



Planning & Zoning Commission Agenda

Tuesday, October 28, 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 October 14, 2025 Planning & Zoning Commission meeting.

B. Chisholm Summit, Phases 6 - 12 (Case 25-193): Consider and take possible action on a preliminary plat of Chisholm Summit, Phases 6 - 12. (Staff Contact: Lidon Pearce, Principal Planner)

4. **PUBLIC HEARING**

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

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 16th of October 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.

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: October 28, 2025

SUBJECT:

Chisholm Summit, Phases 6 - 12 (Case 25-193): Consider and take possible action on a preliminary plat of Chisholm Summit, Phases 6 - 12, (Staff Contact: Lidon Pearce, Principal Planner)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On July 7, 2025, an application was submitted by Justin Bond representing RA Development (owner/developer) for a preliminary plat of approximately 168.006 acres, for the creation of 412 residential lots, 19 common areas, 1 multi-unit (Ladera), and 2 commercial lots for Chisholm Summit, Phases 6 through 12, master planned development.

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

RECOMMENDATION:

Approve the preliminary plat.

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

March 3, 2025: City Council approved the zoning change for Chisholm Summit.

REFERENCE:

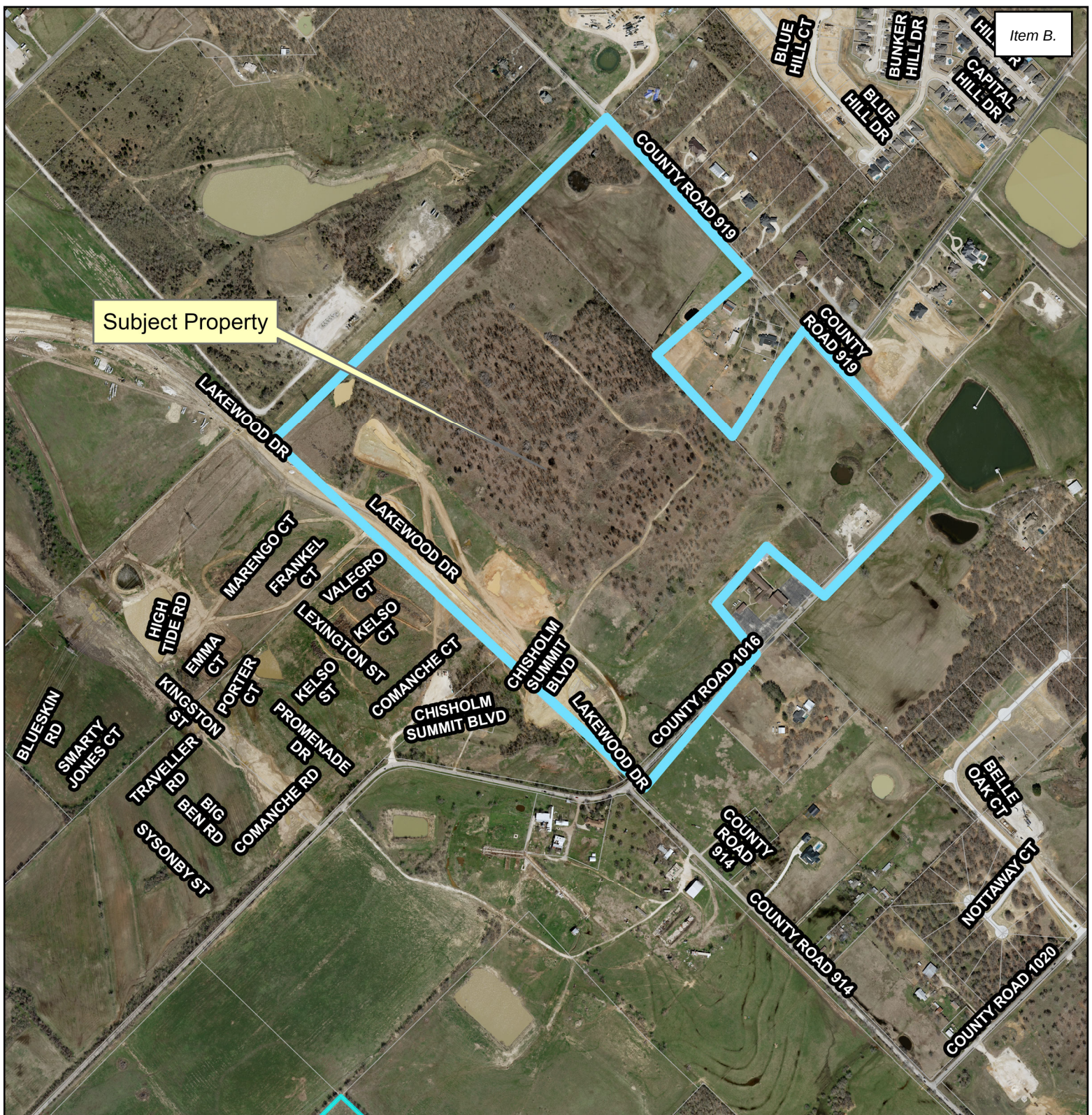
[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

