



## Planning & Zoning Commission Agenda

Tuesday, August 09, 2022  
6:30 PM

City Hall - 141 W. Renfro  
Burleson, TX 76028

### 1. Call to Order

Invocation

Pledge of Allegiance

### 2. Citizen Appearances

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

### 3. Consent Agenda

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

A. Approve the minutes from July 26, 2022 Planning & Zoning Commission meeting.

B. **Replat of Sundance Addition, Lot 17R and 17R-1, Block 2; located at 6616 Sundance Circle (Case 22-074):** Consider approval for a replat of Sundance Addition.

### 4. Public Hearing

A. **3808 S. Burleson Blvd. (Case 22-104):** Hold a public hearing and consider a waiver to Section 5.5.E "Parking Lot/Site Layout Design Criteria" of the Design Standards Manual as amended by Resolution R-1175-10 for the parking lot design within 3808 S. Burleson Blvd. (Staff Presenter: Jared Wesley, Senior Civil Engineer)

B. **2301 CR 805E. (Case 22-096):** Hold a public hearing and consider a waiver to Section 5.1.a "Street and right-of-way basic policies" of the Design Standards Manual for the design criteria for streets within the Good Farms Subdivision. (Staff Presenter: Travis Attanasio, Senior Civil Engineer)

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**5. Reports and Presentations**

- A. Cliffwood Addition Phase 3, located northwest of the intersection of N. Cummings Dr. and County Road 517, with an approximate address of 3601 N. Cumming Dr. (Case 22-038):** Consider a preliminary plat for Cliffwood Addition Phase 3, consisting of Phase 3A, Lots 1-6, Block 1; Lots 1-6, Block 2; Lots 1-10, Block 3; and Phase 3B, Lots 7-19, Block 1; Lots 11-25, Block 3, within the Extraterritorial Jurisdictions (ETJ) of the City of Burleson.

**6. Community Interest Items**

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

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

**7. Recess into Executive Session**

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

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

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

**Pursuant to Sec 551.087** Deliberation regarding Economic Development Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.

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

Tony McIlwain  
Director of Development Services  
817-426-9684

**CERTIFICATE**

I hereby certify that the above agenda was posted on this the 5th of August 2022, 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.

## Memorandum

To: The Burleson Planning and Zoning Commission

From: Peggy Fisher, Senior Administrative Assistant

Date: August 9, 2022

Subject: Minutes from the July 26, 2022 Regular Session Planning and Zoning Commission Meeting.

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### **Commission Action Requested:**

Approve the minutes from the July 26, 2022 Regular Session of the Planning and Zoning Commission Meeting.

### **Background Information:**

None

### **Board/Citizen Input:**

None

### **Financial Considerations:**

None

### **Attachments:**

Minutes of the July 26, 2022 Regular Session of the Planning and Zoning Commission.

### **Staff Contact:**

Peggy Fisher  
Recording Secretary  
817-426-9611



## PLANNING AND ZONING COMMISSION

July 26, 2022  
MINUTES

### Roll Call

#### Commissioners Present

Dan Taylor  
Jason Morse  
Adam Russell  
Bill Janusch  
Michael Tune  
Chris Dyer

#### Commissioners Absent

Kason Mobley  
Ava Summerhill

#### Staff

Matt Ribitzki, City Attorney  
Tony McIlwain, Director Development Services  
Lidon Pearce, Planner  
Travis Attanasio, City Engineer  
Peggy Fisher, Administrative Assistant

### **REGULAR SESSION**

**Call to Order – 6:30 PM**

**Invocation – Dan Taylor**

**Pledge of Allegiance**

#### **1. Citizen Appearance**

None

#### **2. Consent Agenda**

- A. Approve the minutes from July 12, 2022 Planning and Zoning Commission meeting.**
- B. Final Plat for Godley ISD School Site, Lot 1 & 1X, Block 1, located at the southeast intersection of FM 917 and CR 1017 with an approximate address of 3817 W FM 917 in the City of Burleson and the City of Cleburne ETJ. (Case 22-082): Consider approval of a Final Plat for Godley ISD School Site.**

- C. **Replat of Hidden Vistas Phase 3-C, Lots 5R1 and 2R, Block 16, located northwest of the intersection of Overland Drive and Landview Drive with an approximate address of 1186 Overland Dr, within the City of Burleson. (Case 22-050):** Consider approval of a Replat for Hidden Vistas Phase 3-C.
- D. **Replat of Veridian Point, Lot 26R, Block A, located southeast of the intersection of Mint Ridge Drive and Veridian Point Drive with an approximate address of 312 Mint Ridge Dr, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-086):** Consider approval of a Replat for Veridian Point.
- E. **Replat of Veridian Point, Lot 6R, Block A, located southeast of the intersection of Mint Ridge Drive and Sage Hollow Drive with an approximate address of 300 Mint Ridge Dr, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-087):** Consider approval of a Replat for Veridian Point.
- F. **Replat of Veridian Point, Lot 19R, Block A, located east of the intersection of Olive Crest Drive and Pear Valley Lane with an approximate address of 2601 Olive Crest Dr, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-088):** Consider approval of a Replat for Veridian Point.
- G. **Final plat of Morsco Warehouse Addition, Lot 1 Block 1; located at 575 N Burleson Blvd (Case 22-042):** Consider approval for a final plat of Morsco Warehouse Addition.

Motion was made by Commissioner Jason Morse and second by Commissioner Dan Taylor to approve the consent agenda.

Motion passed, 6-0. Commissioners Kason Mobley and Ava Summerhill were absent.

### 3. Public Hearing

None

### 4. Reports and Presentations

- A. **Consider approval of a preliminary plat for Bear Ridge located at the intersection of Wicker Hill Rd and SW Wilshire Blvd with an approximate address of 2325 SW Wilshire (Case 21-146).**

Lidon Pearce presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Motion was made by Commissioner Jason Morse and second by Commissioner Michael Tune to approve.

Motion passed, 5-1. Commissioner Chris Dyer was opposed. Commissioners Kason Mobley and Ava Summerhill were absent.

## **5. Community Interest Items**

None

## **6. Executive Session**

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

1. Pursuant to Sec. 551.071 consultation with its Attorney: The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code. Pursuant to Sec 551.087 Deliberation regarding Economic Development Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.

**Adjourn.**

There being no further business Chair Kason Mobley adjourned the meeting.

**Time – 6:36PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Lidon Pearce, Senior Planner

**MEETING:** August 9, 2022

**SUBJECT:**

**Replat of Sundance Addition, Lot 17R and 17R-1, Block 2; located at 6616 Sundance Circle (Case 22-074):** Consider approval for a replat of Sundance Addition.

**SUMMARY:**

On May 31, 2022, an application was submitted by Marshall Miller, representing Lonestar Land Surveying, on behalf of James Trammell (Owner) for a replat of approximately 6.545 acres, located within the Extra Territorial Jurisdiction (ETJ) of the City of Burleson. The purpose of this replat is to create Lot 17R (3.176 acres) and Lot 17R-1 (3.369 acres) from the previously platted Lot 17 for single-family use. The application is administratively complete and meets the requirements of Appendix A - Subdivision and Development regulations.

**OPTIONS:**

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

**RECOMMENDATION:**

Approve the final plat for Morsco Warehouse Addition (Case 22-046).

