



Planning & Zoning Commission Agenda

Tuesday, October 14, 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 September 23, 2025 Planning & Zoning Commission meeting.

B. The Parks at Panchasarp Farms, Phase 5 (Case 25-209): Consider and take possible action on a final plat of The Parks at Panchasarp Farms, Phase 5. (Staff Contact: Lidon Pearce, Principal Planner)

C. The McDonald's Addition Replat (Case 25-195): Consider and take possible action on a replat of The McDonald's Addition, Lots 1R & 2R, BLK 1, located at 5213 Blakeley Street. (Staff Contact: Emilio Sanchez, Deputy Director)

4. **PUBLIC HEARING**

A. 2520 CR 913 (Case 25-259): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "C" Commercial for future development. (Staff Contact: Lidon Pearce, Principal Planner)

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 2nd 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 14, 2025

SUBJECT:

The Parks at Panchasarp Farms, Phase 5 (Case 25-209): Consider and take possible action on a final plat of The Parks at Panchasarp Farms, Phase 5, (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 21, 2025, an application was submitted by Ben Panchasarp (owner/developer) for a final plat of approximately 19.516 acres, for the creation of 74 residential lots and 3 non-residential lots for The Parks at Panchasarp Farms, Phase 5, planned development subdivision.

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

RECOMMENDATION:

Approve the final plat.

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

January 3, 2017: City Council approved the Preliminary Plat for The Parks at Panchasarp Farms.

REFERENCE:

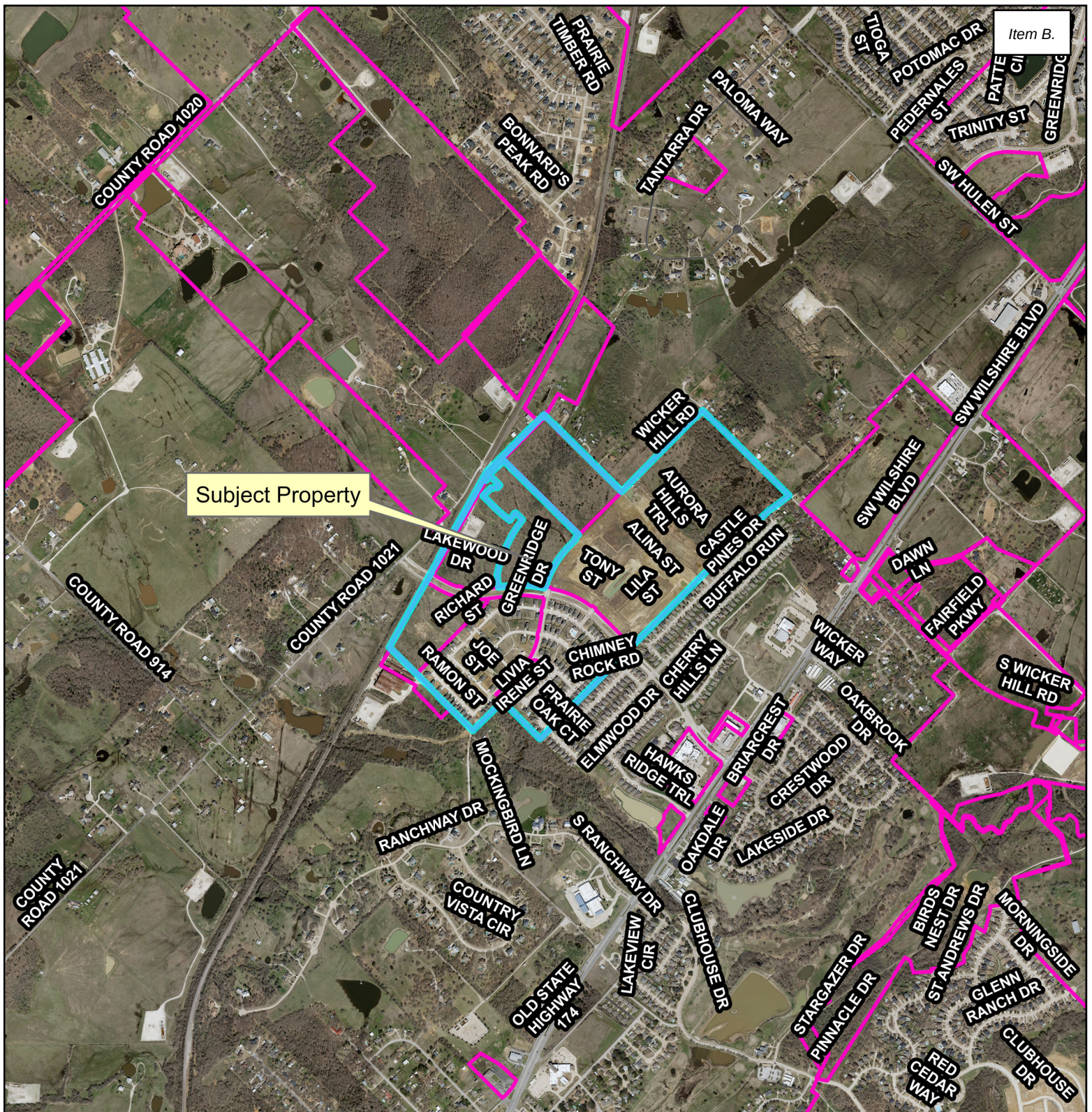
[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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

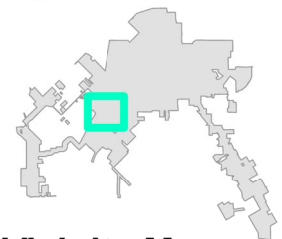


Parks at Panchasarp Farms, Phase 5

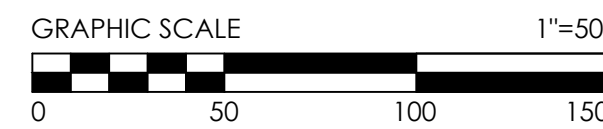
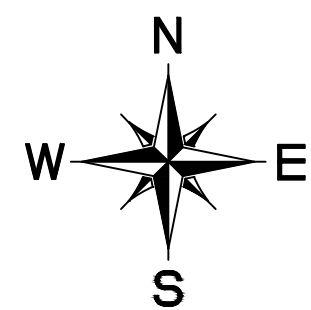
Final Plat

