
**Tuesday, July 25, 2023
6:00 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. Consider approval of the minutes from June 27, 2023 Planning & Zoning Commission meeting.

B. Bartley Addition; Lots 1R1, 1R2, 1R3 and 1R4, Block 1 (Case 23-021): Consider approval of a replat of Lots 1R1, 1R2, 1R3 and 1R4, Block 1, of the Bartley Addition (*Staff Presenter: JP Ducay, Senior Planner*)

C. Hidden Vistas Phase 4A; Lot 14R, Block 17 (Case 23-038): Consider approval of a replat of Lot 14R, Block 17, of Hidden Vistas Phase 4A (*Staff Presenter: JP Ducay, Senior Planner*)

D. Hidden Vistas Phase 4B; Lot 23R, Block 17 (Case 23-040): Consider approval of a replat of Lot 23R, Block 17, of Hidden Vistas Phase 4B (*Staff Presenter: JP Ducay, Senior Planner*)

4. Public Hearing

5. Reports and Presentations

6. Community Interest Items

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

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

7. Recess into Executive Session

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

Pursuant to Sec. 551.071 consultation with its Attorney:

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

8. Adjourn**Staff Contact**

Tony McIlwain
Director of Development Services
817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the 21st of July 2023, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: July 25, 2023

SUBJECT:

Approve the minutes from June 27, 2023 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the June 27, 2023 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the June 27, 2023 Regular Session of the Planning & Zoning Commission meeting.

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

None

FISCAL IMPACT:

None

STAFF CONTACT:

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

PLANNING AND ZONING COMMISSION

June 27, 2023
MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Ashley Brookman
Bill Janusch
Michael Tune(Chair)
Clint Faram
Todd Hulsey
Michael Kurmes
Bobby Reading

Commissioners Absent

Cobi Tittle

Staff

Matt Ribitzki, City Attorney
Tony McIlwain, Director Development Services
Emilio Sanchez, Assistant Director Development Services
Peggy Fisher, Administrative Assistant

REGULAR SESSION

1. Call to Order – 6:00 PM

Invocation – David Hadley

Pledge of Allegiance

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from June 13, 2023 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** Christ Chapel Bible Church Addition; Lot 1R, Block 1 (Case 23-046): Consider approval of a replat of Lot 1R, Block 1, of Christ Chapel Bible Church Addition (*Staff Presenter: JP Ducay, Senior Planner*)

Motion made by Commissioner Dan Taylor and second by Commissioner Todd Hulsey to approve the consent agenda.

Motion passed, 8-0. Commissioner Cobi Tittle was absent.

4. Public Hearing

- A. Bartley Addition (Case 23-044):** Hold a public hearing and consider approval of an ordinance for a zoning change request from “A”, Agricultural to “SFE”, Single-Family Estate for a three (3) acre site. (*Staff Presenter: JP Ducay, Senior Planner*)

JP Ducay presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Michael Tune opened the public hearing at 6:06 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:06 p.m.

Motion made by Commissioner Todd Hulsey and second by Commissioner Dan Taylor to approve.

Motion passed, 8-0. Commissioner Cobi Tittle was absent.

5. Reports and Presentations

None

6. Community Interest Items

None

7. Executive Session

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

- 1. Pursuant to Sec. 551.071 consultation with its Attorney: The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas**

Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code..

8. Adjourn

There being no further business Chair Michael Tune adjourned the meeting.

Time – 6:07PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: July 25, 2023

SUBJECT:

Bartley Addition; Lots 1R1, 1R2, 1R3 and 1R4, Block 1 (Case 23-021): Consider approval of a replat of Lots 1R1, 1R2, 1R3 and 1R4, Block 1, of the Bartley Addition (*Staff Presenter: JP Ducay, Senior Planner*)

SUMMARY:

On February 20, 2023, an application for a replat including 11.17 acres was submitted by Ron Coombs with Coombs Land Surveying, Inc. (applicant) on behalf of Laelonnie Bartley (owner). The purpose of this replat is to subdivide the subject property into four single-family residential lots located in the City of Burleson and Extraterritorial Jurisdiction. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

OPTIONS:

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

RECOMMENDATION:

Staff recommends approval of the replat of Bartley Addition; Lots 1RA, 1R2, 1R3 and 1R4, Block 1 (Case 23-021).