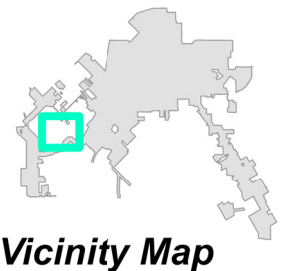
STAFF CONTACT:

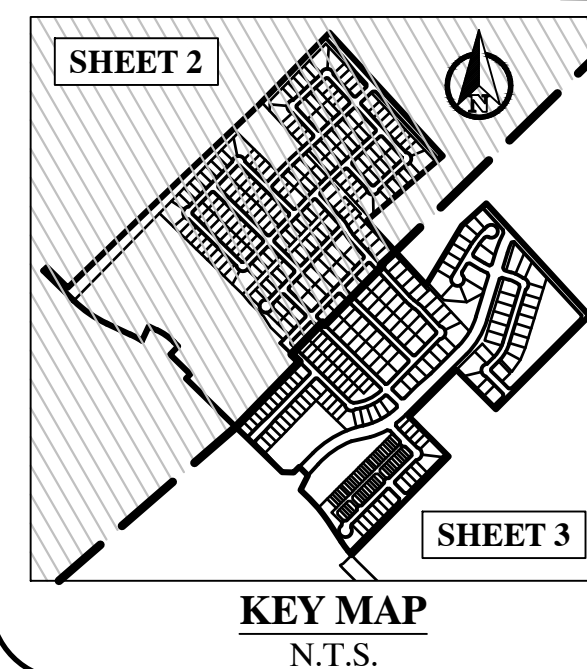
Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com
817-426-9649