Case 25-209

THE CITY OF
BURLESON
TEXAS



Vicinity Map

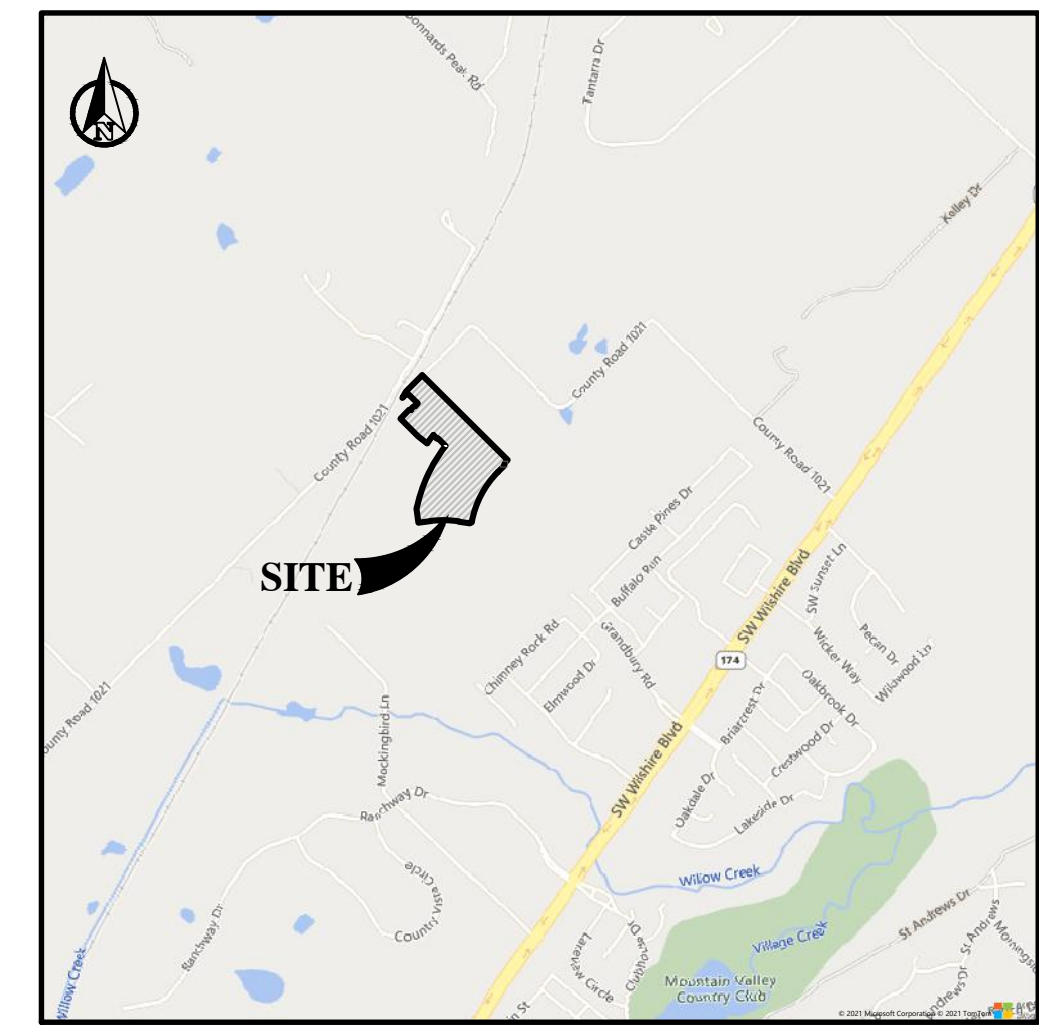


SEE SHEET 2

SEE SHEET 2

H.G. CATLETT SURVEY No. 16
ABSTRACT No. 178

CALLED 15.166 ACRES
JOSHUA INDEPENDENT SCHOOL DISTRICT
INST. NO. 2017-4997
D.R.J.C.T.



VICINITY MAP
N.T.S.

10' WATER EASEMENT
PER BK. 2886, PG. 5
D.R.J.C.T.
(PORTION WITHIN PHASE
WILL BE ABANDONED BY
SEPARATE INSTRUMENT)

H.G. CATLETT SURVEY No. 16
ABSTRACT No. 178

POINT OF
BEGINNING

SEE DETAIL "A"

LEGEND

SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.W.E.	SCREENING WALL EASEMENT
S.E.	SEWER EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
CA	COMMON AREA
o	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
①	SIGHT VISIBILITY EASEMENT (S.V.E.) CALL OUT
—	BOUNDARY LINE
—	ADJOINER LINE
---	EASEMENT LINES
---	CENTERLINE
---	BUILDING LINE
---	ABSTRACT LINE

OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:

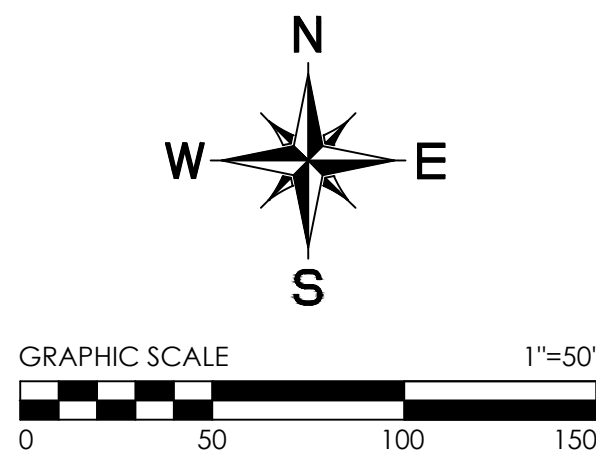


FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS, PHASE 5

BEING
19.516 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
74 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: June 2025

CASE NO. 25-209

SHEET 1 of 3



H.G. CATLETT SURVEY No.13
ABSTRACT No. 182

BURLINGTON NORTHERN SANTA FE RAILROAD
(100 R/W)

CALLED 1.000 ACRE
KATE LONG ET UX
VOL. 0200, PG. 988
D.R.J.C.T.

WICKER HILL ROAD
(COUNTY ROAD NO. 102-1)

CALLED 5.167 ACRES
JOSHUA INDEPENDENT SCHOOL DISTRICT
INST. NO. 2020-27465
D.R.J.C.T.

H.G. CATLETT SURVEY No.16
ABSTRACT No. 178

20' TEXAS MIDSTREAM
GAS SERVICES, LLC
GAS EASEMENT
PER VOL. 4225, PG. 559
D.R.J.C.T.

FUTURE
30' UTILITY & DRAINAGE
EASEMENT AGREEMENT
1/2" C.I.R.E.
"GOODWIN & MARSHALL"
@312.41'

CALLED 15.166 ACRES
JOSHUA INDEPENDENT SCHOOL DISTRICT
INST. NO. 2017-4997
D.R.J.C.T.

20' TEXAS MIDSTREAM
GAS SERVICES, LLC
GAS EASEMENT
PER VOL. 4225, PG. 559
D.R.J.C.T.

REMAINDER OF
CALLED 137.648 NET ACRES, TRACT II
JC PANCHASARP, L.P.
VOL. 4172, PG. 380
D.R.J.C.T.

10' WATER EASEMENT
PER BK. 2886, PG. 5
D.R.J.C.T.
(PORTION WITHIN PHASE
WILL BE ABANDONED BY
SEPARATE INSTRUMENT)

BLOCK 21
CA-Z
43,651
SQ. FT.
DRAINAGE EASEMENT

SEE SHEET 1

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S44°44'13"W	50.00'
L2	S00°15'23"E	21.21'
L3	S54°48'57"W	21.50'
L4	S86°29'33"W	13.32'
L5	S79°04'39"E	20.00'
L6	N44°44'37"E	40.00'
L7	S89°44'37"W	21.21'
L8	N49°15'06"E	25.92'
L9	N32°30'29"W	19.74'
L10	S45°15'23"E	19.97'
L11	N89°46'23"E	21.22'
L12	S00°15'23"E	14.14'
L13	S03°24'52"E	14.90'

LINE TABLE		
LINE #	BEARING	DISTANCE
L14	S00°15'23"E	14.14'
L15	S89°44'37"W	14.14'
L16	N00°15'23"W	14.14'
L17	N86°29'26"E	13.32'
L18	S04°59'04"E	15.26'
L19	S57°30'50"W	15.41'
L20	N39°27'25"W	11.60'
L21	N85°49'21"E	13.14'
L22	N04°02'34"W	15.05'
L23	S89°44'37"W	14.14'
L24	S54°46'41"W	38.46'
L25	N28°48'09"E	0.39'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	995.00'	598.08'	34°26'23"	S27°31'25"W	589.12'
C2	1060.00'	299.71'	16°12'00"	N89°02'57"W	298.71'
C3	1705.00'	104.20'	3°30'06"	S36°19'21"W	104.18'
C4	50.00'	61.69'	70°41'27"	N46°16'05"E	57.85'
C5	1440.00'	622.48'	24°46'03"	N25°51'22"E	617.64'
C6	1205.00'	299.31'	14°13'54"	N88°46'32"W	298.54'
C7	1150.00'	564.29'	28°06'51"	N30°41'11"E	558.65'
C8	1730.00'	141.83'	4°41'51"	N36°59'06"E	141.79'

FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS, PHASE 5

BEING
19.516 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
74 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: June 2025

OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:



CASE NO. 25-209

SHEET 2 of 3

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS, JC Panchasarp, L.P. (A Texas Limited Partnership) as owner of that certain lot, tract, or parcel of land, situated in a portion of the H.G. Catlett Survey No. 16, Abstract No. 178, City of Burleson, Johnson County, Texas, being part of that certain called 137.648 net acre tract described as Tract II in a deed to JC Panchasarp recorded in Volume 4172, Page 360 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the most westerly Southwest corner of a called 15.166 acre tract described in deed to Joshua Independent School District recorded Instrument No. 2017-4997(DRJCT) and the most westerly Northwest corner of The Parks at Panchasarp Farms, Phase 3A & 38 recorded in Instrument No. 2024-87 of the Plat Records of Johnson County, Texas (PRJCT), from which a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the most easterly Southeast corner of said 15.166 acre tract and a northerly corner of said The Parks at Panchasarp Farms, Phase 3A & 38 bears North 89 deg, 44 min, 34 sec, East - 21.22 feet;

THENCE in a southwesterly direction along the Northwest line of said The Parks at Panchasarp Farms, Phase 3A & 38 the following four (4) courses;

South 44 deg, 44 min, 13 sec, West, a distance of 50.00 feet to a 1/2" capped iron rod found stamped "GMCIVIL" hereinafter referred to as a 1/2" capped iron rod found;

South 00 deg, 15 min, 23 sec, East, a distance of 21.21 feet to a 1/2" capped iron rod found;

