO A POINT FOR A CORNER ON THE EAST LINE OF SAID CALLED 14.289 FEET FROM WHICH A 5/8" IRON ROD FOUND FOR THE EASTERNMOST CORNER OF SAID CALLED 14.289 ACRE TRACT BEARS NORTH 25 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 789.32;

THENCE SOUTH 25 DEGREES 43 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 14.289 ACRE TRACT, OVER AND ACROSS A CALLED 5.38 ACRE TRACT OF LAND DESCRIBED BY DEED TO MARTIN DUQUE, JR. AND ANITA DUQUE, RECORDED IN VOLUME 815, PAGE 431, DEED RECORDS, JOHNSON COUNTY, TEXAS, A DISTANCE OF 225.63 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "ACLS" AT AN ANGLE POINT ON THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" FOR THE NORTHEAST CORNER OF SAID CALLED 1.907 ACRE TRACT BEARS NORTH 04 DEGREES 57 MINUTES 04 SECONDS EAST, A DISTANCE OF 4.29 FEET;

THENCE NORTH 61 DEGREES 24 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT, OVER AND ACROSS SAID CALLED 5.38 ACRE TRACT AND SAID CALLED 1.907 ACRE TRACT, A DISTANCE OF 252.22 FEET, TO A 3" STEEL FENCE CORNER POST FOUND AT AN ANGLE POINT ON THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT;

THENCE SOUTH 29 DEGREES 35 MINUTES 52 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE AND OVER AND ACROSS SAID CALLED 1.907 ACRE TRACT, A DISTANCE OF 271.45 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.157 ACRES OR 50,415 SQUARE FEET OF LAND, MORE OR LESS.


Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: December 16, 2025

SUBJECT:

213 W Eldred (Case 25-303): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "SF7" Single-family dwelling district-7 to "CC" Central Commercial for a wellness-salon/spa. (Staff Contact: Lidon Pearce, Principal Planner)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On October 13, 2025, an application was submitted by Melissa Wood with Honeybee Wellness on behalf of James Stephens (owner) to change the zoning of approximately 0.358 acre of land to "CC" Central Commercial for a wellness salon/spa/medical aesthesis and weight loss center.

DEVELOPMENT OVERVIEW:

If the zoning change request is approved, any physical re-development of the site, or new structures, would have to conform to the requirements and land uses of the CC, Central Commercial zoning district as well as the OT, Old Town Overlay and Old Town Design Standards.

Zoning and Land Use Table

	Zoning	Use
Subject Site	SF7, Single-family	Residential

North	Single-family and CC, Central Commercial	Church and undeveloped
East	SF7, Single-family	Residential
South	SF7, Single-family	Residential
West	GR, General Retail	Non-residential

This site is designated in the Comprehensive Plan as Old Town

Land uses within Old Town should primarily include restaurants, offices, retail, personal services, community and educational services, and mixed-use residential development. As Old Town continues to redevelop over time, this mix of uses and historic feel should be preserved and enhanced to support a pedestrian-friendly, vibrant downtown.

Staff has determined the requested zoning district aligns with the Comprehensive Plan based on the requested district and use of personal services.

Engineering:

Engineering civil construction reviews and platting would be required prior to any redevelopment of the site.

RECOMMENDATION:

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

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

N/A

REFERENCE:

[City of Burleson, TX Zoning](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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

ZC Case 25-303

PRESENTED TO P&Z– 12.16.25

LIDON PEARCE, CNU-A, AICP

PRINCIPAL PLANNER

ZC – 213 W Eldred

Location:

- 213 W Eldred

Applicant:

- Melissa Wood (Honeybee Wellness)
- James Stephens (Owner)

Item for approval:

Zoning Change from “SF7” Single-family to “CC” Central Commercial (Case 25-303).



Zoning

SF7, Single-Family

Comprehensive Plan

Old Town



CC, Central Commercial Land Usage

Allowed by-right

Art gallery or museum
 Bakery
 Bed and Breakfast
 College or University
 Convenience store (no auto fuel sales)
 Personal services
 Motel or hotel
 Office business and professional
 Religious institution
 Retail uses
 Restaurant (not drive-in or drive-up)
 Schools (not business or trade)
 Studio, health and fitness

Specific Use Permit required

Amusement, commercial (indoor)
 Community center (private)
 Greenhouse or nursery
 Taxidermy shop

ZC – 213 W Eldred

Public Hearing Notice:

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



Legend

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

ZC – 213 W Eldred

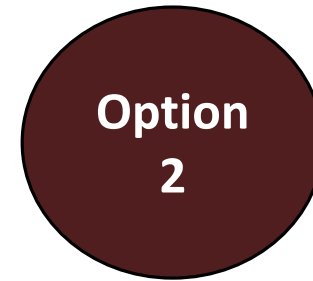
Staff Recommendation:

- Staff has determined that the requested zoning district aligns with the Comprehensive Plan based on the requested district, adjacent zoning, and proximity to existing Old Town non-residential uses.
- Staff recommends approval of the ordinance for a zoning change.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com
817.426.9649

Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 0.358 ACRES OF LAND; THE WEST ONE-HALF OF LOT 3 AND ALL OF LOTS 4 AND 5, BLOCK 52, BURLESON ADDITION, KNOWN AS 213 WEST ELDRED STREET, AND FURTHER DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, FROM “SF7” SINGLE-FAMILY DWELLING DISTRICT-7 TO “CC” CENTRAL COMMERCIAL; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, an application for a zoning change was filed by **Melissa Wood** on **October 13, 2025**, under **Case Number 25-303**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **8 to 0** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Single-family dwelling district-7 (SF7)** to **Central Commercial (CC)** and

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

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Burleson, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Burleson, Texas, has changed in character since the enactment of its classification of **Single-family dwelling district-7 (SF7)** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

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

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

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

Section 1 MAP AND ZONING AMENDMENT

The Official Zoning Map is hereby amended insofar as it relates to certain land located in Burleson, Texas, described on the legal description attached as **Exhibit A**, by changing the zoning of said property from SF7, Single-family dwelling district-7, to the CC, Central Commercial district for non-residential development.

Section 2

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

Section 3.

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

Section 4.

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 5.

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 6.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 7.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for that purpose.

Section 8.

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 9.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

EXHIBIT "A"**LEGAL DESCRIPTION:****PROPERTY DESCRIPTION**

SURVEY EXHIBIT SHOWING A 0.358 ACRE TRACT OF LAND, BEING THE WEST 1/2 OF LOT 3 AND ALL OF LOTS 4 AND 5, BLOCK 52, BURLESON ADDITION, AN ADDITION TO THE CITY OF BURLESON, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 59, PAGE 638, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND, AT THE NORTHWEST CORNER OF SAID LOT 5, AT THE NORTHEAST CORNER OF LOT 1, BLOCK 53, BURLESON ADDITION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 5, PAGE 33, O.P.R.J.C.T., IN THE SOUTH LINE OF W. ELDRED STREET, AN 80-FOOT WIDE RIGHT-OF-WAY, (R.O.W.);