Chisholm Summit, Phases 6-12 Preliminary Plat Case 25-193

THE CITY OF
BURLESON
TEXAS

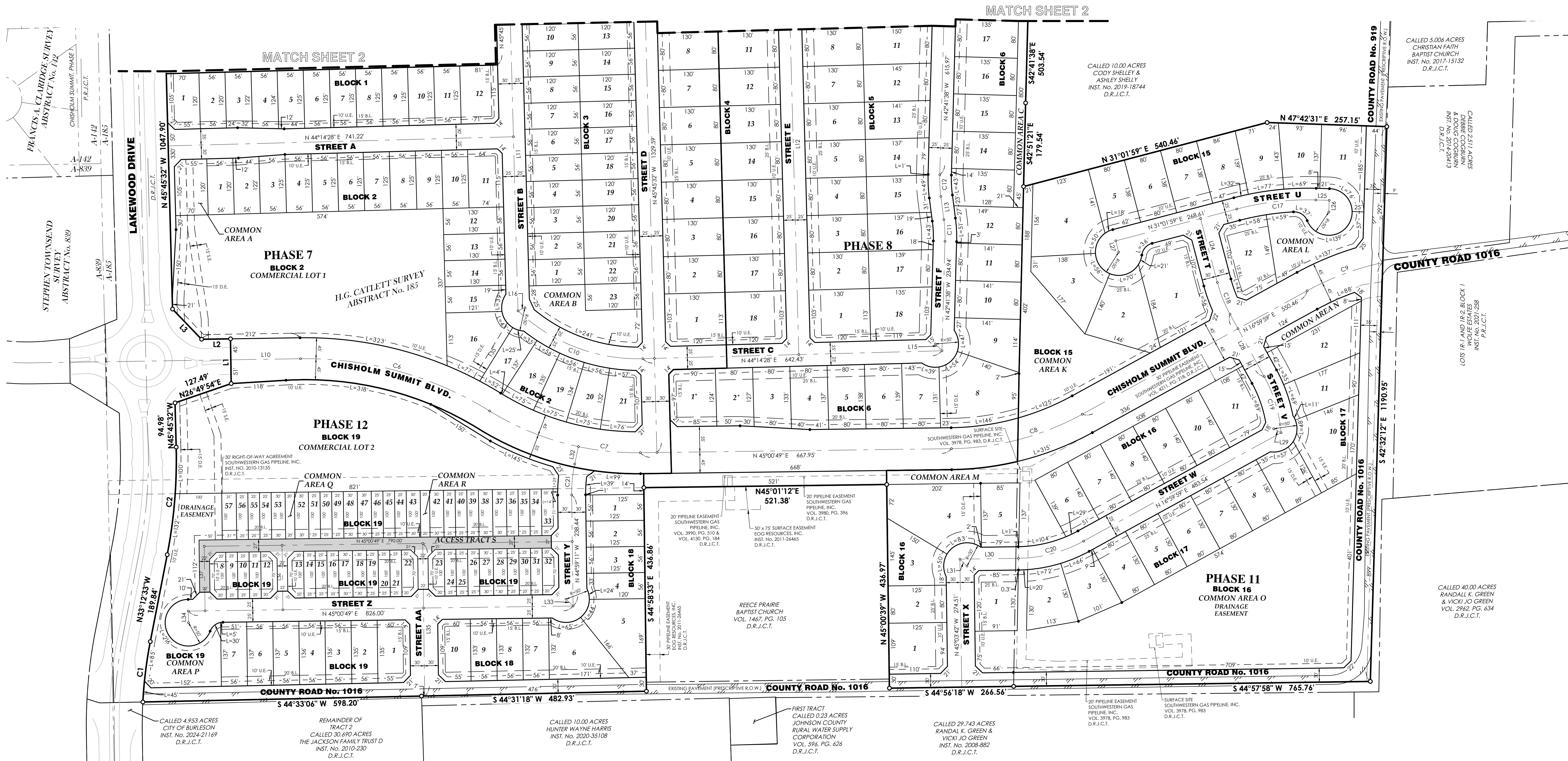




PREPARED BY:

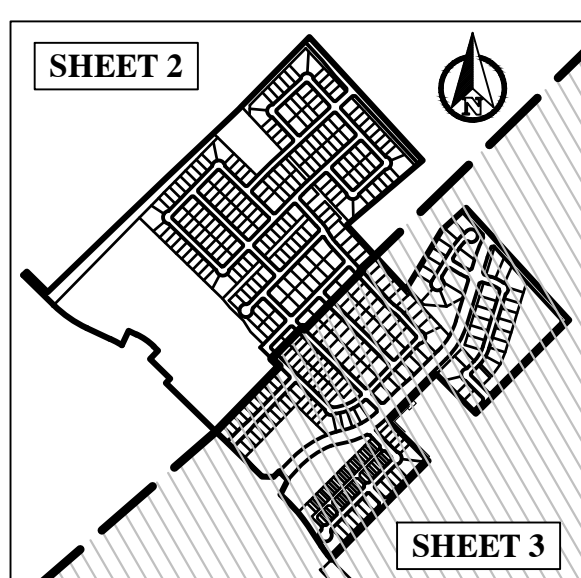
 **GM** civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

SHEET 2 of 4



NOTE: LOTS WITH AN ASTERISK (*) WILL HAVE SHORTENED PADS

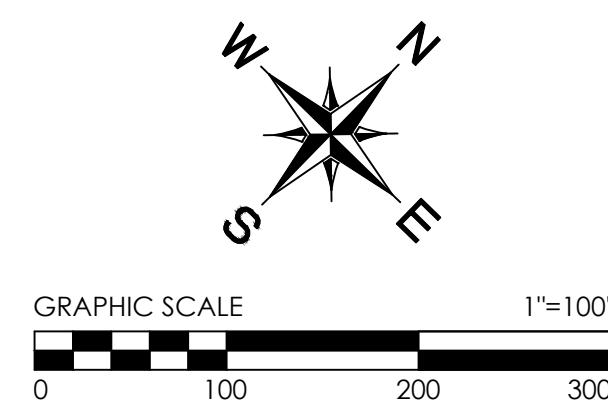
NOTE: THE SHADED AREA OF ACCESS TRACT S WILL BE DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT



KEY MAP
N.T.S.