South 44 deg, 44 min, 37 sec, West, a distance of 96.89 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the left, having a radius of 995.00 feet, a central angle of 34 deg, 26 min, 23 sec., and being subtended by a chord which bears South 27 deg, 31 min, 25 sec, West - 589.12 feet;

Continuing in a southwesterly direction along said curve to the left, a distance of 598.08 feet to a 1/2" capped iron rod found for the most westerly Southwest corner of said The Parks at Panchasarp Farms, Phase 3A & 38, in the North right-of-way line of Lakewood Drive (120' width right-of-way) recorded in Instrument No. 2020-113 (PRJCT);

THENCE in a westerly direction along said North right-of-way line the following four (4) courses;

South 54 deg, 48 min, 57 sec, West non-tangent to said curve, a distance of 21.50 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", hereinafter referred to as a 1/2" capped iron rod found;

North 80 deg, 56 min, 57 sec, West, a distance of 114.84 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the left, having a radius of 1,060.00 feet, a central angle of 16 deg, 12 min, 00 sec., and being subtended by a chord which bears North 89 deg, 02 min, 57 sec, West - 298.71 feet;

Continuing in a westerly direction along said curve to the left, a distance of 299.71 feet to a 1/2" capped iron rod found;

South 82 deg, 51 min, 03 sec, West tangent to said curve, a distance of 126.25 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as a 1/2" iron rod set, from which a 1/2" capped iron rod found bears South 82 deg, 51 min, 03 sec, West - 178.17 feet;

THENCE North 07 deg, 08 min, 57 sec, West departing said North right-of-way line, a distance of 148.36 feet to a 1/2" capped iron rod set;

THENCE North 12 deg, 49 min, 08 sec, East, a distance of 64.58 feet to a 1/2" capped iron rod set;

THENCE North 14 deg, 58 min, 26 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 16 deg, 56 min, 58 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 18 deg, 55 min, 30 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 20 deg, 54 min, 01 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 22 deg, 52 min, 33 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 24 deg, 51 min, 05 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 26 deg, 49 min, 37 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 28 deg, 48 min, 09 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 30 deg, 46 min, 41 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 32 deg, 45 min, 13 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 34 deg, 43 min, 45 sec, East, a distance of 54.65 feet to a 1/2" capped iron rod set;

THENCE North 36 deg, 49 min, 20 sec, East, a distance of 61.16 feet to a 1/2" capped iron rod set;

THENCE North 45 deg, 15 min, 23 sec, West, a distance of 110.79 feet to a 1/2" capped iron rod set;

THENCE South 86 deg, 29 min, 33 sec, West, a distance of 13.32 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,705.00 feet; a central angle of 3 deg, 30 min, 06 sec., and being subtended by a chord which bears South 36 deg, 19' Min, 21 sec, West - 104.18 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 104.20 feet to a 1/2" capped iron rod set;

THENCE North 50 deg, 58 min, 54 sec, West non-tangent to said curve, a distance of 170.47 feet to a 1/2" capped iron rod set;

THENCE North 45 deg, 15 min, 23 sec, West, a distance of 259.94 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 44 min, 37 sec, East, a distance of 131.04 feet to a 1/2" capped iron rod set;

THENCE South 79 deg, 04 min, 39 sec, East, a distance of 20.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 50.00 feet, a central angle of 70 deg, 41 min, 27 sec., and being subtended by a chord which bears North 46 deg, 16 min, 05 sec, East - 57.85 feet;

THENCE in a northeasterly direction along said curve to the right, a distance of 61.69 feet to a 1/2" capped iron rod set;

THENCE North 44 deg, 44 min, 37 sec, East non-tangent to said curve, a distance of 40.00 feet to a 1/2" capped iron rod set;

THENCE North 45 deg, 15 min, 23 sec, West, a distance of 155.17 feet to a 1/2" capped iron rod set;

THENCE South 44 deg, 48 min, 09 sec, West, a distance of 71.47 feet to a 1/2" capped iron rod set in the Northwest line of said 137.648 net acre tract and the Southeast right-of-way line of Burlington Northern Santa Fe Railroad;

THENCE North 29 deg, 12 min, 02 sec, East along said Northwest line and Southeast right-of-way line, a distance of 74.36 feet to a 1/2" capped iron rod set for the Southwest corner of a called 1,000 acre tract of land as described in deed to Kade Long, et ux recorded in Volume 4260, Page 696 (DRJCT) and being in the approximate centerline of County Road No. 1016;

THENCE North 44 deg, 48 min, 09 sec, East departing said Southeast right-of-way line and continue along the Southeast line of said 1,000 acre tract, and said Northwest line and said approximate centerline, a distance of 239.82 feet to a 1/2" capped iron rod set for the East corner a called 5.167 acre tract described in a deed to Joshua Independent School District recorded in Instrument No. 2020-27465 (DRJCT), from which a 1/2" iron rod found for the North corner of said 5.167 acre tract bears North 44 deg, 48 min, 09 sec, East - 721.53 feet;

THENCE South 45 deg, 15 min, 23 sec, East departing said Southeast line, said Northwest line and approximate centerline and continue along the Southwest line of said 5.167 acre tract, at 312.41 feet pass a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the South corner of said 5.167 acre tract and the West corner of said 15.166 acre tract, and continue along Southwest line of said 15.166 acre tract a total distance of 1,254.52 feet to the **POINT OF BEGINNING**, containing 850,125 square feet or 19.516 acres of land, more or less.

PROPERTY DESCRIPTION CONT...

That We, JC Panchasarp, L.P. (A Texas Limited Partnership), do hereby adopt this plat designating the hereinbefore described property as THE PARKS AT PANCHASARP FARMS, PHASE 5, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alley and easements shown thereon. The City of 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 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 of any time of procuring permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

Witness our hand, this the _____ day of _____, 20____.

JC Panchasarp, L.P. (A Texas Limited Partnership),

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF JOHNSON

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared _____, _____ of JC Panchasarp, L.P. (A Texas Limited Partnership), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20____.

Notary Public, State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
GMCivil
2559 SW Grapevine Pkwy
Grapevine, Texas 76051
(817) 329-4373

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 6/18/2025 10:00 AM

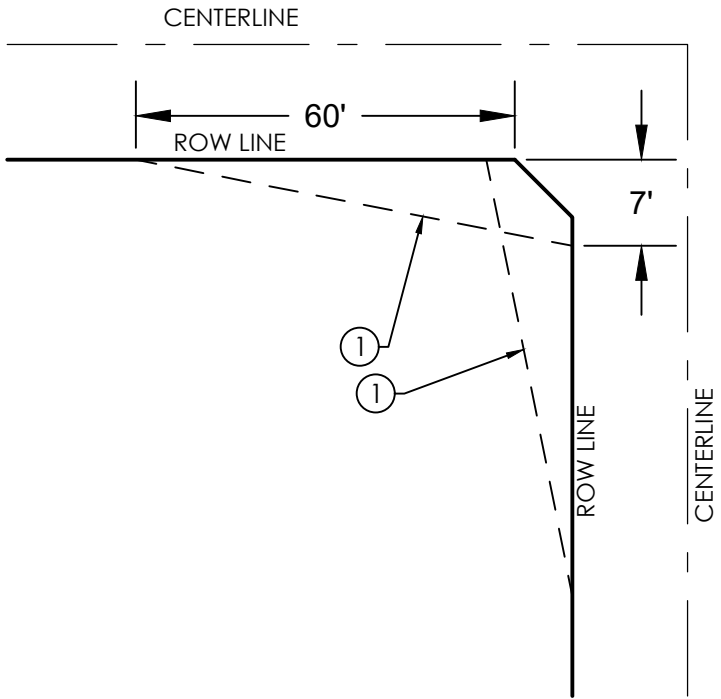
NOTES:

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.999885592. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- According to the Flood Insurance Rate Map (FIRM) panels 48251C0050J and 48251C0065J, effective December 12, 2012, This survey is located in Flood Insurance Zone "X" non shaded areas determined to be outside the 0.2% annual chance floodplain.
- All 1/2" iron pins with yellow plastic caps stamped "GMCIVIL", unless otherwise noted.
- Zoning of the property is "PD" Planned Development CSO #1352-05-2020
- All Common Areas shown hereon are for public use and to be maintained by the Homeowner's Association.
- The City of Burleson reserves the right to require minimum finished floor elevations on any lot within the subdivision. The minimum elevations shown hereon are based on the most current information available at the time the plat is filed and may be subject to change.
- All streets connections offsite will be coordinated with adjacent land owners.
- A 10' X 10' right of way dedication is required at local street intersections and 15' X 15' is required when intersecting with a collector or arterial roadway.
- At controlled or uncontrolled intersections of any public street, the minimum intersection sight distance (visibility triangles) shall have the dimensions illustrated in Figure 1 in Appendix G of the City's design manual.
- No direct residential access to Lakewood Drive or Greenidge Drive will be permitted.
- Driveway approach locations on corner lots shall be located to approximately line up with the side of the house or garage that is farthest from the intersections.
- No structures will be allowed within the drainage easements. Fences may cross or run parallel to the drainage easements.
- The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any storm water storage facility and associated drainage easements hereinafter referred to as "improvements," to be developed and constructed by developer or successors. 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 the above shall be covenants running upon Common Area Z (CA-Z) abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
- The Parks at Panchasarp Farms Public Improvement District (PID) No. JC-1 shall be responsible for the maintenance of lots designated as "Park Area" and any Public Access and Landscape Maintenance Easements. The PID will not be responsible for routine maintenance or replacement of entry feature walls within the public access and landscape maintenance easements.
- CA-AA Shall be used for private access to existing well site.