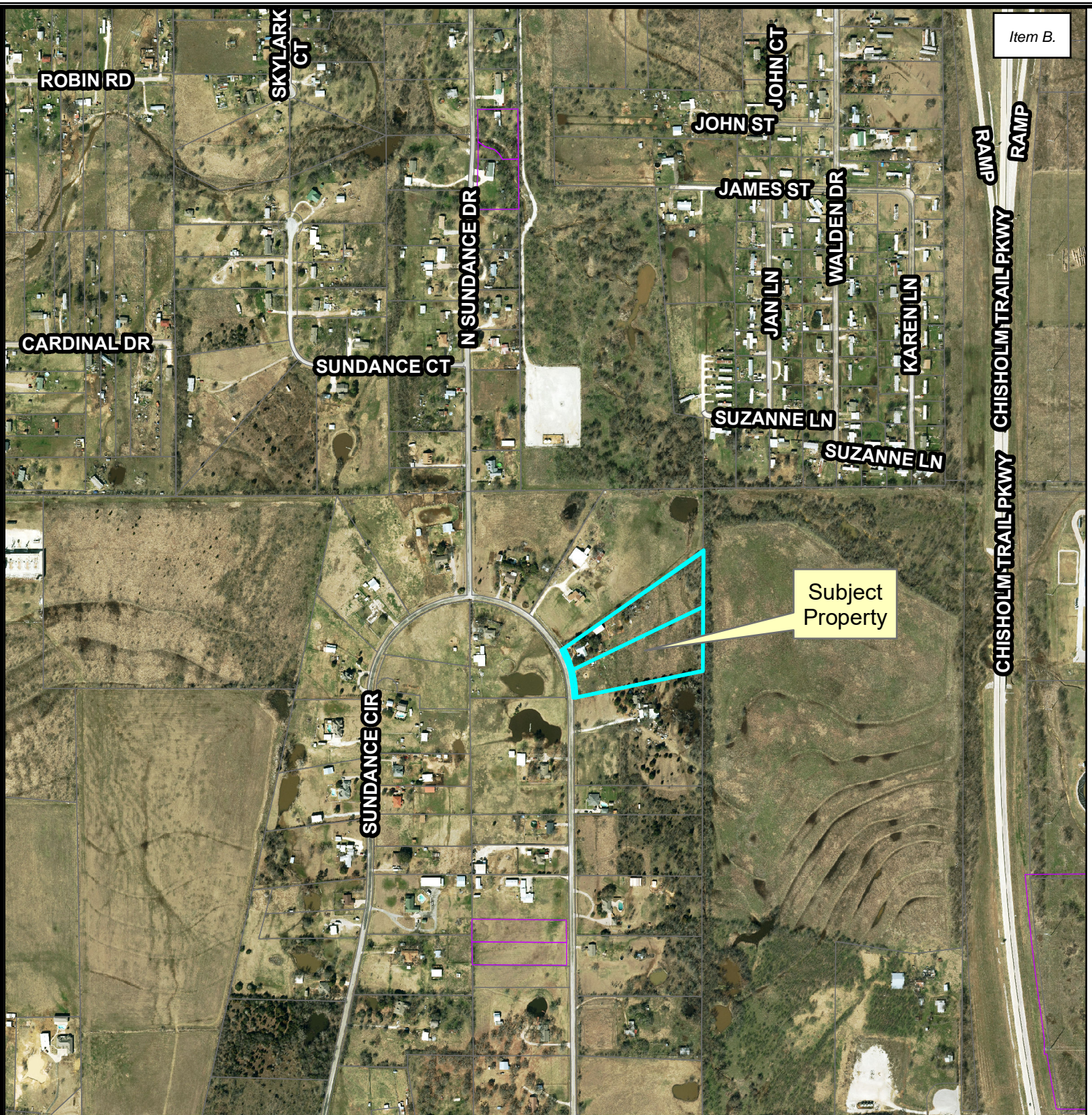
**Fiscal IMPACT:**

None.

**STAFF CONTACT:**

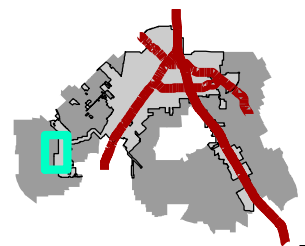
Lidon Pearce  
Senior Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649





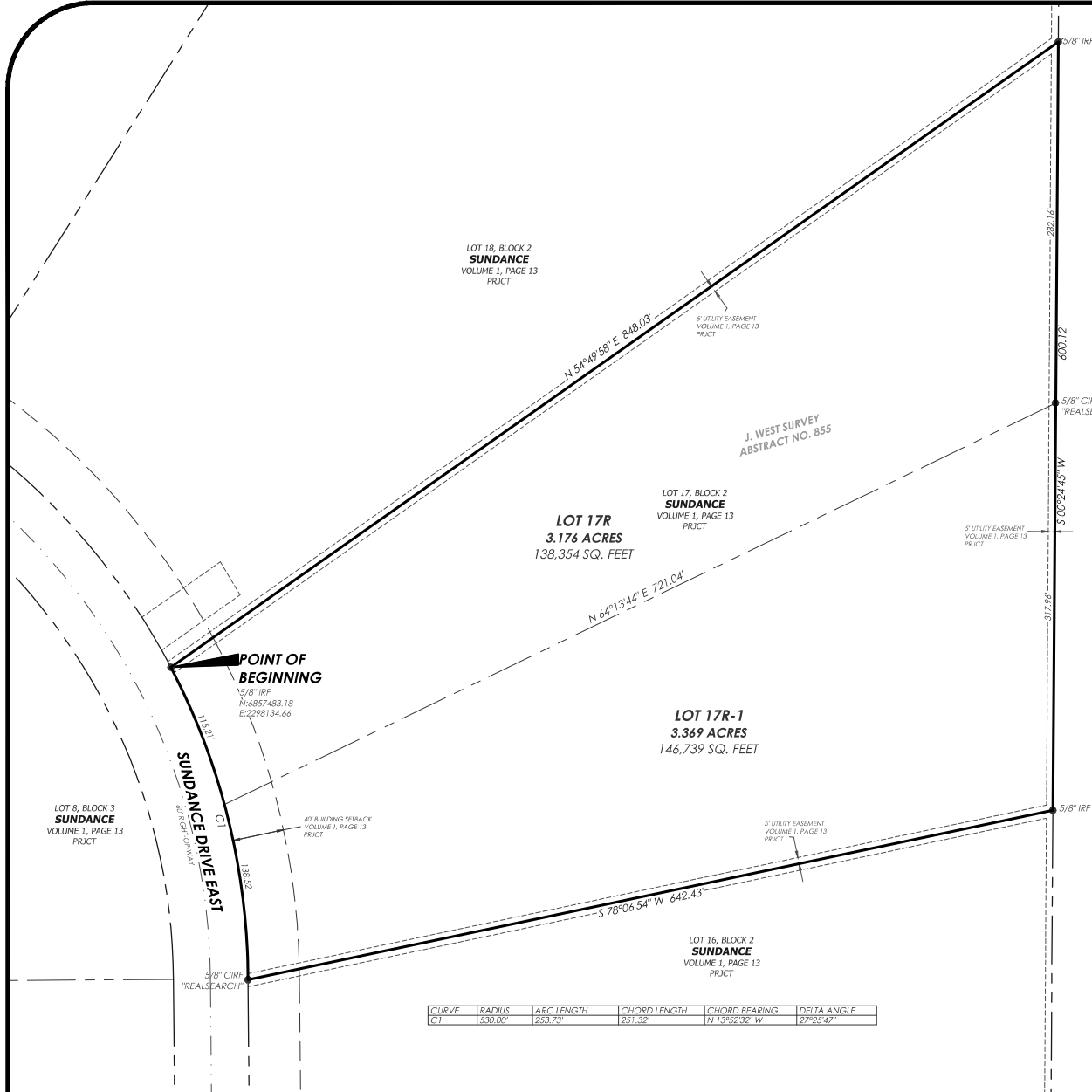
THE CITY OF  
**BURLESON**  
TEXAS

**Sundance Addition**  
**Lot 17R & 17R-1, Block 2**  
**Replat**  
**Case 22-074**



Vicinity Map





CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	530.00'	253.73'	251.32'	N 13°52'32" W	27°25'47"

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BURLESON, TEXAS.

EXECUTED THIS THE \_\_\_\_TH DAY OF JULY, 2022.

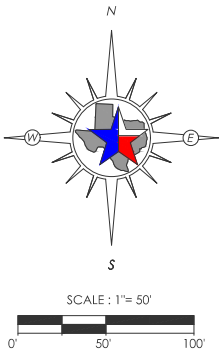
PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

MARSHALL W MILLER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6882

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, DATED DECEMBER 4, 2012, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, AND ZONE "A" WHICH IS A SPECIAL FLOOD HAZARD AREA WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



PROJECT NUMBER: 220434 DATE: JULY 6, 2022  
REVISED DATE:  
REVISION NOTES:

SHEET 1 OF 1

FILING BLOCK

PLAT FILED \_\_\_\_\_, YEAR \_\_\_\_\_,

SLIDE \_\_\_\_\_, VOL. \_\_\_\_\_, PG. \_\_\_\_\_

JOHNSON COUNTY PLAT RECORDS

COUNTY CLERK, JOHNSON COUNTY, TEXAS

APPROVED BY THE PLANNING AND ZONING COMMISSION  
OF BURLESON, TEXAS

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

BY: \_\_\_\_\_  
CHAIR OF PLANNING AND ZONING COMMISSION

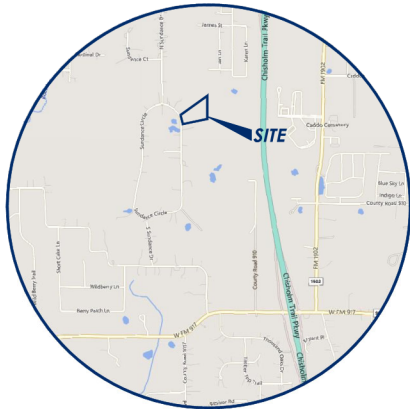
BY: \_\_\_\_\_  
CITY SECRETARY

OWNER(S)  
BARBARA TRAMMELL  
6616 SUNDANCE CIRCLE  
JOSHUA, TX 76058

LEGEND  
DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS  
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
CC# = COUNTY CLERK'S INSTRUMENT NUMBER  
IRF = IRON ROD FOUND  
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