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

None

PUBLIC NOTIFICATION:

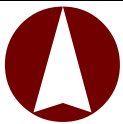
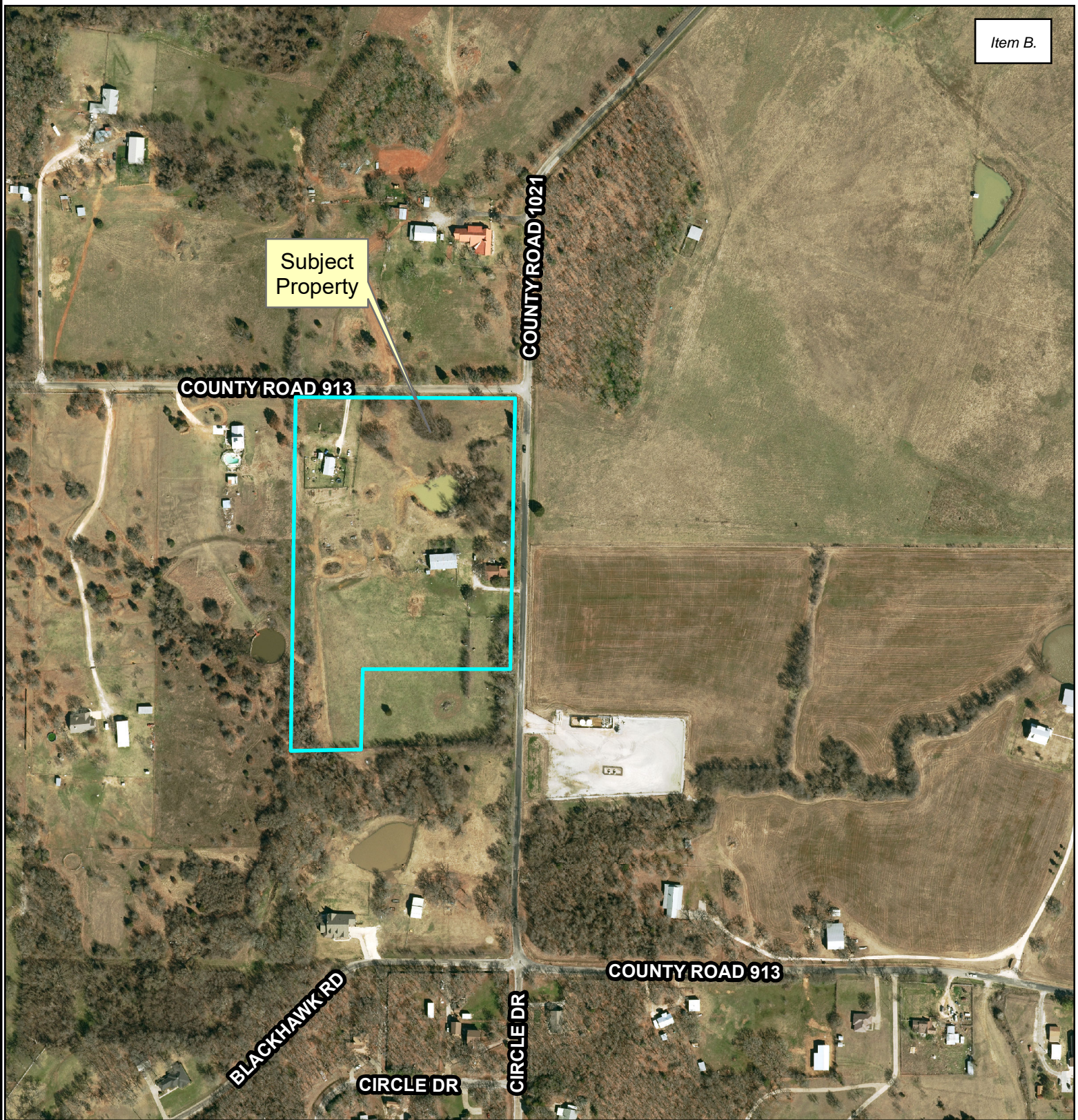
None