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	WICKER HILL ROAD	VARIABLE WIDTH ROW	0.030
E-W	VANEE STREET	50' ROW	1.447
N-S	TERESA STREET	50' ROW	0.311
E-W	MIKE STREET	50' ROW	1.062
N-S	KINGS LANDING	50' ROW	0.680
N-S	AIM STREET	50' ROW	0.779
E-W	JORDAN JAMES STREET	50' ROW	0.370
N-S	PANCHASARP WELLS STREET	50' ROW	0.122
TOTAL ROW DEDICATION			4.802

The right of way dedication is granted in fee simple to the City of Burleson for use as storm water, public utility, pedestrian, or other purposes.

LAND USE TABLE	
Development Yield	
Gross Site Area	19.500Acres
Total Number Lots	77
Residential Lots Area	13.295 Acres
Number Residential Lots	74
Number Single Family Detached	74
Number Dwelling Units	74
Non-Residential Lots Area	1.403 Acres
Number Non-Residential Lots	3
Private Open Space Lots Area	1.403 Acres
Number Non-Residential Lots	3
Right-of-Way Area	4.802 Acres



TYPICAL SIGHT VISIBILITY EASEMENT DETAIL
N.T.S.

JOHNSON COUNTY RECORDING

FILED FOR RECORD _____, 20__
PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

FINAL PLAT
OF
THE PARKS AT PANCHASARP FARMS, PHASE 5
BEING
19.516 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
74 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: June 2025

PREPARED BY:

OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038



CASE NO. 25-209

SHEET 3 of 3

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Deputy Director

MEETING: October 14, 2025

SUBJECT:

The McDonald's Addition Replat (Case 25-195): Consider and take possible action on a replat of The McDonald's Addition, Lots 1R & 2R, BLK 1, located at 5213 Blakeley Street (Staff Contact: Emilio Sanchez, Deputy Director)

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 Trenton Holliday (owner) for a replat of approximately 4.905 acres, for the creation of 2 residential lots located in the ETJ.

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:

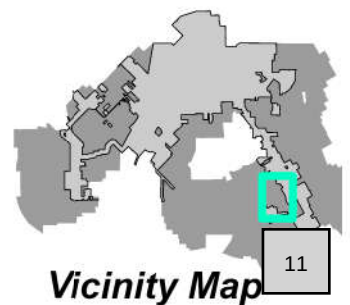
Emilio Sanchez
Deputy Director
esanchez@burlesontx.com
817-426-9686

Subject Property



THE CITY OF
BURLESON
TEXAS

**McDonald's Addition
Lots 1R & 2R BLK 1
Replat
Case 25-195**



OWNER'S CERTIFICATE

WHEREAS TRENT LEE HOLLIDAY AND MCKENNA GRIESSER, is the sole owner of a tract of land situated in the **JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 442**, in Johnson County, Texas, being a portion of Blocks 10, 11, 12, 14, and 15, McDonald's Addition, an addition in Johnson County, Texas, according to the plat thereof recorded in Volume 105, Page 640, Plat Records, Johnson County, Texas, being that same called 4.905 acre tract of land described as in a deed to Trent Lee Holliday and McKenna Griesser, recorded in Document Number 2025-17739, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "RPLS 5236" found for the common corner of said called 4.905 acre tract, and a called 2.066 acre tract of land described in a deed to Bethesda Water Supply Corp, recorded in Volume 1013, Page 54, Deed Records, Johnson County, Texas, said point being in County Road 711;

THENCE S 31°29'27" E, along the east line of said called 4.905 acre tract, and said County Road 711 more or less, a distance of 207.46 feet to a 3/4 inch iron rod found for the southeast corner of said called 4.905 acre tract, said point being in Blakeley Street (Paine Street Per said McDonalds Addition);

THENCE S 55°37'48" W, along the south line of said called 4.905 acre tract, and in said Blakeley Street, a distance of 565.03 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said called 4.905 acre tract, and a called 3.996 acre tract of land described in a deed to Timothy E. Tatum and Kelly F. Tatum, recorded in Volume 2886, Page 773, Deed Records, Johnson County, Texas;

THENCE N 34°30'58" W, along the common line of said called 4.905 acre tract, and said called 3.996 acre tract, a distance of 542.51 feet to a 5/8 inch iron rod with cap stamped "RPLS 5236" found for the common corner of said called 4.905 acre tract, and said called 3.996 acre tract, said point being in the south line of a called 10.25 acre tract of land described in a deed to Tyler N. Luebbehusen and Amanda Luebbehusen, etux, recorded in Document Number 2022-23420, Deed Records, Johnson County, Texas;

THENCE N 59°04'09" E, along the common line of said called 4.905 acre tract, and said called 10.25 acre tract, passing the common corner of said called 10.25 acre tract, and a called 4.885 acre tract of land in a deed to Carla A. Popejoy, recorded in Document Number 2022-5704, Deed Records, Johnson County, Texas, described in Document Number 2009-26350, Deed Records, Johnson County, Texas, and continuing a total distance of 292.70 feet to a 5/8 inch iron rod with cap stamped "RPLS 5236" found for the common corner of said called 4.905 acre tract, and said called 2.066 acre tract;

THENCE S 31°30'38" E, along the common line of said called 4.905 acre tract, and said called 2.066 acre tract, a distance of 299.99 feet to a 5/8 inch iron rod with cap stamped "RPLS 5236" found for the common corner of said called 4.905 acre tract, and said called 2.066 acre tract;

THENCE N 59°05'33" E, along the common line of said called 4.905 acre tract, and said called 2.066 acre tract, a distance of 300.17 feet to the **POINT OF BEGINNING**, and containing 213,669 square feet or 4.905 acres of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That We, TRENT LEE HOLLIDAY AND MCKENNA GRIESSER, Owners, do hereby adopt this plat designating the hereinbefore described property as **McDONALD'S ADDITION, LOT 1R & LOT 2R, BLOCK 1** an Addition in Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City 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 or any public utility shall at all times have the right of ingress and egress to and from said easements 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 Johnson County, Texas.

WITNESS OUR HAND, this the _____ day of _____, 2025.

By: _____
Trent Lee Holliday

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Trent Lee Holliday**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2025.

Notary Public in and for
The State of Texas
My Commission expires: _____

By: _____
McKenna Griesser

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **McKenna Griesser**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2025.

Notary Public in and for
The State of Texas
My Commission expires: _____

GENERAL NOTES:

This subdivision or any part thereof is located within the City of Burleson ETJ, Johnson County, Texas. Transportation Bond Project 3.1 may affect this property in the future. No ROW dedication is required currently but note its potential impact.

The designation of the proposed usage of the area shown on plat is for single family residential use.

Water: Bethesda Water Supply Corporation 817-295-2131
Electricity: United Co-Op 817-556-4000
Septic: Private Individual Septic Systems.

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C020J, effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of the flood plain).

The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

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

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

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

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

Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, dirt or buildings, which obstruct the flow of water through drainage easements.

Private Sewage Facility

On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.

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

A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that 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.

Utility Easement:

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 Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Duties of Developer/Property Owner

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which the property is located.

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to any ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, officials or employees of Johnson County.

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices or features portrayed hereon are actually existing on the property portrayed by this plat do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas or the United States.

Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

Indemnity

The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials and employees of Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

Filing a plat:

It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other executor contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.