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 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.
3. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
4. 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.
5. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE JOHNSON COUNTY PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
6. 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.
7. 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.
8. 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-PLATING MAY BE REQUIRED.
9. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.
10. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED MAY 25, 2022 SUBMITTED WITH THIS PLAT FOR REVIEW TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND A FIRE HYDRANT(S) INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.
11. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
12. UNLESS NOTED OTHERWISE, ALL INTERIOR LOT CORNER ARE 5/8" CAPPED IRON RODS SET STAMPED "LONESTAR 6882".
13. THE SOLE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 17 INTO 2 SEPARATE LOTS.
14. WATER PROVIDER - JOHNSON COUNTY SPECIAL UTILITY DISTRICT (817) 760-5200  
ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES (817) 447-9292  
FIRE PROTECTION - JOHNSON COUNTY ESD #1 (817) 556-2212
15. 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.
16. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
17. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION.
18. FOR ALL SINGLE-FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOUSES AND APARTMENTS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAYING DISTANCE OF NO GREATER THAN 500 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
19. 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.
20. THE MINIMUM FIRE FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,500 GALLONS PER MINUTE. FIRE FLOW AND FLOW DURATION FOR DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA IN EXCESS OF 3,600 SQUARE FEET SHALL NOT BE LESS THAN THAT SPECIFIED IN TABLE B105.1 OF THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
21. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
22. THE MINIMUM FIRE FLOW AND FLOW DURATION FOR BUILDINGS OTHER THAN ONE-AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
23. ALL BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED SUCH THAT ALL GROUND LEVEL, EXTERIOR SIDES OF THE BUILDING ARE WITHIN 150 FEET OF A DEDICATED STREET OR FIRE LANE. IF THE 150 FEET CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE CAPABLE OF SUPPORTING 80,000 LBS SHALL BE REQUIRED ON SITE AT TIME OF CONSTRUCTION.



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF JOHNSON

WHEREAS, BARBARA TRAMMELL, IS THE SOLE OWNER OF A 6.545 ACRE TRACT OF LAND SITUATED IN THE J. WEST SURVEY, ABSTRACT NUMBER 855, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 17, BLOCK 2, SUNDANCE, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 13, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID LOT 17, SAME BEING THE SOUTHERNMOST CORNER OF LOT 18, BLOCK 2, SAID SUNDANCE, AND BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SUNDANCE DRIVE EAST, A 60' RIGHT-OF-WAY;

THENCE NORTH 54 DEGREES 49 MINUTES 58 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID LOT 17, BEING COMMON WITH THE SOUTHEAST LINE OF SAID LOT 18, A DISTANCE OF 848.03 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID LOT 17, SAME BEING THE EASTERNMOST CORNER OF SAID LOT 18, AND BEING ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO WADE AUSTIN WOODARD, AS CO-TRUSTEE OF THE SUPPLEMENTAL NEEDS TRUST FOR LINDA A. WOODARD, CREATED IN THE WILL OF WELDON RAY WOODARD, DATED OCTOBER 12, 2011, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2013-11095, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 24 MINUTES 45 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID LOT 17, BEING COMMON WITH THE WEST LINE OF SAID WOODARD TRACT, AT A DISTANCE OF 281.98 FEET, PASSING A 5/8" CAPPED IRON ROD FOUND STAMPED "REALSEARCH" FOR REFERENCE, AND CONTINUING IN ALL 400.12 FEET, TO A 5/8" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID LOT 17, SAME BEING THE NORTHERNMOST CORNER OF LOT 16, BLOCK 2, SAID SUNDANCE;

THENCE SOUTH 78 DEGREES 06 MINUTES 54 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHEAST LINE OF SAID LOT 17, BEING COMMON WITH THE NORTHWEST LINE OF SAID LOT 16, A DISTANCE OF 642.43 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "REALSEARCH" AT THE SOUTHERNMOST CORNER OF SAID LOT 17, SAME BEING THE NORTHWEST CORNER OF SAID LOT 16, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID SUNDANCE DRIVE EAST, AND BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 253.73 FEET, ALONG SAID EAST RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 27 DEGREES 25 MINUTES 47 SECONDS, WHOSE LONG CHORD BEARS NORTH 13 DEGREES 52 MINUTES 32 SECONDS WEST, A CHORD LENGTH OF 251.32 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 6.545 ACRES OR 285,093 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT BARBARA TRAMMELL, OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 17R AND 17R-1, BLOCK 2, SUNDANCE**, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S 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.

BARBARA TRAMMELL

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT  
LOT 17R AND 17R-1, BLOCK 2  
**SUNDANCE**

BEING A REPLAT OF LOT 17, BLOCK 2,  
SUNDANCE, AN ADDITION TO THE ETJ CITY  
OF BURLESON, TEXAS.  
6.545 ACRES OF LAND  
PREPARED: JULY, 2022  
2 LOTS LOCATED WITHIN THE ETJ OF  
BURLESON, TEXAS.  
CASE: 22-074



-LONESTAR-  
LAND SURVEYING, LLC  
TBPELS FIRM# 10194707  
2813 COUNTY ROAD 804A,  
BURLESON, TX 76028  
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Public Works  
**FROM:** Jared Wesley, Senior Civil Engineer  
**MEETING:** August 9, 2022

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**SUBJECT:**

**3808 S. Burleson Blvd. (Case 22-104):** Hold a public hearing and consider a waiver to Section 5.5.E "Parking Lot/Site Layout Design Criteria" of the Design Standards Manual as amended by Resolution R-1175-10 for the parking lot design within 3808 S. Burleson Blvd. (Staff Presenter: Jared Wesley, Senior Civil Engineer)

**SUMMARY:**

On June 20, 2022 the City Council approved an item rezoning the subject property from Site Plan Zoning to Industrial Zoning. During the rezoning process, staff notified the property owner the current parking lot material did not meet current city standards and if a Certificate of Occupancy (CO) was required in the future, the parking lot would need to be brought up to current standards. The property owner anticipates a CO will be required for future projects and has requested a waiver to allow the existing 12" flexbase surface to be used in lieu of reconstruction of the parking lot to current City standards. Staff has supported similar requests in the past where the parking lot was utilized for employee parking or vehicle/truck storage and would not be accessible to the general public.

**OPTIONS:**

- 1) Recommend approval as presented
- 2) Recommend approval with changes
- 3) Recommend Denial

**RECOMMENDATION:**

Staff recommends approval of the waiver with the following conditions:

1. A geotechnical engineering report be submitted to the city detailing the pavement section existing for the parking lot and specifying that the section exceeds the structural capabilities of 7" of flexbase on 95% compacted subgrade prior to any Certificate of Occupancy.

2. The parking lot shall only be utilized for employee parking and vehicle/truck storage and not accessible to the general public.

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

N/A

**FISCAL IMPACT:**

N/A

**STAFF CONTACT:**

Jared Wesley  
Senior Civil Engineer  
[jwesley@burlesontx.com](mailto:jwesley@burlesontx.com)  
817-426-9612



# Waiver Request – Parking Lot Standards

Item A.

3808 S. Burleson Blvd.

## Location:

- 2.07 acres
- Located south of the intersection of Valley St. and S. Burleson Blvd.

## Applicant and Property Owner:

Larry Pool, Pools Land Mart, INC.

## Item for approval:

Waiver to Section 5.5.E “Parking Lot/Site Layout Design Criteria” of the Design Standards Manual as amended by Resolution R-1175-10



# Waiver Request – Parking Lot Standards

Item A.

3808 S. Burleson Blvd.

## Background:

- City Council approved Resolution amending Design Standards Manual on June 21, 2010 to include parking lot pavement standards
  - 6" Hot-Mix Asphalt Concrete-HMAC
  - 5" Reinforced Portland Cement Concrete
  - 6" Lime or Cement stabilized base
- City Council has approved waivers on recent projects for flexbase in areas where the public does not have access. The following section is the minimum staff has supported
  - 7" of flexbase on 95% compacted base

# Waiver Request – Parking Lot Standards

3808 S. Burleson Blvd.

Item A.

## Notification:

- Public notices mailed to property owners within 200 feet of subject property
- Published in newspaper





# Waiver Request – Parking Lot Standards

3808 S. Burleson Blvd.

Item A.