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	940.00	130.66	7°57'51"	N37°11'29"W
C2	1060.00	232.18	12°32'59"	N39°29'03"W
C3	485.50	162.21	19°08'37"	N55°19'51"W
C4	1060.00	104.44	5°38'44"	N62°04'48"W
C5	940.00	317.62	19°21'35"	N55°13'22"W
C6	750.00	426.91	32°36'50"	N61°11'10"E
C7	600.00	340.13	32°28'46"	N61°15'12"E
C8	600.00	293.36	28°00'49"	N31°00'24"E
C9	600.00	173.98	16°36'49"	N25°18'24"E
C10	375.00	294.34	44°58'17"	S66°43'36"W
C11	300.00	46.69	8°54'59"	S47°09'08"E
C12	300.00	46.69	8°54'59"	S47°09'08"E
C13	400.00	78.29	11°12'53"	S37°05'12"E
C14	400.00	78.29	11°12'53"	S37°05'12"E
C15	2300.00	112.82	2°48'37"	N45°38'46"E
C16	1800.00	88.29	2°48'37"	S45°38'46"W
C17	600.00	171.38	16°21'56"	S39°12'57"W
C18	300.00	73.48	14°02'00"	S65°59'01"E
C19	300.00	126.48	24°09'18"	S60°55'21"E
C20	300.00	146.29	27°56'19"	S30°58'09"W
C21	300.00	66.86	12°46'09"	N38°36'07"W

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N45°07'15"W	96.00'	L14	S31°28'46"E	50.00'	L27	S58°58'01"E	25.00'
L2	S44°52'45"W	62.16'	L15	N89°13'35"W	20.67'	L28	S73°00'01"E	152.80'
L3	N88°08'31"W	89.86'	L16	N21°29'02"E	16.27'	L29	N73°35'57"E	17.97'
L4	N44°14'28"E	47.41'	L17	N00°45'32"W	21.21'	L30	S44°56'18"W	125.39'
L5	N44°14'28"E	90.00'	L18	N89°14'28"E	21.21'	L31	S89°56'18"W	21.21'
L6	N45°45'32"W	48.36'	L19	S00°45'32"E	21.21'	L32	N32°13'03"W	38.03'
L7	N64°54'09"W	68.80'	L20	S87°56'55"E	21.21'	L33	S89°59'11"E	21.21'
L8	S25°05'51"W	124.14'	L21	S02°03'05"W	21.21'	L34	N44°59'11"W	25.00'
L9	N46°51'45"E	39.48'	L22	N87°56'55"W	21.21'	L35	N44°59'11"W	327.40'
L10	N44°52'45"E	149.46'	L23	N02°03'05"E	21.21'	L36	N44°59'11"W	138.50'
L11	S45°45'32"E	707.89'	L24	S58°58'01"E	141.78'	L37	N44°59'11"W	138.50'
L12	S45°45'32"E	817.54'	L25	S47°23'55"W	28.62'			
L13	S51°36'37"E	50.00'	L26	N42°36'05"W	25.00'			