A purchaser may not use or occupy property described in a plat or replat of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

Filing a Plat is Not Acceptance of Roads for County Maintenance

The approval and filing of a Plat which dedicates roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street or passageway set aside in this Plat shall be maintained by Johnson County, Texas in the absence of an express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County, Texas specifically identifying any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS96).
- ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
- FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 18" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.
- SEPTIC SYSTEMS/SPRAY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- McDONALD'S ADDITION TO THE CITY OF BURLESON ETJ RECORDED IN VOLUME 105, PAGE 640, PLAT RECORDS. JOHNSON COUNTY, TEXAS IS NOT APPARENT ON THE GROUND AND IS SHOWN FOR APPROXIMATE LOCATION ONLY

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

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

A minimum of 1 acre per residential structure is required for on-site sewage facilities (septic systems). If more than one structure is proposed for construction on a lot in the future, re-platting may be required. Johnson County Public Works shall review and approve proposed location and design of any on-site sewage facilities (septic system)

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

A utility exhibit is required with each minor plat submittal. It shall be labeled Utility Exhibit and dated July 07, 2025. This can be a copy of the plat indicating the distance to the nearest fire hydrant to the property as well as the size and location of the water line with associated easements. In addition, drainage arrows should indicate the direction that storm water is conveyed across and through the property. If the property contains any floodplain area, the approximate boundary is to be shown and labeled appropriately. Any existing or proposed swales/creeks located on the property that also conveys flow shall be shown and drainage easements provided in order to preserve the conveyance of storm water. The utility exhibit should also include the approximate location, size of the proposed structure and location of the on-site sewage facility (septic system)

All buildings or structures shall be constructed such that all ground level, exterior sides of the building are within 150 feet of a dedicated street or fire lane. If the 150 feet cannot be reached from a public street, a fire lane capable of supporting 85,000 lbs shall be required on site at time of construction.

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

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

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

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

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

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

The City of Burleson reserves the right to require minimum finish floor elevation on any lot within this subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.

Plat Recorded in

Instrument # _____	Right-Of-Way Dedication	40' ROW from center of road on F.M. or State 30' ROW from center of County Roads or roads in a Subdivision.
Slide, _____	Utility Easement	15' from lot line in front and back 5' from lot line on the sides
Date _____	Building Lines	50' from lot line (State Highway & F.M.) 25' from lot line (County Road or Subdivision Roads)

County Clerk, Johnson County, Texas

Approved by the Planning and Zoning Commission of Burleson, Texas

This the _____ day of _____, 20____.

By: _____

Chair of Planning and Zoning Commission

By: _____
City Secretary

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on, June 26, 2025. The subdivision boundary corners are marked with iron pins as noted.

PRELIMINARY

RELEASED 06/26/2025 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Signature _____

Date _____

REPLAT
McDONALD'S ADDITION
LOT 1R & LOT 2R, BLOCK 1
BEING A REPLAT OF
A PORTION OF BLOCK 10, 11, 12, 14, & 15
McDONALD'S ADDITION
4.905 ACRES
SITUATED IN THE
JOHNSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 442
CITY OF BURLESON ETJ, JOHNSON COUNTY, TEXAS
JUNE 26, 2025 CASE NUMBER RP25-195

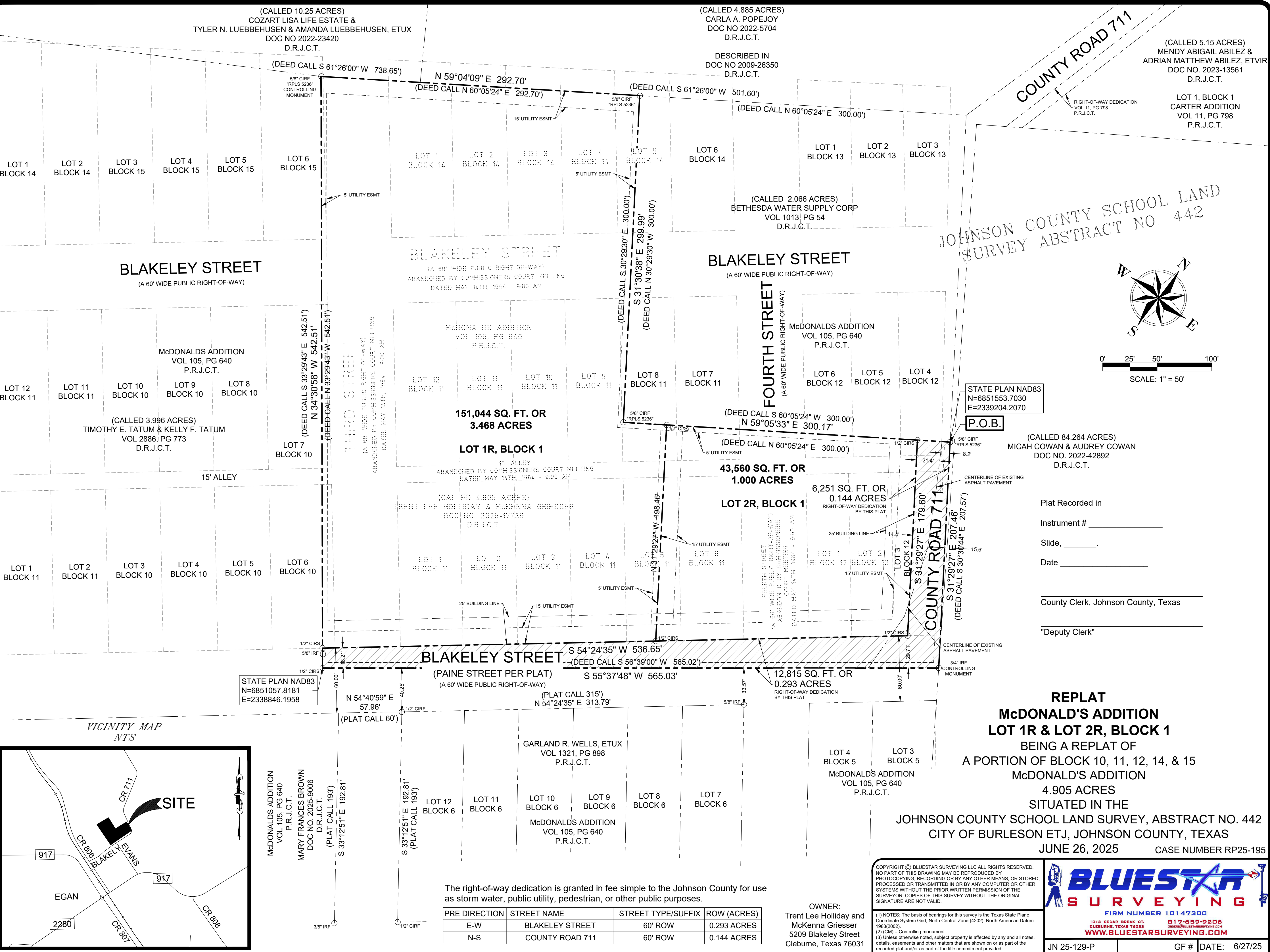
COPYRIGHT © BLUESTAR SURVEYING LLC. ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING MAY BE REPRODUCED BY
PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED,
PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER
SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE
SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL
SIGNATURE ARE NOT VALID.

(1) NOTES: The basis of bearings for this survey is the Texas State Plane
Coordinate System Grid, North Central Zone (4202), North American Datum
1983(2002).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes,
details, easements and other matters that are shown on or as part of the
recorded plat and/or as part of the title commitment provided.

OWNER:
Trent Lee Holliday and
McKenna Griesser
5209 Blakeley Street
Cleburne, Texas 76031

BLUESTAR
SURVEYING
FIRM NUMBER 10147300
1014 CEDAR BREAK, ETC.
CLEBURNE, TEXAS 76033
817-659-9206
WWW.BLUESTARSURVEYING.COM

JN 25-129-P GF # DATE: 6/27/25



Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: October 14, 2025

SUBJECT:

2520 CR 913 (Case 25-259): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "C" Commercial for future development. (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 September 2, 2025, an application was submitted by Paul Johnson representing Crossroads Property Group, LLC (owner) to change the zoning of approximately 2.6625 acres of land to "C" Commercial for future commercial development.

DEVELOPMENT OVERVIEW:

Prior to any development of the site a commercial site plan and plat submittal will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the C, Commercial zoning district.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped

North	A, Agricultural	Residential
East	FM 1902 / SFE, Single-family Estate	Undeveloped
South	CR 913 / A, Agricultural	Undeveloped
West	A, Agricultural	Agricultural / Stables

This site is designated in the Comprehensive Plan as Chisholm Trail Corridor

Land uses along the Chisholm Trail Corridor should be primarily nonresidential, with the primary use being large-scale professional campuses, such as office parks or medical centers. Complementary large-scale retail will also be appropriate. Corresponding zoning districts may include GR, General Retail and C, Commercial.