## P&Z Action Requested

## Questions/Discussion

Staff recommends approval of a waiver to Section 5.5.E “Parking Lot/Site Layout Design Criteria” of the Design Standards Manual as amended by Resolution R-1175-10 for the parking lot located at 3808 S. Burleson Blvd with the following conditions. (Case 22-104)

- A geotechnical engineering report be submitted to the city detailing the pavement section existing for the parking lot and specifying that the section exceeds the structural capabilities of 7” of flexbase on 95% compacted subgrade prior to any Certificate of Occupancy
- The parking lot shall only be utilized for employee parking and vehicle/truck storage and not accessible to the general public

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Public Works Department

**FROM:** Travis N. Attanasio, PE, CFM, Senior Civil Engineer

**MEETING:** August 9, 2022

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**SUBJECT:**

**2301 CR 805E. (Case 22-096):** Hold a public hearing and consider a waiver to Section 5.1.a “Street and right-of-way basic policies” of the Design Standards Manual for the design criteria for streets within the Good Farms Subdivision. (Staff Presenter: Travis Attanasio, Senior Civil Engineer)

**SUMMARY:**

On July 1, 2022, William Gladbach (applicant) submitted an application for a waiver to the subdivision ordinance for the design criteria for streets with the Good Farms Subdivision located within the City’s extraterritorial jurisdiction (ETJ). The applicant has requested a waiver to modify the city’s public roadways section which is required to be designed and constructed per Section 5.1 of the Subdivision and Development Ordinance. Section 5.1 requires public roadways to conform to the city’s design standards manual.

Staff has received similar waiver requests in the past from applicants who desire to develop within the ETJ. The County has notified City staff they have limited ability and funding to maintain roadways constructed to City standards. Due to funding constraints, roadways constructed to city standards will be prioritized lower on the County’s maintenance schedule. This can create a burden for the property owners to maintain or reconstruct the roadway when failures occur.

On March 18, 2019, staff presented a modified roadway section for rural, one-acre minimum residential developments to the City Council in order to provide direction to the property owner requesting a waiver to the City’s paving requirements. At that time, the City Council was agreeable to a modified section for developments a minimum of one-acre in size. The table on the following page represents the standards within the City’s Subdivision Ordinance, the County’s minimum standards, and the proposed design standards for a privately maintained roadway within the subdivision.

Roadway Sections			
Element	City Standard	County Standard	Staff Recommendation
ROW Width	80'	60'	60'
Pavement Width	Asphalt - 28' with 12" ribbon curb (30' total) Concrete - 30' (curb and gutter)	Asphalt - 22' with 3' flex base shoulder or 31' if curbs provided Concrete - No detail provided	Asphalt - 24' with 3' flexbase shoulder Concrete - 24' with 1' stabilized base outside pavement
Pavement Thickness	7" Asphalt 6" Concrete	3-course chip seal 2" Asphalt 5" Concrete	2" Asphalt 5" Concrete*
Base		8" Flexbase	8" flexbase (if Asphalt)
Subgrade	8" Lime or Cement Stabilized	8" Lime or Cement Stabilized	8" Lime or Cement Stabilized
Culvert Requirements	Concrete Pipe	Corrugated Metal Pipe	Concrete Pipe
Width for Ditches	25'	13'	Contain 100- year flows

\*Geotech Report must support section

The City Council approved a professional services contract on July 18, 2022 to update the city's design standards manual and staff will begin that process in the fall of 2022. As part of the update, staff will coordinate with the county to develop roadway and drainage standards that will allow the county to take ownership of the roadways and maintain them once constructed and accepted by the city.

#### **OPTIONS:**

- 1) Recommend approval as presented.
- 2) Recommend approval with changes.
- 3) Recommend denial.

#### **RECOMMENDATION:**

Staff recommends approval of the waiver.

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

N/A

**FISCAL IMPACT:**

N/A

**STAFF CONTACT:**

Travis N. Attanasio, PE, CFM  
Senior Civil Engineer  
[tattanasio@burlesontx.com](mailto:tattanasio@burlesontx.com)  
817-426-9614

# Waiver Request –Street Section

## Good Farms

Item B.

### Location:

- 60.33 acres
- Located west of the intersection of County Road 805B and County Road 805E

### Applicant and Property Owner:

Tim Buffington, BB Investment Partners, LLC

### Item for approval:

Waiver to Section 5.1 “Street and right-of-way basic policies” of the Subdivision and Development Ordinance as it relates to the public roadway section





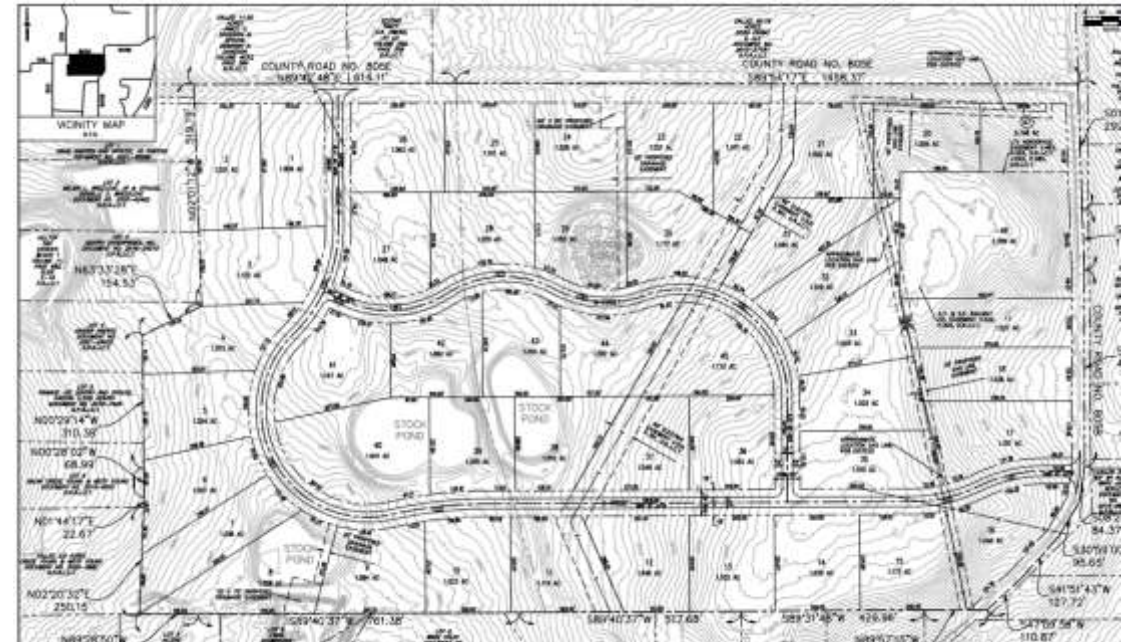
# Waiver Request – Street Section

## Good Farms

Item B.

### Proposed Residential Subdivision:

- Property located in the ETJ
- Preliminary Plat at staff level
- Proposes 47 single-family residential lots
  - Minimum one-acre lots
  - Water service by Crest Water
  - Sewer service by on-site sewage facility
- County will maintain road if asphalt



# Waiver Request – Street Section

## Good Farms

Item B.

### City of Burleson:

- Per interlocal agreement with Johnson County
  - Burleson has platting authority within ETJ
  - City can extend development design standards to ETJ developments including paving standards
- Burleson Subdivision Ordinance
  - Public streets shall be designed and constructed per public roadway standards
  - City inspectors inspect street paving and associated drainage
- City does not maintain roadways located within the ETJ

### Johnson County:

- Limited funding available for maintenance of roadways
  - Roadways constructed to city standards can be more expensive to maintain and may be prioritized lower for maintenance
  - Can create future burdens on property owners

# Waiver Request – Pavement Section

Item B.