OWNER:
ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133

OWNER/DEVELOPER:
BURLESON DEVELOPMENT, INC.
236 E. ELLISON STREET
BURLESON, TX 76028

PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TdSurv Firm # 10021700

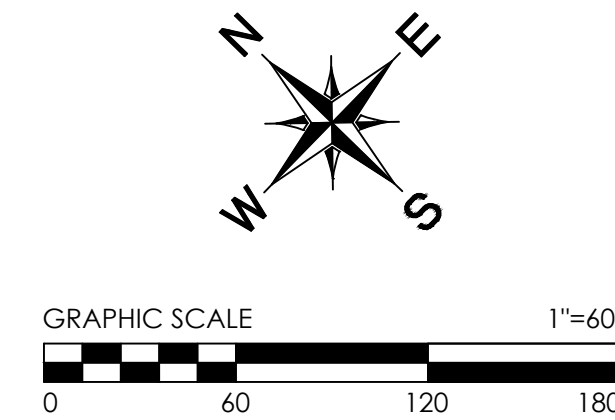
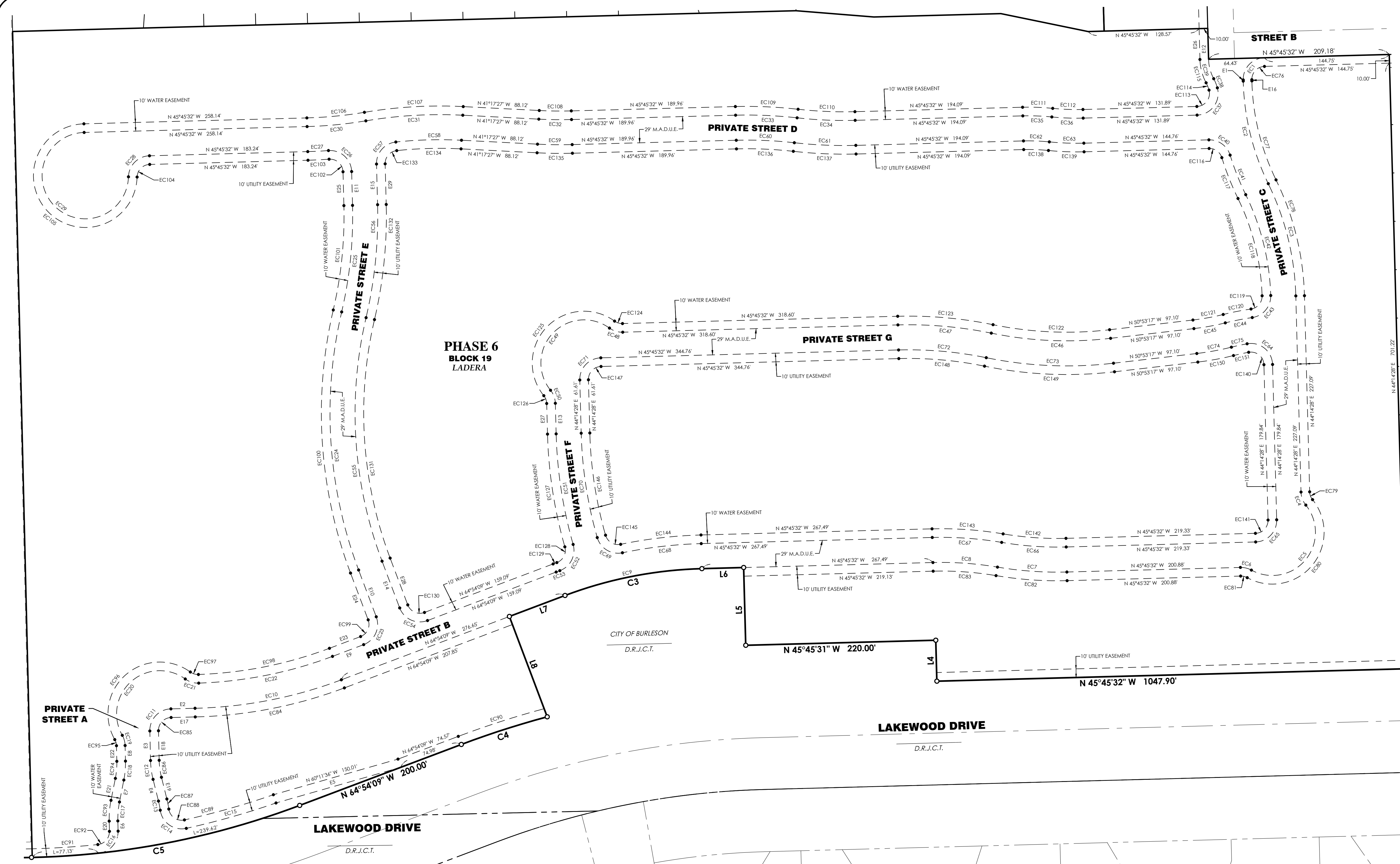
CASE No.: PP-25-193

Date: September 2025

SHEET 3 of 4

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 9/22/2025 3:29 PM

PRELIMINARY PLAT
OF
CHISHOLM SUMMIT, PHASES 6-12
BEING
168.006 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY, ABSTRACT No. 185
FRANCIS A. CLARIDGE SURVEY, ABSTRACT No. 142
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
412 RESIDENTIAL LOTS, 19 COMMON AREAS,
2 COMMERCIAL LOTS, 1 UNIT (LADERA)



OWNER:

ALTA BURL LP
3000 ALTAMESA BLVD., SUITE 300,
FORT WORTH, TX 76133

OWNER/DEVELOPER:

BURLESON DEVELOPMENT, INC.
236 E. ELLISON STREET
BURLESON, TX 76028

PREPARED BY:



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Date: September 2025

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SHEET 4 of 4

LADERA CURVE TABLE						LADERA CURVE TABLE						LADERA CURVE TABLE						LADERA CURVE TABLE						LADERA CURVE TABLE						LADERA CURVE TABLE											
C#	R	L	D	CHD B	CHD L	C#	R	L	D	CHD B	CHD L	C#	R	L	D	CHD B	CHD L	C#	R	L	D	CHD B	CHD L	C#	R	L	D	CHD B	CHD L	C#	R	L	D	CHD B	CHD L						
EC#1	25.00	39.20	89°50'48"	S89°19'04"W	35.31'	EC23	25.00	39.27	90°00'00"	N70°05'51"E	35.36'	EC45	285.50	36.95	7°24'32"	N5°43'53"W	36.92'	EC67	414.50	80.65	11°08'54"	N40°11'06"W	80.52'	EC89	918.00	107.05	6°40'32"	N60°03'33"W	106.99'	EC111	274.50	34.92	7°17'17"	S42°06'54"E	34.89'	EC133	15.00	22.38	85°29'14"	N88°59'04"E	20.36'
EC2	285.50	123.11	24°42'25"	S32°02'27"W	122.16'	EC24	514.50	303.67	33°49'03"	N42°00'22"E	299.28'	EC46	435.50	138.78	18°15'30"	N41°45'32"W	138.19'	EC68	514.50	91.95	10°14'25"	N50°52'45"W	91.83'	EC90	1070.00	104.44	9°35'33"	N62°06'23"W	104.40'	EC112	275.50	35.04	7°17'17"	S42°06'54"E	35.02'	EC134	475.50	74.54	8°58'52"	S45°46'53"E	74.46'
EC3	314.50	134.78	24°33'13"	S31°57'51"W	133.75'	EC25	485.50	124.34	14°40'26"	N51°34'41"E	124.00'	EC47	474.50	108.73	13°07'45"	N39°11'40"W	108.49'	EC69	25.00	37.43	8°46'51"	N13°06'31"W	34.03'	EC91	930.00	76.31	4°42'05"	S47°56'47"E	76.29'	EC113	15.00	27.15	103°41'39"	N82°23'38"E	23.59'	EC135	324.50	40.90	47°28'06"	S43°31'30"E	40.88'
EC4	25.00	16.36	37°30'07"	S25°29'24"W	16.07'	EC26	25.00	40.44	92°40'23"	N02°05'44"W	36.17'	EC48	25.00	16.36	37°30'07"	N27°00'41"E	16.07'	EC70	485.50	122.52	14°27'33"	N37°00'41"E	122.20'	EC92	15.00	22.33	85°18'29"	N87°02'56"E	20.33'	EC114	40.00	9.13	13°04'34"	N24°00'31"E	9.11'	EC136	475.50	65.91	7°56'33"	S41°47'16"E	65.86'
EC5	50.00	137.80	15°54'08"	S85°41'25"W	98.15'	EC27	514.50	24.00	2°40'23"	N47°05'44"W	24.00'	EC49	50.00	143.99	16°50'14"	S89°11'42"W	99.14'	EC71	25.00	39.27	90°00'00"	N89°11'42"E	35.36'	EC93	110.00	24.24	12°37'34"	N50°42'29"E	24.19'	EC115	60.00	28.18	26°54'37"	N30°55'33"E	27.92'	EC137	224.50	72.71	7°56'33"	S41°47'16"E	72.65'
EC6	25.00	13.26	30°24'01"	N30°33'32"W	13.11'	EC28	25.00	37.94	86°56'34"	N89°13'49"W	34.40'	EC50	25.00	16.36	37°30'07"	S25°29'24"W	16.07'	EC72	445.50	102.09	13°07'45"	S39°11'40"E	101.86'	EC94	90.00	19.83	12°37'34"	N50°42'29"E	19.79'	EC116	15.00	19.49	74°25'57"	S08°52'34"E	18.14'	EC138	324.50	28.68	71°47'17"	S42°06'54"E	28.66'
EC7	414.50	80.65	11°08'54"	N40°11'06"W	80.52'	EC29	50.00	232.93	26°56'34"	N30°46'11"E	72.57'	EC51	514.50	129.81	14°27'33"	S37°00'41"E	122.47'	EC73	444.50	148.02	18°15'30"	S41°45'32"E	147.39'	EC95	15.00	7.42	28°21'27"	N30°12'58"E	7.35'	EC117	324.50	50.89	8°59'10"	S24°10'50"W	50.84'	EC139	324.50	41.28	71°17'17"	S42°06'54"E	41.28'
EC8	385.50	75.01	11°08'54"	N40°11'06"W	74.89'	EC30	485.50	68.39	8°04'15"	S49°47'40"E	68.33'	EC52	25.00	37.45	85°49'07"	S72°41'39"W	34.04'	EC74	314.50	40.70	7°24'32"	S54°35'43"E	40.67'	EC96	60.00	163.18	155°49'47"	S86°02'52"E	117.34'	EC118	275.50	116.88	24°18'26"	S31°50'28"W	116.00'	EC140	15.00	25.87	98°48'33"	S05°09'49"E	22.95'
EC9	485.50	162.21	19°08'37"	N55°19'51"W	161.46'	EC31	514.50	112.60	12°32'20"	S47°33'37"E	112.37'	EC53	514.50	4.54	0°30'22"	N64°38'59"W	4.54'	EC75	285.50	18.61	3°44'04"	S56°26'07"E	18.60'	EC97	15.00	9.96	38°03'15"	S27°09'36"E	9.78'	EC119	15.00	21.86	83°29'52"	S84°43'37"W	19.98'	EC141	15.00	23.56	90°00'00"	S89°11'42"W	21.99'
EC10	514.50	173.29	19°17'51"	S55°15'14"E	172.47'	EC32	485.50	37.86	4°28'06"	S43°31'30"E	37.85'	EC54	25.00	39.27	90°00'00"	N19°54'09"W	35.36'	EC76	15.00	23.52	8°50'48"	N89°19'04"E	21.18'	EC98	475.50	155.32	18°42'56"	S55°32'42"E	154.63'	EC120	324.50	32.82	9°47'41"	N52°41'18"W	32.81'	EC142	375.50	73.28	11°08'54"	N40°11'06"W	72.95'