FISCAL IMPACT:

None

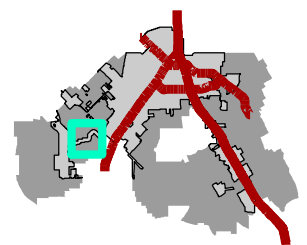
STAFF CONTACT:

JP Ducay
Development Services – Senior Planner
jducay@burlesontx.com
817-426-9648



THE CITY OF
BURLESON
TEXAS

**Bartley Addition
Replat
Case 23-021**



Vicinity Map

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT



Coombs Land Surveying, Inc.

P.O. Box 6160 Fort Worth Texas 76115
(817) 920-7600

T.B.P.L.S. FIRM No. 1011800

CLS JOB No. 22-0191
GF No. NONE

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, LAELONNIE LYNN BARTLEY is the sole owner a tract of land located in the W. W. BYERS SURVEY, ABSTRACT No. 535, City of Burleson, Johnson County, Texas according to the deed recorded in Clerk's File No. 2018-8151 of the Deed Records of Johnson County, Texas and being all of Lot 1, Block 1, Bartley Addition, an addition to the City of Burleson and Johnson County, Texas, according to the plat recorded in Clerk's File No. 2020-223 of the Plat Records of Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest corner of said Lot 1, lying in the South right-of-way line of County Road 913 (a variable width right-of-way), also lying in the East boundary line of that certain tract of land described as Tract 2 in deed to Tommy Mcamis and spouse, Patricia Mcamis, recorded in Volume 2761, page 576 of the Deed Records of Johnson County, Texas, from which a 3/8-inch iron rod found at the original Northwest corner of said Bartley Tract bears N 00° 51' 31" E, 11.79 feet;

THENCE S 89° 25' 00" E, 607.85 feet along the North boundary line of said Lot 1 with the said South right-of-way line of County Road 913 to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northeast corner of said Lot 1, lying in the West right-of-way line of County Road 913 (a variable width right-of-way);

THENCE S 01° 24' 01" W, 730.75 feet along the East boundary line of said Lot 1 with the said West right-of-way line of County Road 913 to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Easterly Southeast corner of said Lot 1, being the Northeast corner of Lot 2, aforesaid Block 1;

THENCE along the common boundary line between said Lots 1 and 2 as follows:

N 89° 58' 05" W, 405.37 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest corner of said Lot 2;

S 01° 24' 02" W, 219.71 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southwest corner of said Lot 2, lying in the North boundary line of that certain tract of land described in deed to Charles Linville and Debra Linville, recorded in Instrument No. 2014-8000 of the Deed Records of Johnson County, Texas, lying S 88° 39' 33" W, 414.88 feet from a 1/2-inch iron rod found with plastic cap stamped "RPLS 6084" at the original Southeast corner of aforesaid Bartley Tract;

THENCE S 88° 39' 33" W, 193.67 feet along the common boundary line between aforesaid Lot 1 and said Linville Tract to a 1/2-inch iron rod found with plastic cap stamped "RPLS 6084" at the Southwest corner of said Lot 1 and said Bartley Tract, lying in the East boundary line of aforesaid Mcamis Tract;

THENCE N 00° 51' 31" E, 960.79 feet along the common boundary line between said Lot 1 and said Mcamis Tract to the PLACE OF BEGINNING, containing 11.170 acres (486,548 square feet) of land.

STATE OF TEXAS

COUNTY OF JOHNSON

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, I, LAELONNIE LYNN BARTLEY, owner, do hereby adopt this plat designating the hereinbefore described property as LOTS 1R1, 1R2, 1R3 AND 1R4, BLOCK 1, BARTLEY ADDITION, an addition to the City of Burleson and Johnson County, Texas and do hereby dedicates 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 which in 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 at any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Burleson, Texas.