## Good Farms

### Waiver Request

- March 18, 2019 – staff presented modified paving sections to City Council after receiving similar requests
- City Council was agreeable to modified section
- Applicant is requesting a waiver to the city's required public roadway section
- City's Subdivision Ordinance does not provide ability for staff to modify without waiver today
- City Council approved contract to update the design manual on July 18, 2022
  - City will coordinate with county to develop roadway and drainage standards
  - Modified section will allow county to take over maintenance once constructed

Roadway Sections			
Element	City Standard	County Standard	Staff Recommendation
ROW Width	80'	60'	60'
Pavement Width	Asphalt - 28' with 12" ribbon curb (30' total)  Concrete – 30' (curb and gutter)	Asphalt - 22' with 3' flex base shoulder or 31' if curbs provided  Concrete – No detail provided	Asphalt - 24' with 3' flexbase shoulder  Concrete – 24' with 1' stabilized base outside pavement
Pavement Thickness	7" Asphalt 6" Concrete	3-course chip seal 2" Asphalt 5" Concrete	2" Asphalt 5" Concrete*
Base		8" Flexbase	8" flexbase (if Asphalt)
Subgrade	8" Lime or Cement Stabilized	8" Lime or Cement Stabilized	8" Lime or Cement Stabilized
Culvert Requirements	Concrete Pipe	Corrugated Metal Pipe	Concrete Pipe
Width for Ditches	25'	13'	Contain 100- year flows

\*Geotech Report must support section

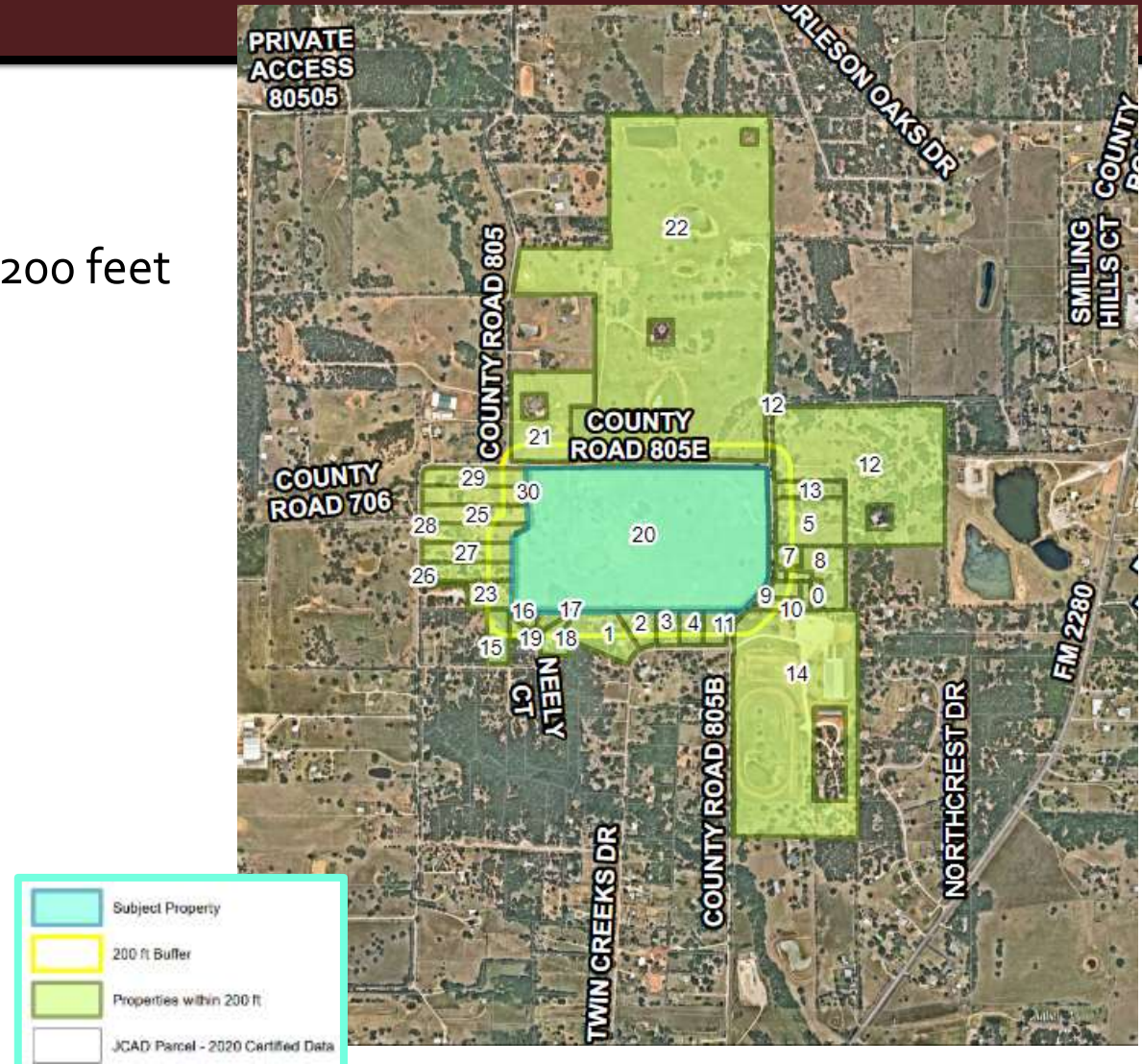
# Waiver Request – Pavement Section

Item B.

## Good Farms

### Notification:

- Public notices mailed to property owners within 200 feet of subject property
- Published in newspaper





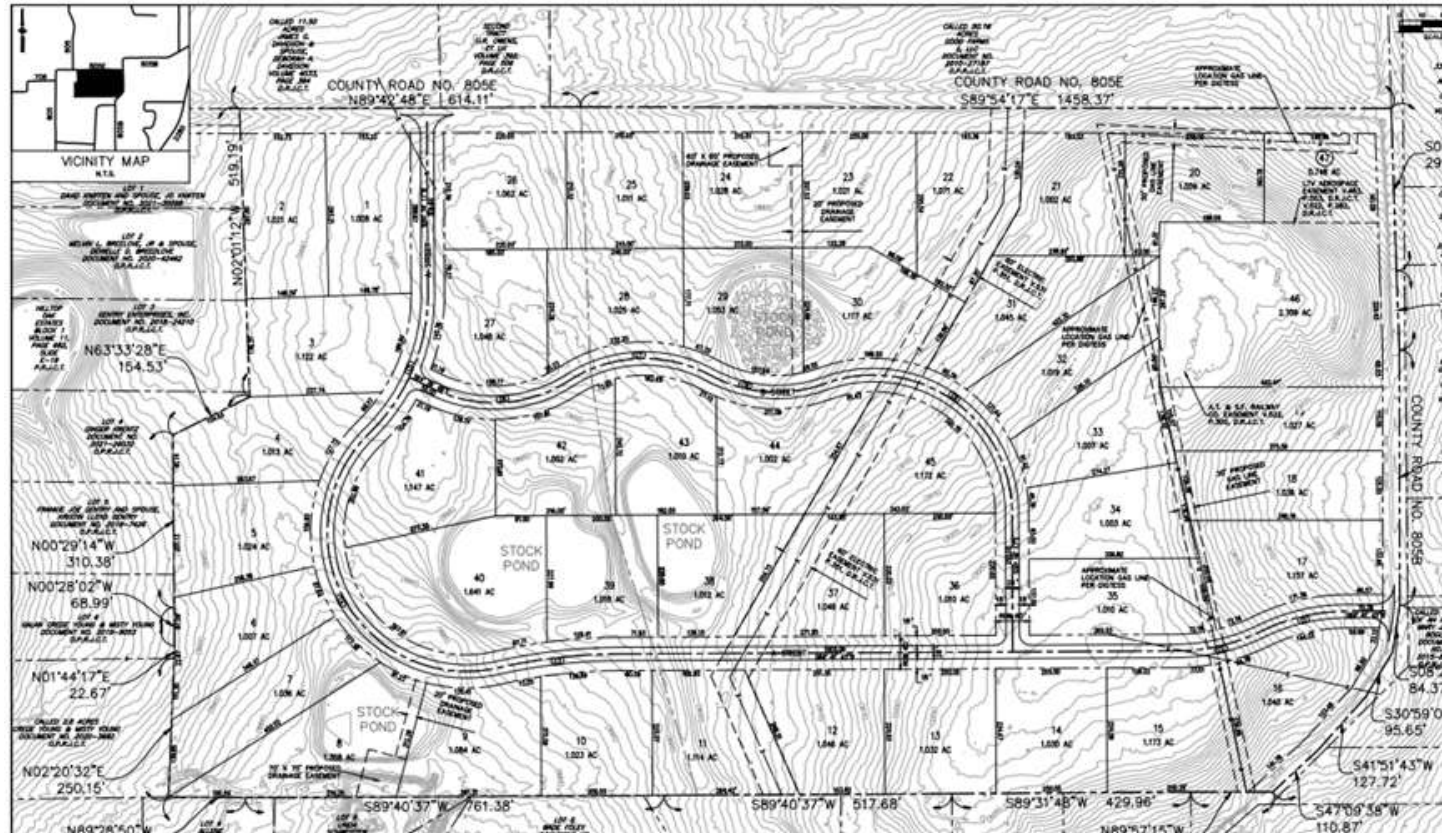
# Waiver Request – Pavement Section

## Good Farms

Item B.