EC11	25.00	39.27	90°00'00"	N89°23'42"E	35.36'	EC33	514.50	71.32	7°56'33"	S41°47'16"E	71.26'	EC55	485.50	286.56	33°49'03"	N42°00'22"E	282.41'	EC77	275.50	118.80	24°42'25"	N32°02'27"E	117.88'	EC99	15.00	23.56	90°00'00"	N70°05'51"E	21.21'	EC121	275.50	35.65	7°24'32"	S54°35'43"W	35.63'	EC143	424.50	82.60	11°08'54"	N40°11'06"W	82.47'
EC12	100.00	22.04	12°37'34"	N50°42'29"E	21.99'	EC34	485.50	67.30	7°56'33"	S41°47'16"E	67.25'	EC56	514.50	131.77	14°40'26"	N51°34'41"E	131.41'	EC78	324.50	139.06	24°33'13"	N31°57'51"E	138.00'	EC101	475.50	309.57	33°49'03"	N42°00'22"E	305.10'	EC122	425.50	135.59	18°15'30"	N41°45'32"W	135.02'	EC144	524.50	93.74	107°42'51"	N30°52'54"E	93.62'
EC13	100.00	10.78	8°10'35"	N34°51'25"E	10.77'	EC35	244.50	33.64	7°17'17"	S42°06'54"E	33.62'	EC57	25.00	37.30	85°29'14"	N88°59'04"E	20.34'	EC79	15.00	9.82	37°30'07"	N25°29'24"E	9.64'	EC102	475.50	121.78	14°40'26"	N51°34'41"E	121.45'	EC123	484.50	111.02	13°07'45"	N39°11'40"W	110.78'	EC145	15.00	22.46	85°49'07"	N19°54'09"W	22.42'
EC14	25.00	41.30	94°39'49"	N09°23'12"W	36.76'	EC36	285.50	36.32	7°17'17"	S42°06'54"E	36.29'	EC58	485.50	76.10	8°58'52"	S45°46'53"E	76.02'	EC80	60.00	163.55	155°49'08"	N85°41'25"E	117.78'	EC103	524.50	24.26	2°40'23"	N02°05'44"W	21.07'	EC124	15.00	9.82	37°30'07"	N25°29'24"E	9.64'	EC146	475.50	120.00	14°27'33"	N37°00'41"E	119.68'
EC15	928.00	107.93	8°39'50"	N60°03'01"W	107.87'	EC37	25.00	45.25	103°41'39"	N82°23'38"E	39.32'	EC59	514.50	40.12	4°28'06"	S43°31'30"E	40.11'	EC81	15.00	7.96	30°24'01"	S30°33'32"E	7.87'	EC104	15.00	24.26	2°40'23"	N47°05'44"W	24.21'	EC125	60.00	172.79	165°00'14"	S89°11'42"W	118.97'	EC147	15.00	23.56	90°00'00"	N89°11'42"E	21.21'
EC16	25.00	37.22	85°18'29"	N87°02'56"E	33.88'	EC38	50.00	11.41	13°04'34"	N24°00'31"E	11.39'	EC60	485.50	67.30	7°56'33"	S41°47'16"E	67.25'	EC82	424.50	82.60	11°08'54"	S40°11'06"E	82.47'	EC105	15.00	22.76	86°56'34"	N89°13'49"W	20.64'	EC126	15.00	9.82	37°30'07"	S25°29'24"E	9.64'	EC148	435.50	99.79	13°07'45"	S39°11'40"E	99.58'
EC17	100.00	22.04	12°37'34"	N50°42'29"E	21.99'	EC39	50.00	23.50	74°25'57"	S08°52'34"E	23.28'	EC61	514.50	71.32	7°56'33"	S41°47'16"E	71.26'	EC83	375.50	73.06	11°08'54"	S40°11'06"E	72.95'	EC106	60.00	279.54	26°56'34"	N00°46'11"E	87.09'	EC127	524.50	132.34	14°27'33"	S37°00'41"E	131.99'	EC149	474.50	151.21	18°15'30"	N41°45'32"E	150.57'
EC18	100.00	22.04	12°37'34"	N50°42'29"E	21.99'	EC40	25.00	32.48	74°25'57"	S08°52'34"E	30.24'	EC62	235.50	29.96	7°17'17"	S42°06'54"E	29.94'	EC84	524.50	176.65	19°17'51"	S55°15'14"E	175.82'	EC107	475.50	66.98	8°04'15"	S49°47'40"E	66.92'	EC128	15.00	22.47	85°49'07"	S72°41'39"W	20.43'	EC150	324.50	41.99	7°24'32"	S54°35'43"E	41.96'
EC19	25.00	12.37	28°21'27"	N30°12'58"E	12.25'	EC41	314.50	49.33	8°59'10"	S24°10'50"W	49.28'	EC63	314.50	40.00	7°17'17"	S42°06'54"E	39.98'	EC85	15.00	23.56	90°00'00"	N89°23'42"E	21.21'	EC108	524.50	114.78	12°32'20"	S47°33'37"E	114.56'	EC129	524.50	4.63	0°30'22"	N64°38'59"W	4.63'	EC151	275.50	17.96	3°44'04"	S56°26'07"E	17.95'
EC20	50.00	135.99	15°54'08"	S86°02'52"E	97.78'	EC42	285.50	121.12	24°18'26"	S31°50'28"W	120.22'	EC64	25.00	43.11	98°48'33"	S05°09'49"E	37.97'	EC86	90.00	19.83	12°37'34"	N50°42'29"E	19.79'	EC109	475.50	37.08	4°28'06"	S43°31'30"E	37.07'	EC130	15.00	23.56	90°00'00"	N19°54'09"W	21.21'	EC152	475.50	280.65	33°49'03"	N42°00'22"E	276.40'
EC21	25.00	16.40	38°03'15"	S27°09'36"E	16.30'	EC43	25.00	36.45	83°29'52"	S85°44'37"W	33.29'	EC65	25.00	39.27	90°00'00"	S89°11'42"W	35.36'	EC87	110.00	11.86	6°10'35"	N34°51'25"E	11.85'	EC110	475.50	72.71	7°56'33"	S41°47'16"E	72.65'	EC131	475.50	280.65	33°49'03"	N42°00'22"E	276.40'	EC153	524.50	134.33	14°40'26"	N51°34'41"E	133.96'
EC22	485.50	158.59	18°42'56"	S55°32'42"E	157.88'	EC44	314.50	31.81	5°47'41"	N55°24'18"W	31.79'	EC66	385.50	75.01	11°08'54"	N40°11'06"W	74.89'	EC88	15.00	24.78	94°39'49"	N09°23'12"W	22.06'	EC111	475.50	65.91	7°56'33"	S41°47'16"E	65.86'	EC132	524.50	134.33	14°40'26"	N51°34'41"E	133.96'						