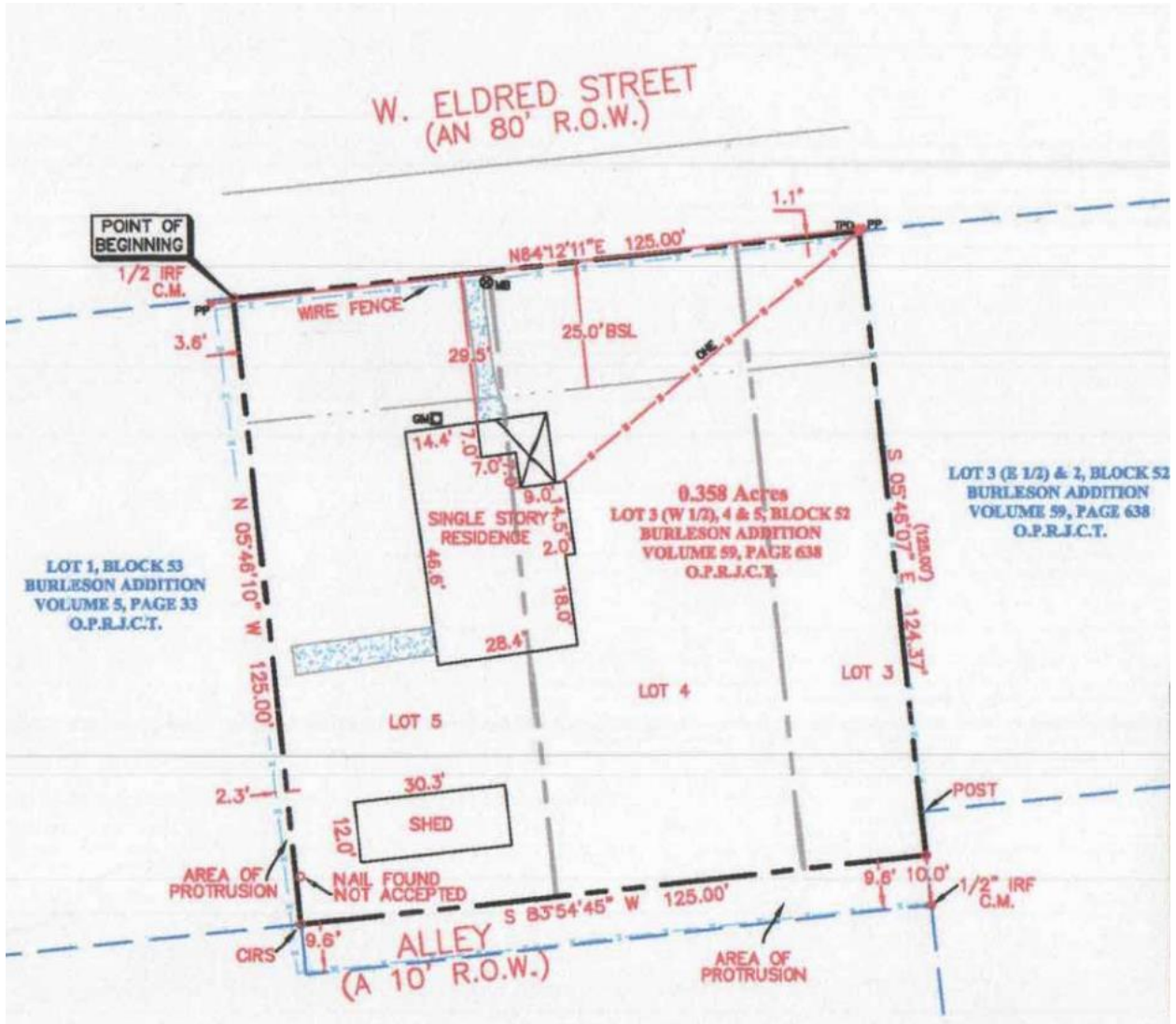
THENCE, WITH SAID SOUTH LINE OF W. ELDRED STREET, N 84°12'11" E, A DISTANCE OF 125.00 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CROSSING SAID LOT 3, S 05°46'07" E, A DISTANCE OF 124.37 FEET, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NORTH LINE OF AN ALLEY, A 10-FOOT WIDE R.O.W.;

THENCE, WITH SAID NORTH LINE OF AN ALLEY, S 83°54'45" W, A DISTANCE OF 125.00 FEET, TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 5, AND WITH SAID LOT 1, N 05°46'10" W, A DISTANCE OF 125.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.358 ACRES OF LAND AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO.6084, ON SEPTEMBER 13, 2025.

EXHIBIT "A" (Continued)




Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: December 16, 2025

SUBJECT:

Consider approval of a minute order setting the Planning and Zoning Commission meeting dates for calendar year 2026. (Case 25-344) (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

The purpose of this item is to review and approve the 2026 meeting calendar for the Planning and Zoning Commission. Staff has prepared and attached a calendar for review as Exhibit 3. Staff is requesting the Planning and Zoning Commission approve the calendar as presented, or with modifications. The approved 2026 City Council meeting dates are included in the subject calendar.

RECOMMENDATION:

Recommend approval calendar as presented or with modifications.

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

None.

REFERENCE:

FISCAL IMPACT:

None.

STAFF CONTACT:

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



CAL25-344

PRESENTED TO P&Z– 12.16.25

EMILIO SANCHEZ

DEPUTY DIRECTOR

CAL25-344 2026 P&Z Meeting Calendar

Request:

- Review P&Z Meeting Calendar
 - Approve as presented
 - Approve with modification

- Council Dates (Yellow) have been approved at the November 3rd City Council meeting

City Holidays:	
Jan 01	New Year's
Jan 19	M L King Day
May 25	Memorial Day
Jul 03	Independence
	Day
Sep 07	Labor Day
Nov 26	Thanksgiving
Nov 27	Thanksgiving
Dec 24	Christmas
Dec 25	Christmas
MEETINGS	
	City Council Meetings
	P& Z Meetings

CAL25-344

2026

Planning and Zoning
Meeting Calendar

January						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

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Dec 25	Christmas
MEETINGS	
■	City Council Meetings
■	P&Z Meetings



**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Emilio Sanchez
Deputy Director
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817.426.9686