### P&Z Action Requested

Recommend approval of a waiver to Section 5.1 “Street and right-of-way basic policies” of the Subdivision and Development Ordinance for the design criteria for streets within the Good Farms Subdivision. (Case 22-096)



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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** JP Ducay, Senior Planner

**MEETING:** August 9, 2022

**SUBJECT:**

Cliffwood Addition Phase 3, located northwest of the intersection of N. Cummings Dr. and County Road 517, with an approximate address of 3601 N. Cumming Dr. (Case 22-038): Consider a preliminary plat for Cliffwood Addition Phase 3, consisting of Phase 3A, Lots 1-6, Block 1; Lots 1-6, Block 2; Lots 1-10, Block 3; and Phase 3B, Lots 7-19, Block 1; Lots 11-25, Block 3, within the Extraterritorial Jurisdictions (ETJ) of the City of Burleson.

**SUMMARY:**

On March 28, 2022, an application for a preliminary plat including 80.97 acres was submitted by Darrell Howard, with Dunaway Associates, LP (applicant) on behalf of Clifford Deal (Owner). The third phase of the Cliffwood development contains 50 single-family lots with a minimum lot size of one-acre. The subject site is not zoned as it is located within the Extraterritorial Jurisdiction (ETJ) of the City of Burleson. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

**OPTIONS:**

- 1) Recommend approval of the preliminary plat; or
- 2) Recommend denial of the preliminary plat.

**DEVELOPMENT OVERVIEW:**

**Single-family lots:**

This development is proposing 50 lots to contain single-family detached residential homes. The majority of the lots provide a minimum lot width of 150 feet and a minimum lot size of one-acre.

**Utilities & Drainage:**

Water will be served from Bethesda Water Supply Corporation. Sewer will be individual private septic systems. A flood study was submitted for the project and reviewed by an outside consultant to the City. The flood study has been approved and shows that no detention of stormwater is required for the site. A floodplain exists on the property but the jurisdiction of that floodplain lies with Johnson County.

**Traffic:**

A traffic impact analysis was not required for this project as volumes and turns did not exceed the threshold.

**RECOMMENDATION:**

Staff recommends approval of the preliminary plat of Cliffwood Addition Phase 3, located northwest of the intersection of N. Cummings Dr. and County Road 517, with an approximate address of 3601 N. Cumming Dr. (Case 22-038).

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

None

**PUBLIC NOTIFICATION:**

No public notice required for this request.

**Fiscal IMPACT:**

None

**STAFF CONTACT:**

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



# Cliffwood Preliminary Plat

Item A.

## Location:

- Approximately 80.97 acres
- N Cummings Dr and CR 517, addressed as 3601 N Cummings Dr

## Applicant/Owner:

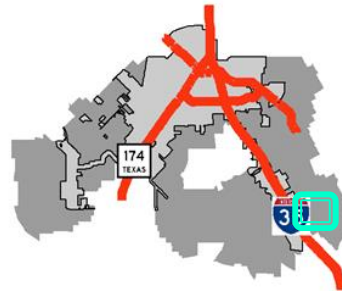
- Darrell Howard (Dunaway Associates)
- Clifford Deal (Owner)

## Item for approval:

Preliminary Plat (Case 22-038)



Vicinity Map





# Cliffwood Preliminary Plat

## Cliffwood Phase 3

- 50 single-family residential lots
- Minimum lot size of one-acre
- Located in the ETJ of the City of Burleson (no zoning)

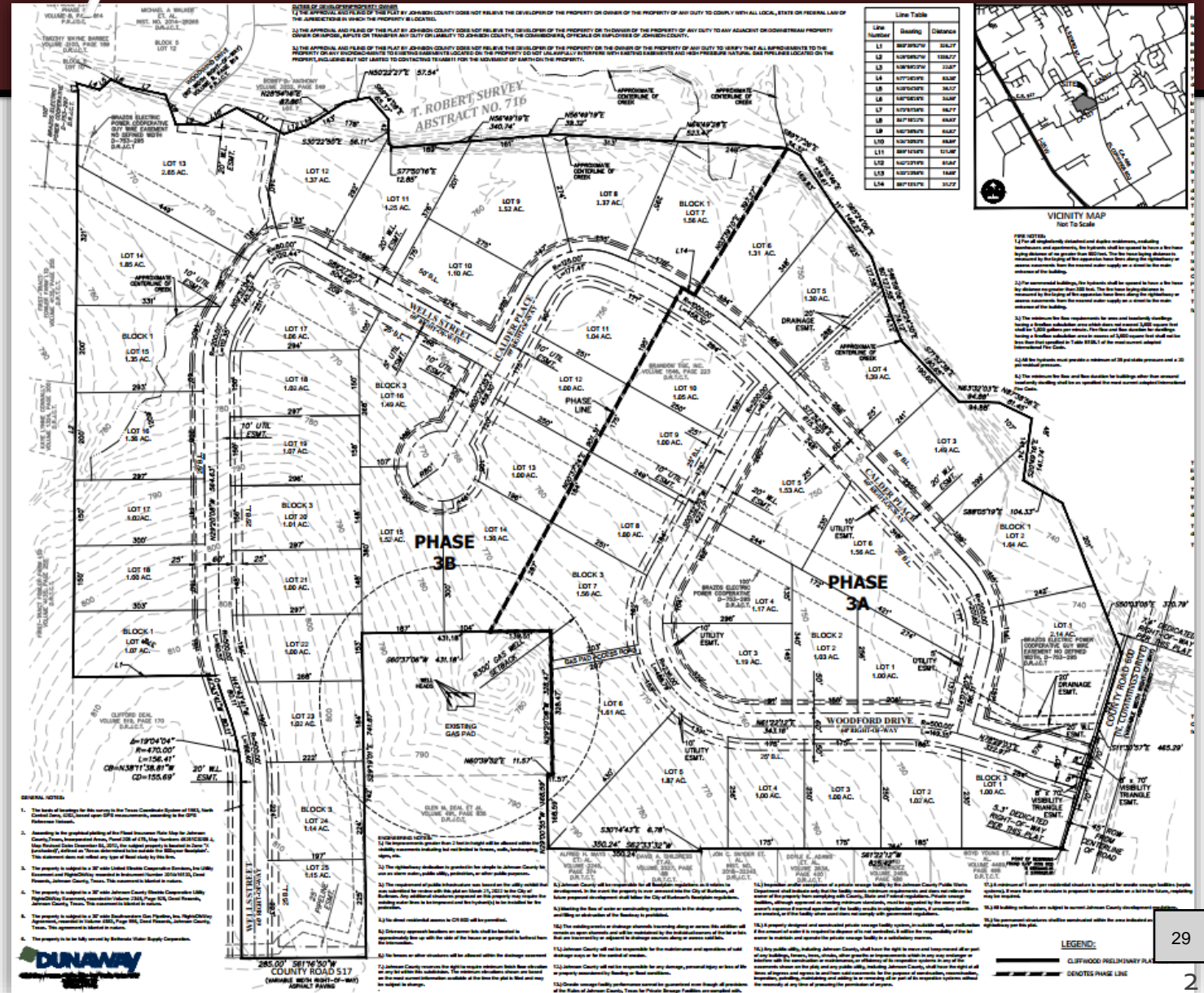
### PHASE 3

#### Phase 3A

Lots 1 - 6, Block 1  
 Lots 1 - 6, Block 2  
 Lots 1 - 10, Block 3

#### Phase 3B

Lots 7 - 19, Block 1  
 Lots 11 - 25, Block 3



# Cliffwood Preliminary Plat

- Drainage – A flood study was submitted for the project and reviewed by an outside consultant to the City. The flood study has been approved and shows that no detention of storm water is required for the site. A floodplain exists on the property but the jurisdiction of that floodplain lies with Johnson County.
- Traffic – A traffic impact analysis was not required for this project as volumes and turns did not exceed the threshold.
- Water & Sewer – Water will be served from Bethesda Water Supply Corporation. Sewer will be individual private septic systems.