Staff has determined the requested zoning district and use align with the Comprehensive Plan based on the requested district and proximity to the Chisholm Trail Corridor as well as being located on the corner of the CR 913 / FM 1902 intersection.

Engineering:

Engineering civil construction reviews and platting will be required prior to the development 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 PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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

ZC Case 25-259

PRESENTED TO P&Z- 10.14.25

LIDON PEARCE, CNU-A, AICP

PRINCIPAL PLANNER

ZC – 2520 CR 913

Location:

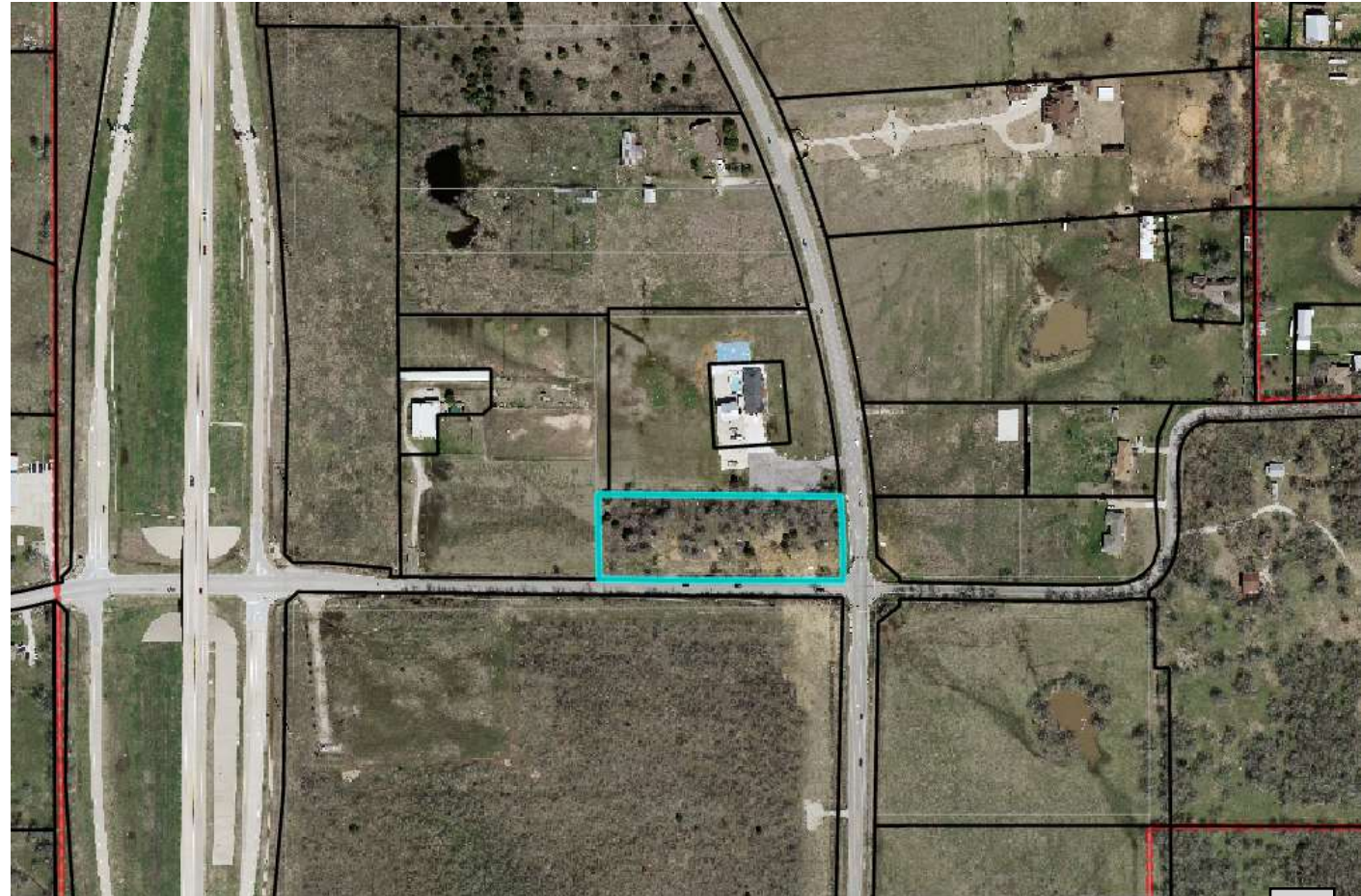
- 2520 CR 913
- NW Corner of FM1902 & CR 913

Applicant:

- Paul Johnson/Crossroads Property Group, LLC (Owner)

Item for approval:

Zoning Change from “A” Agricultural to “C” Commercial (Case 25-259).