Name: LAELONNIE LYNN BARTLEY

Date: _____

STATE OF TEXAS

COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared LAELONNIE LYNN BARTLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

NOTARY PUBLIC

STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THIS is to certify that I, RONALD W. COOMBS, a Registered Professional Land Surveyor of the State of Texas, 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.

RONALD W. COOMBS, R.P.L.S.

Texas Registration No. 5294

NOTES:

- Bearings shown hereon are Grid Bearings, based on the Texas State Plane Coordinate System, North Central Texas Zone, 4202.
- 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.
- Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- A portion of this property lies within the ETJ of the City of Burleson.
- Easements to West Prairie Water Supply Corporation recorded in Vol. 531, Pg. 49, D.R.J.C.T., Johnson County Rural Water Supply Corporation recorded in Vol. 3058, Pg. 575, D.R.J.C.T., and Johnson County Special Utility District recorded in Inst. No. 2017-1088, Inst. No. 2020-23759 and Inst. No. 2020-23760, D.R.J.C.T. do affect the subject property but do not have plottable descriptions.
- The purpose of this replat is to create separate lots for the two homes on the property and create two new lots for future construction.
- This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

FLOOD STATEMENT

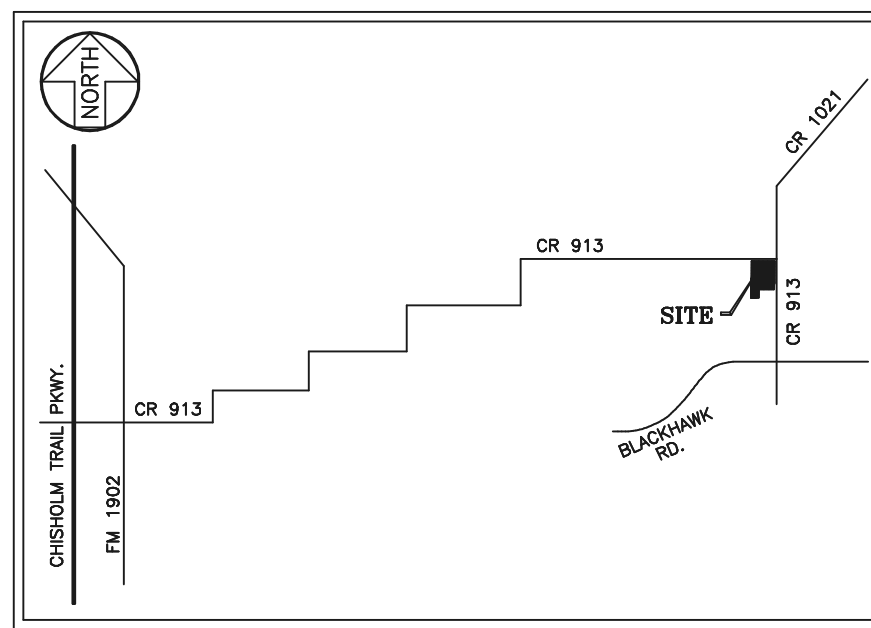
According to Community Panel No. 48251C0160 J, effective date December 4, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X", which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, the statement 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.

Bearings shown hereon are Grid Bearings, based on the Texas State Plane Coordinate System, North Central Texas Zone, 4202.

REPLAT LOTS 1R1, 1R2, 1R3 AND 1R4, BLOCK 1 BARTLEY ADDITION

BEING A REVISION OF LOT 1, BLOCK 1
BARTLEY ADDITION, AN ADDITION TO THE CITY OF BURLESON
AND JOHNSON COUNTY, TEXAS ACCORDING TO THE CITY
THE PLAT RECORDED IN INSTRUMENT No. 2020-223
OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS

4 LOTS
APRIL 27, 2023



VICINITY MAP
NOT TO SCALE

STANDARD NOTES:

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.

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

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

Inspections and/or acceptance of a private sewage facility by the City of Burleson or Johnson County 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.

Any public utility, including the City of Burleson or 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 the City of Burleson and 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 one 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.

All building setbacks for the portion of the property within the City of Burleson are subject to current City of Burleson development requirements.

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 land capable of supporting 80,000 lbs shall be required on site at the time of construction.