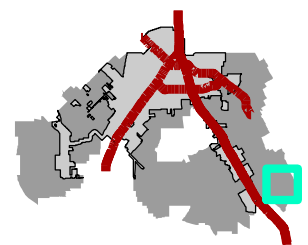




## Cliffwood Addition Phase 3

THE CITY OF  
**BURLESON**  
TEXAS

Preliminary Plat  
Case 22-038



Vicinity Map



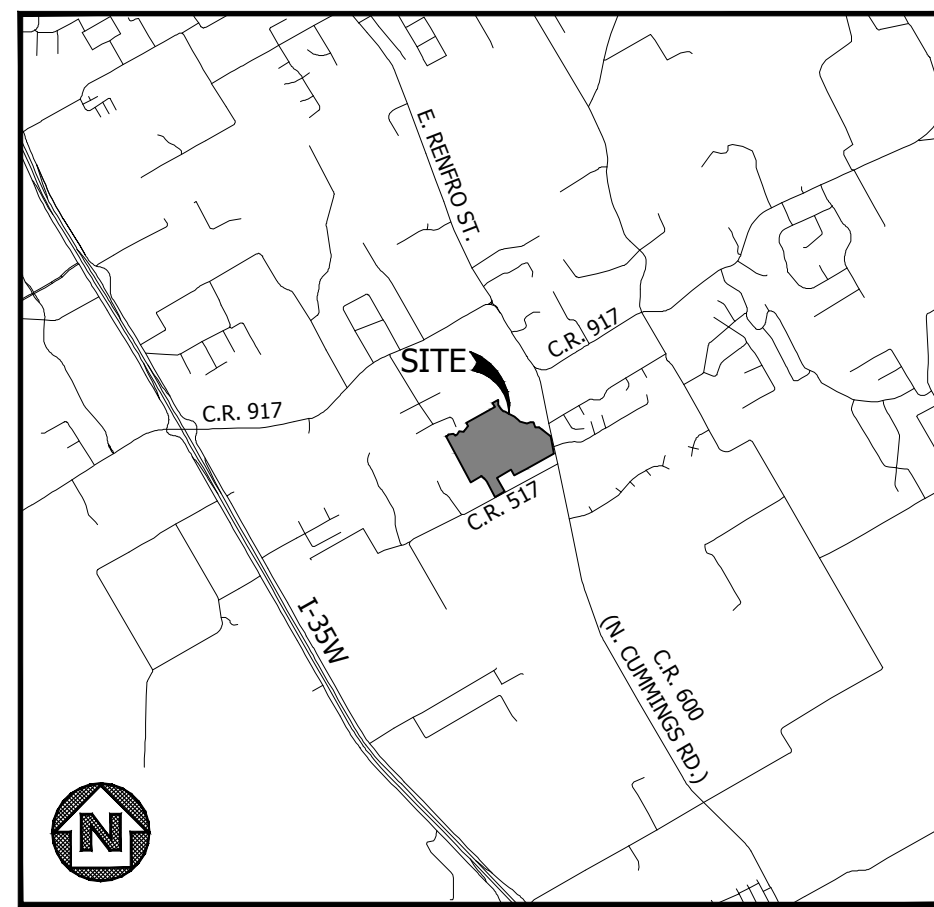
## DUTIES OF DEVELOPER/PROPERTY OWNER

1) 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.

2) THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR TH OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

3) THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE OWNER OF THE PROPERTY OF ANY DUTY TO VERIFY THAT ALL IMPROVEMENTS TO THE PROPERTY OR ANY ENCROACHMENTS TO EXISTING EASEMENTS LOCATED ON THE PROPERTY DO NOT UNLAWFULLY INTERFERE WITH EASTING EASEMENTS AND HIGH PRESSURE NATURAL GAS PIPELINES LOCATED ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO CONTACTING TEXAS811 FOR THE MOVEMENT OF EARTH ON THE PROPERTY.

Line Table		
Line Number	Bearing	Distance
L1	S60°39'52"W	326.21'
L2	N28°08'52"W	1335.72'
L3	N35°59'23"W	22.07'
L4	N77°26'29"E	53.30'
L5	N20°04'30"E	36.12'
L6	N87°05'25"E	34.98'
L7	N73°51'38"E	95.71'
L8	S47°15'22"E	69.93'
L9	N62°36'54"E	64.82'
L10	N34°30'53"E	85.59'
L11	S89°14'46"E	121.95'
L12	N42°23'19"E	51.94'
L13	N33°23'58"E	18.65'
L14	S87°13'47"E	31.73'

VICINITY MAP  
Not To Scale

## FIRE NOTES:

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

2) For commercial buildings, fire hydrants shall be spaced to have a fire hose lay distance 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.

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

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

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

## PROPERTY DESCRIPTION

BEING a tract of land situated in the T. Robert Survey, Abstract No. 716, Johnson County, Texas and being a part of that certain tract of land described by deed to Brandon Tige, Inc., recorded in Volume 1546, Page 223, Deed Records, Johnson County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the west line of County Road 600 (N. Cummings Drive), the southeasterly corner of said Brandon Tige, Inc., tract, and being the northeasterly corner of that certain tract of land described by deed to Boyd Young et. al., recorded in Volume 4469, Page 498, Deed Records, Johnson County, Texas;

THENCE South 61°22'12" West, with the south line of said Brandon Tige, Inc., tract, a distance of 825.42 feet to a 5/8" iron rod with yellow cap stamped "DUNAWAY ASSOC." (hereinafter called 5/8" YCIR) set for the northwesterly corner of that certain tract of land described by deed to Jon C. Snyder, et. al., recorded in Document Number 2018-32243, Deed Records, Johnson County, Texas;

THENCE South 30°14'43" East, with the west line of said Jon C. Snyder tract, continuing with the south line of said Brandon Tige, Inc., tract, a distance of 6.78 feet to a 5/8" YCIR set for the northeasterly corner of that certain tract of land described by deed to David A. Childress et. al., recorded in Volume 2527, Page 88, Deed Records, Johnson County, Texas;

THENCE South 62°33'32" West, departing the with the west line of said Jon C. Snyder tract, continuing with the south line of said Brandon Tige, Inc., tract, a distance of 350.24 feet to a 1/2" iron rod with yellow cap stamped "PEEDE DATA" found for the northwesterly corner of that certain tract of land described by deed to Alfred H. Mays et. al., recorded in Volume 2245, Page 374, Deed Records, Johnson County, Texas and being in the east line of that certain tract of land described by deed to Glen M. Deal et. al., recorded in Volume 491, Page 835, Deed Records, Johnson County, Texas;

THENCE North 29°00'55" West, departing the south line of said Brandon Tige, Inc., tract, with the east line of said Glen M. Deal tract, a distance of 168.59 feet to a 1/2" iron rod found for the northeasterly corner of said Glen M. Deal tract;

THENCE South 60°42'44" West, departing the east line of said Glen M. Deal tract, with the north line of said Glen M. Deal tract, a distance of 419.84 feet to a 1/2" iron rod found for the northwesterly corner of said Glen M. Deal tract, being in the east line of that certain tract of land described by deed to Clifford Deal, recorded in Volume 519, Page 170, Deed Records, Johnson County, Texas;

THENCE North 29°20'08" West, departing the north line of said Glen M. Deal tract, with the east line of said Clifford Deal tract, a distance of 668.22 feet to a 1/2" iron rod found for the northeasterly corner of said Clifford Deal tract;

THENCE South 62°09'23" West, departing the east line of said Clifford Deal tract, with the north line of said Clifford Deal tract, a distance of 653.54 feet to a 5/8" YCIR set in the west line of said Brandon Tige, Inc., tract;

THENCE North 28°08'52" West, departing the north line of said Clifford Deal tract, with the west line of said Brandon Tige, Inc., tract and generally along a wire fence, a passing distance of 44.42 feet, a 1/2" iron rod found for the southeasterly corner of that certain tract of land described by deed to Kaye Lynne Connally, recorded in Volume 1324, Page 200, Deed Records, Johnson County, Texas, and continuing for a total distance of 885.65 feet to a 1/2" iron rod found in the south line of Clifford Wood Estates Phase II, an Addition to Johnson County, according to the plat recorded in Volume 8, Page 814, Plat Records, Johnson County, Texas;

THENCE departing the west line of said Brandon Tige, Inc., tract, with the south line of said Clifford Wood Estates Phase II, the following courses and distances:

North 35°59'23" West, a distance of 22.07 feet to a 5/8" YCIR set;  
North 77°26'29" East, a distance of 53.30 feet to a 5/8" YCIR set;  
North 20°04'30" East, a distance of 36.12 feet to a 5/8" YCIR set;  
North 87°05'25" East, a distance of 34.98 feet to a 5/8" YCIR set;  
North 73°51'38" East, a distance of 95.71 feet to a 5/8" YCIR set;  
South 47°15'22" East, a distance of 69.93 feet to a 5/8" YCIR set;  
North 62°36'54" East, a distance of 64.82 feet to a 5/8" YCIR set;  
North 34°30'53" East, a distance of 85.59 feet to a 5/8" YCIR set;  
South 89°14'46" East, a distance of 121.95 feet to a 5/8" YCIR set;  
North 42°23'19" East, a distance of 51.94 feet to a 5/8" YCIR set;  
North 33°23'58" East, a distance of 18.65 feet to a 5/8" YCIR set;  
North 28°54'16" East, a distance of 87.86 feet to a 5/8" YCIR set;  
North 49°53'18" East, a distance of 28.80 feet to a 5/8" YCIR set;

THENCE North 30°12'18" West, departing the south line of said Clifford Wood Estates Phase II, with the east line of said Clifford Wood Estates Phase II, a distance of 84.46 feet to a 1/2" iron rod found for the most westerly southwest corner of that certain tract of land described by deed to Leonard L. Beard, recorded in Volume 2479, Page 155, Deed Records, Johnson County, Texas,