LADERA LINE TABLE

LINE #	BEARING	DISTANCE
E1	S44°23'40"W	1.45'
E2	S45°36'18"E	27.95'
E3	N44°23'42"E	34.19'
E4	N31°46'07"E	25.91'
E5	N40°11'36"W	150.14'
E6	N44°23'42"E	11.83'
E7	N57°01'16"E	25.91'
E8	N44°23'42"E	18.07'
E9	S64°54'09"E	38.56'
E10	N25°05'51"E	57.90'
E11	N44°14'28"E	39.16'
E12	N44°14'28"E	35.74'
E13	S44°14'28"W	35.45'
E14	N25°05'51"E	57.90'
E15	N44°14'28"E	47.05'

LADERA LINE TABLE

LINE #	BEARING	DISTANCE
E16	N44°23'40"E	1.45'
E17	S45°36'18"E	27.95'
E18	N44°23'42"E	34.19'
E19	N31°46'07"E	25.91'
E20	N44°23'42"E	11.83'
E21	N57°01'16"E	25.91'
E22	N44°23'42"E	18.07'
E23	S64°54'09"E	38.56'
E24	N25°05'51"E	57.90'
E25	N44°14'28"E	39.16'
E26	N44°14'28"E	35.73'
E27	S44°14'28"W	35.45'
E28	N25°05'51"E	57.90'
E29	N44°14'28"E	47.05'