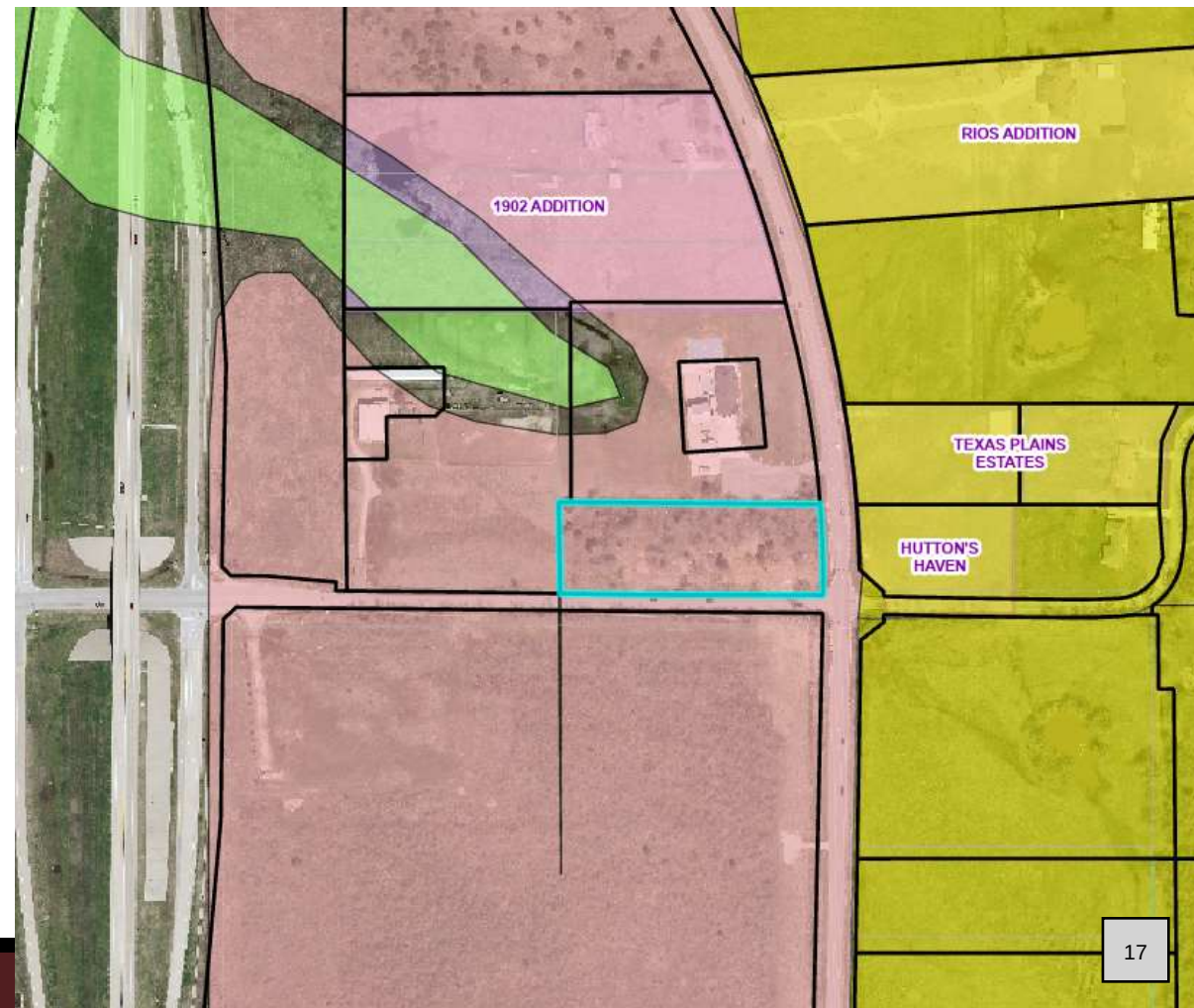
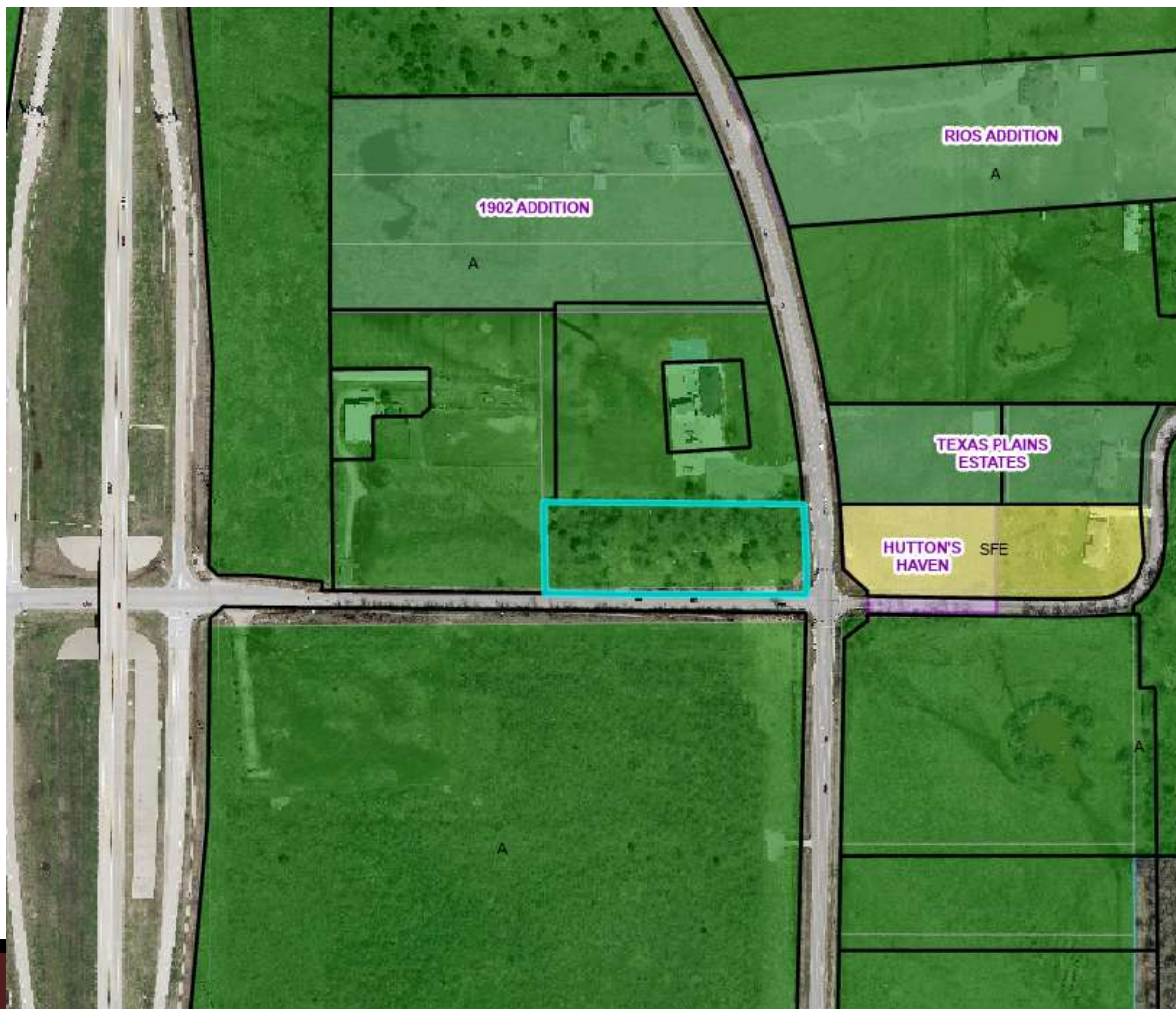


Zoning

A, Agricultural

Comprehensive Plan

Chisholm Trail Corridor



C, Commercial Land Usage

Allowed by-right

Amusement, commercial (outdoor)
Auto uses (repair, carwash, sales, etc.)
Convenience Store
Drop-in child care
Grocery store
Hospital
Motel
Office, business, professional, or medical
Religious Institution
Retail uses
Rodeo grounds
School
Studio, art, health, or fitness
Wholesale sales/storage

Specific Use Permit required

Amusement, commercial (indoor)
Animal pound or kennels
Community center (private)
Liquor store
Mini warehouse
Mini golf
Small tractor or farm equipment sales/repair
Tattoo studio
Taxidermy zoo

Commercial Site Development

Platting, commercial site plan review, and engineering civil construction reviews will be required prior to development of the site.

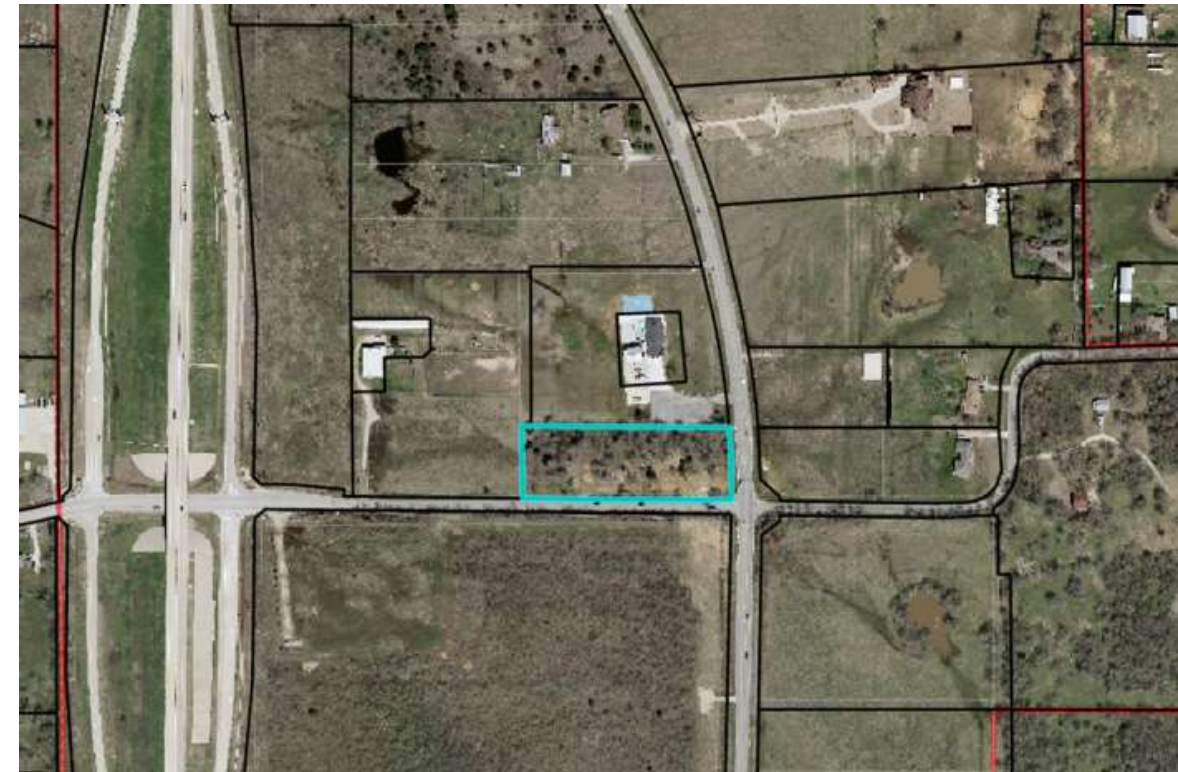
Landscaping, screening, and parking will be reviewed at the commercial site plan phase.

Transitional screening will be required along the entirety of the northern property align except where visibility triangles or easements are required.