THENCE North 60°22'54" East, departing the east line of said Clifford Wood Estates Phase II, with the south line of said Leonard L. Beard tract, and generally along a wire fence, a distance of 845.28 feet to a 5/8" YCIR set;

THENCE North 27°55'49" West, continuing with the south line of said Leonard L. Beard tract, and generally along a wire fence, a distance of 114.63 feet to a 5/8" YCIR set;

THENCE North 59°52'54", continuing with the south line of said Leonard L. Beard tract, and generally along a wire fence, a distance of 167.07 feet to a 5/8" YCIR set in the approximate centerline of a creek;

THENCE with the meanderings of the approximate centerline of said creek, the following courses and distances:

South 02°03'06" East, a distance of 130.36 feet to a point;  
South 30°45'06" East, a distance of 116.74 feet to a point;  
South 44°09'21" East, a distance of 98.60 feet to a point;  
South 89°17'26" East, a distance of 34.32 feet to a point;  
South 61°55'46" East, a distance of 138.61 feet to a point;  
South 65°24'06" East, a distance of 146.22 feet to a point;  
South 46°59'06" East, a distance of 127.58 feet to a point;  
South 50°24'30" East, a distance of 74.12 feet to a point;  
South 71°52'38" East, a distance of 190.65 feet to a point;  
North 63°32'03" East, a distance of 94.88 feet to a point;  
North 87°38'56" East, a distance of 81.45 feet to a point;  
South 20°49'16" East, a distance of 141.74 feet to a point;  
South 88°05'19" East, a distance of 104.33 feet to a point;  
South 50°03'05" East, a distance of 370.79 feet to a point in the west line of said County Road 600 (N. Cummings Drive), from which a 5/8" YCIR set for Point-On-Tangent (POT) bears South 11°30'57" East, a distance of 20.00 feet;

THENCE South 11°30'57" East, departing the approximate centerline of said creek, with the west line of said County Road 600 (N. Cummings Drive), a distance of 465.29 feet to the POINT OF BEGINNING and containing a calculated area of 3,049,962 square feet or 69.995 acres of land.

## Preliminary Plat

## CLIFFWOOD ADDITION

## PHASE 3

## Phase 3A

Lots 1 - 6, Block 1

Lots 1 - 6, Block 2

Lots 1 - 10, Block 3

## Phase 3B

Lots 7 - 19, Block 1

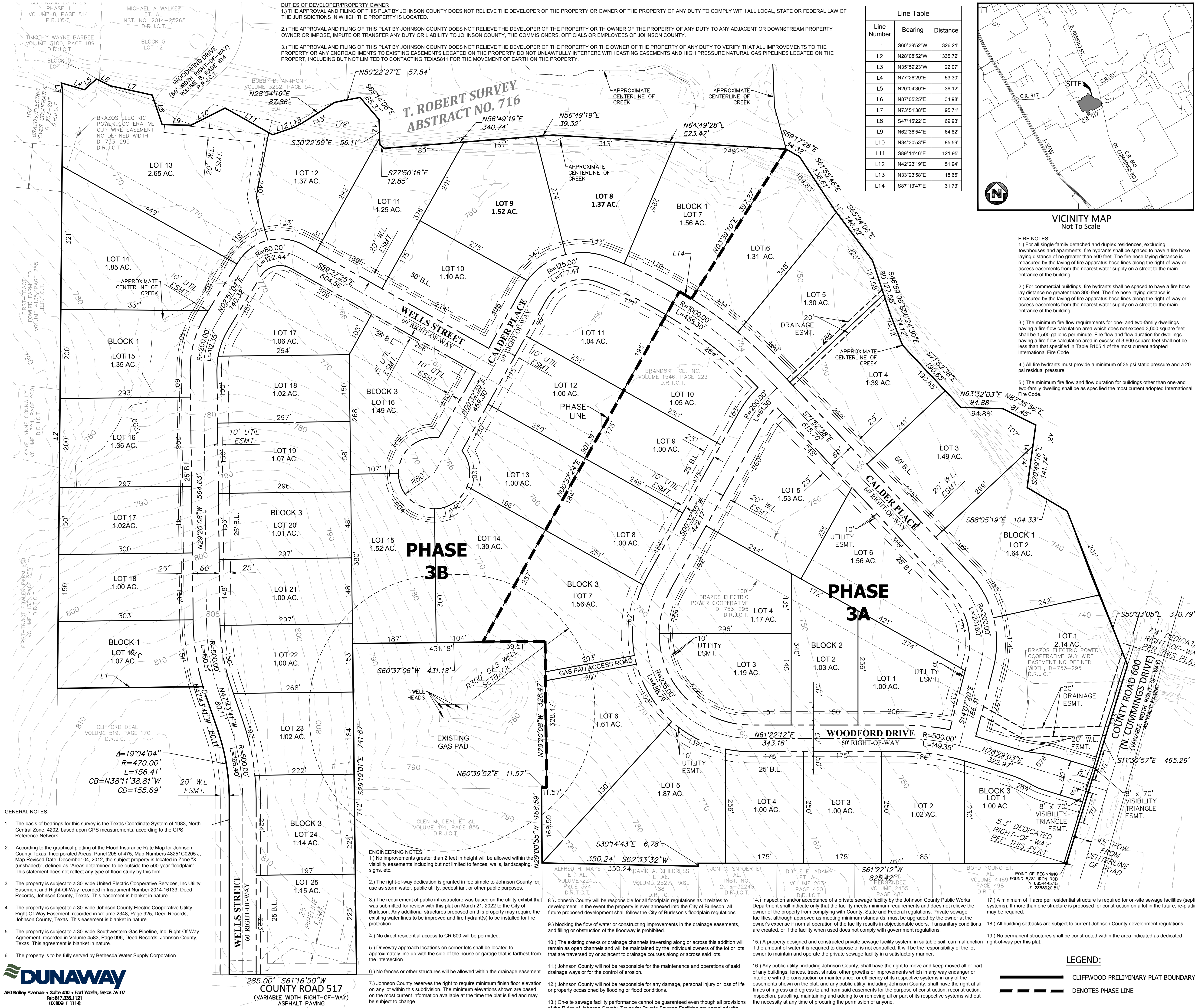
Lots 11 - 25, Block 3

an addition to Johnson County, Texas, (City of Burleson ETJ),  
being situated in the the T. Robert Survey, Abstract No. 716

50 - Single Family Lots

±80.97 Acres

This preliminary plat was prepared in March 2022  
Preliminary Plat Case: 22-038



## GENERAL NOTES:

- The basis of bearings for this survey is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.
- According to the graphical plotting of the Flood Insurance Rate Map for Johnson County, Texas, Incorporated Areas, Panel 205 of 475, Map Numbers 48251-02025 J, Map Revised Date: December 04, 2012, the subject property is located in Zone "X" (unshaded), defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.
- The property is subject to a 30' wide United Electric Cooperative Services, Inc. Utility Easement and Right-Of-Way recorded in Instrument Number 2014-16133, Deed Records, Johnson County, Texas. This easement is blanket in nature.
- The property is subject to a 30' wide Johnson County Electric Cooperative Utility Right-Of-Way Easement, recorded in Volume 2348, Page 925, Deed Records, Johnson County, Texas. This easement is blanket in nature.
- The property is subject to a 30' wide Southwestern Gas Pipeline, Inc. Right-Of-Way Agreement, recorded in Volume 4583, Page 996, Deed Records, Johnson County, Texas. This agreement is blanket in nature.
- The property is to be fully served by Bethesda Water Supply Corporation.

## ENGINEERING NOTES:

- No improvements greater than 2 feet in height will be allowed within the visibility easements including but not limited to fences, walls, landscaping, signs, etc.
- The right-of-way dedication is granted in fee simple to Johnson County for use as storm water, public utility, pedestrian, or other public purposes.
- The requirement of public infrastructure was based on the utility exhibit that was submitted for review with this plat on March 21, 2022 to the City of Burleson. Any additional structures proposed on this property may require the existing water lines to be improved and fire hydrant(s) to be installed for fire protection.
- No direct residential access to CR 600 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 intersection.
- No fences or other structures will be allowed within the drainage easement
- Johnson County 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.

- 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, any future proposed development shall follow the City of Burleson's floodplain regulations.
- 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.
- 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.

- Inspection and/or acceptance of a private sewage facility by the Johnson County Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with government 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 take 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-plating may be required.
- All building setbacks are subject to current Johnson County development regulations.
- No permanent structures shall be constructed within the area indicated as dedicated right-of-way per this plat.

## LEGEND:

- CLIFFWOOD PRELIMINARY PLAT BOUNDARY
- Denotes PHASE LINE

**DUNAWAY**  
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