- Shall be 8 feet in height; and

- Provide a visual barrier between properties; and

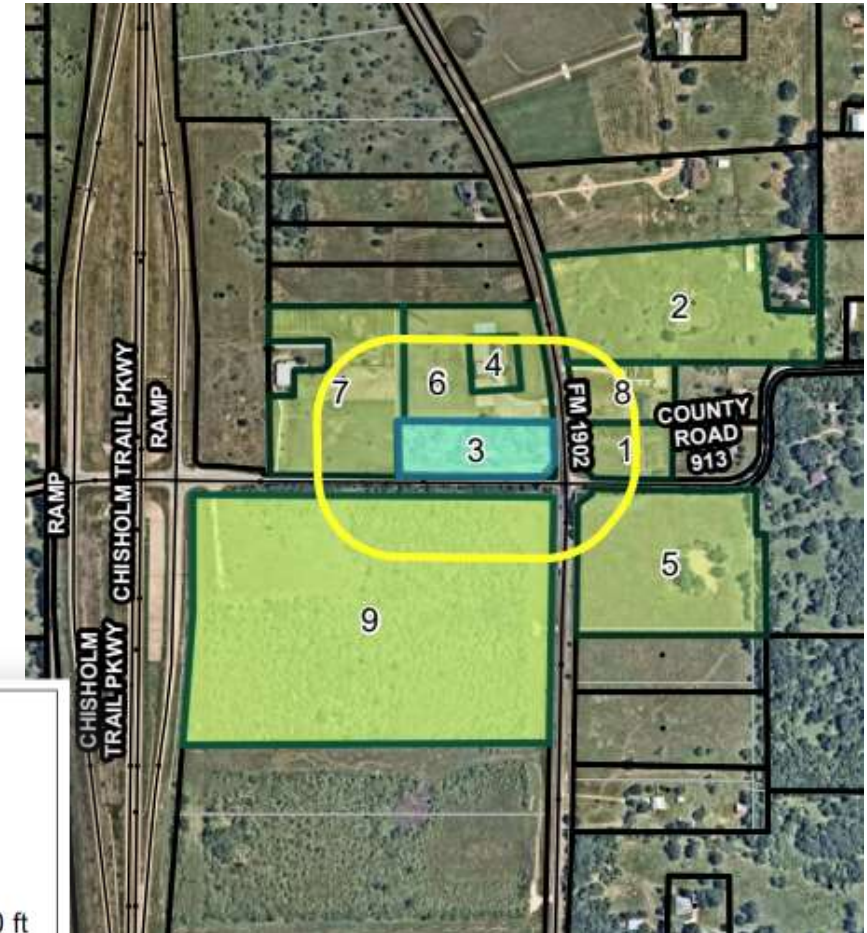
- Be constructed of solid masonry or reinforced concrete.



ZC – 2520 CR 913

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



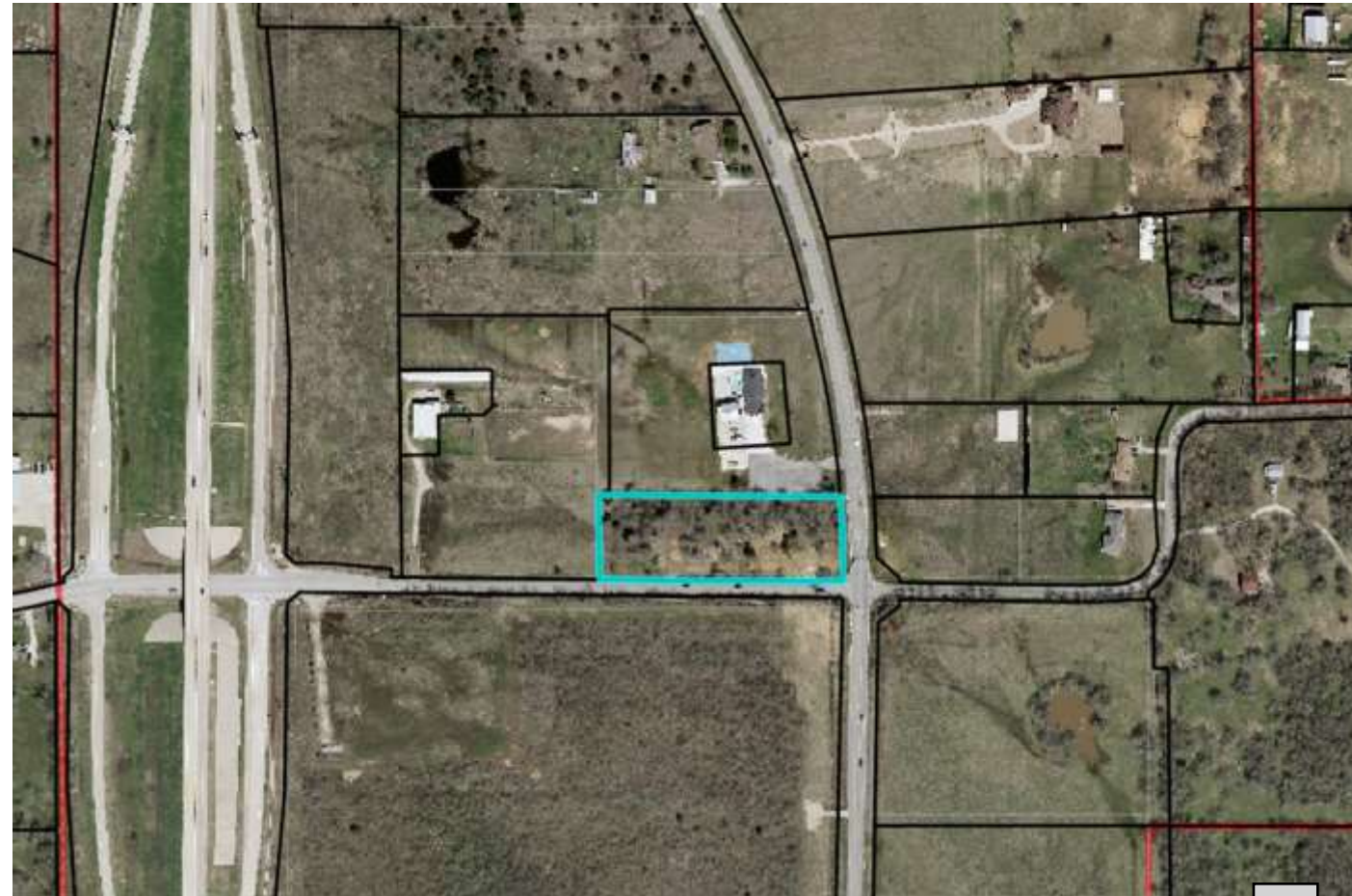
Legend

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

ZC – 2520 CR 913

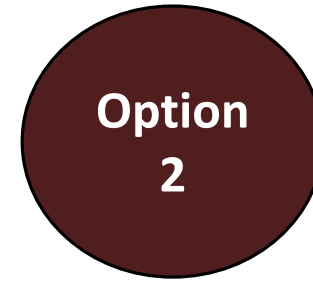
Staff Recommendation:

- Staff has determined that the requested zoning category and location of the property on the FM 1902 / CR 913 align with the Comprehensive Plan.
- 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 2.6625 ACRES OF LAND; BEING SITUATED IN THE G.R. SHANNON SURVEY, KNOWN AS 2520 COUNTY ROAD 913, AND FURTHER DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, FROM “A” AGRICULTURAL TO “C” 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 Paul Johnson on September 2, 2025, under Case Number 25-259, 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 X to X to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of Agricultural (A) to Commercial (C) 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 **Agricultural (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, Agriculture district to the C, 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:

All that certain lot, tract or parcel of land situated in the County of Johnson, State of Texas, being a part of the G. R. Shannon Survey, Abstract No. 792, and being more particularly described by metes and bounds as follows, with all bearings correlated to the North line of County Road No. 913 (North 89 degrees 27 minutes 00 seconds West):

BEGINNING at a set 1/2 inch steel rod in the North line said County Road No. 913, lying North, 29.9 feet and South 89 degrees 27 minutes 00 seconds East, 1294.6 feet from the Southwest corner of said Shannon Survey;

THENCE North 01 degrees 02 minutes 00 seconds West along a wire fence, 203.11 feet to a found 1 1/2 inch steel rod;

THENCE South 89 degrees 27 minutes 00 seconds East along a wire fence, 572.85 feet to a found 1/2 inch steel rod in the West right-of-way line of F. M. Highway No. 1902;

THENCE along the West right-of-way line of said F. M. Highway No. 1902, the following two calls:

Along the arc of a curve to the right whose radius bears South 85 degrees 35 minutes 02 seconds West, 2856.32 feet (long chord bears South 02 degrees 53 minutes 18 seconds East, 152.31 feet) an arc length of 152.32 feet to a set 1/2 inch steel rod; and

South 38 degrees 40 minutes 00 seconds West, 64.80 feet to a set 1/2 inch steel rod in the North right-of-way line of said County Road No. 913;

THENCE North 89 degrees 27 minutes 00 seconds West along the north right-of-way line of said County Road No. 913, 536.37 feet to the Point of Beginning, and containing 2.6625 acres (115,976 square feet) of land, more or less