The City of Burleson reserves the right to require minimum finish floor elevation on any lot within the 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.

The subject property and all directly adjacent properties are currently Zoned "A" - Agricultural District within the City of Burleson.

The requirement of public infrastructure was based on the Utility exhibit that was submitted for review with this plat on February 20, 2023 to the City of Burleson. Any additional structures proposed on this property may require the existing water lines to be improved and fire hydrant(s) to be installed for fire protection.

Note 1: Lots 1R1, 1R2 and 1R3, Block 1 are located within the City of Burleson and Lot 1R4 is located within the City of Burleson and the city's Extraterritorial Jurisdiction (ETJ). The notes contained on this plat may be specific either to the City of Burleson or the ETJ.

Note 2: If development occurs in the portion located within the City of Burleson city limits, then all regulations contained in the City of Burleson Code of Ordinances shall apply.

For the portion of the property within the City's ETJ, the following regulations will apply:

For all single-family detached and duplex residences, excluding townhouses and and apartments, fire hydrants shall be space to have a fire hose laying distance of no greater than 500 feet. The fire hose laying distance is measure by laying of the 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 placed to have a fire hose lay distance of no greater than 300 feet. The fire hose laying distance is measured by the laying of the 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 3,640 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.

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

Water provider: Johnson County Special Utility District - 817-760-5200

Electric provider: United Cooperative Services - 817-556-4000

Sewer - On site septic facility

Fire - City of Burleson Fire - 817-426-9174

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE _____ DAY OF _____, 2023

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

FILED FOR RECORD _____, 2023.

PLAT RECORDED IN VOLUME _____, PAGE _____, DRAWER _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

OWNER:
LAELONNIE LYNN BARTLEY
1321 CR 913
BURLESON, TEXAS 76028
PHONE (817) 559-1262
email: laelonniebursess@gmail.com

SURVEYOR:
COOMBS LAND SURVEYING, INC.
P. O. BOX 6160
FORT WORTH, TEXAS 76115
PHONE (817) 920-7600
email: ron.combs@bcbglobal.net

LOT 1, BLOCK 1
DONNA THOMPSON ADDITION
VOL. 10, PG. 655
P.R.J.C.T.

N = 6862915.81
E = 2308238.74

COUNTY ROAD 913
VARIABLE WIDTH R.O.W.

S 89°25'00"E 607.85'

R.O.W. DEDICATED BY PLAT
INST. No. 2020-223
P.R.J.C.T.

20' JCSUD ES.MT.

215.85'

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CALLED 8.598 Ac. (TRACT 2)
TOMMY MCAMIS &
SPOUSE, PATRICIA MCAMIS
VOL. 2761, PG. 576
D.R.J.C.T.

LOT 1R4
8.170 Ac.
(355,866 S.F.)

LARRY GUY PEACOCK LIFE ESTATE
INST. No. 2022-14981
D.R.J.C.T.

LOT 2, BLOCK 1
BARTLEY ADDITION
INST. No. 2020-223
P.R.J.C.T.

CALLED 13.621 Ac.
CHARLES LINVILLE &
DEBRA LINVILLE
INST. No. 2014-8088
D.R.J.C.T.

60 0 60 120 180

GRAPHIC SCALE - FEET

SCALE: 1" = 60'

BLACKHAWK ROAD

TEXAS SURVEYING

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: July 25, 2023

SUBJECT:

Hidden Vistas Phase 4A; Lot 14R, Block 17 (Case 23-038): Consider approval of a replat of Lot 14R, Block 17, of Hidden Vistas Phase 4A (*Staff Presenter: JP Ducay, Senior Planner*)

SUMMARY:

On April 3, 2023, an application for a replat including 0.309 acres was submitted by Johnny Williams (applicant) on behalf of Rebecca Aldridge (owner). The purpose of this replat is to add a portion of the open space to Lot 14, Block 17, Hidden Vistas Phase 4A. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

OPTIONS:

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

RECOMMENDATION:

Staff recommends approval of the replat Hidden Vistas Phase 4A; Lots 14R, Block 17 (Case 23-038).

PUBLIC NOTIFICATION:

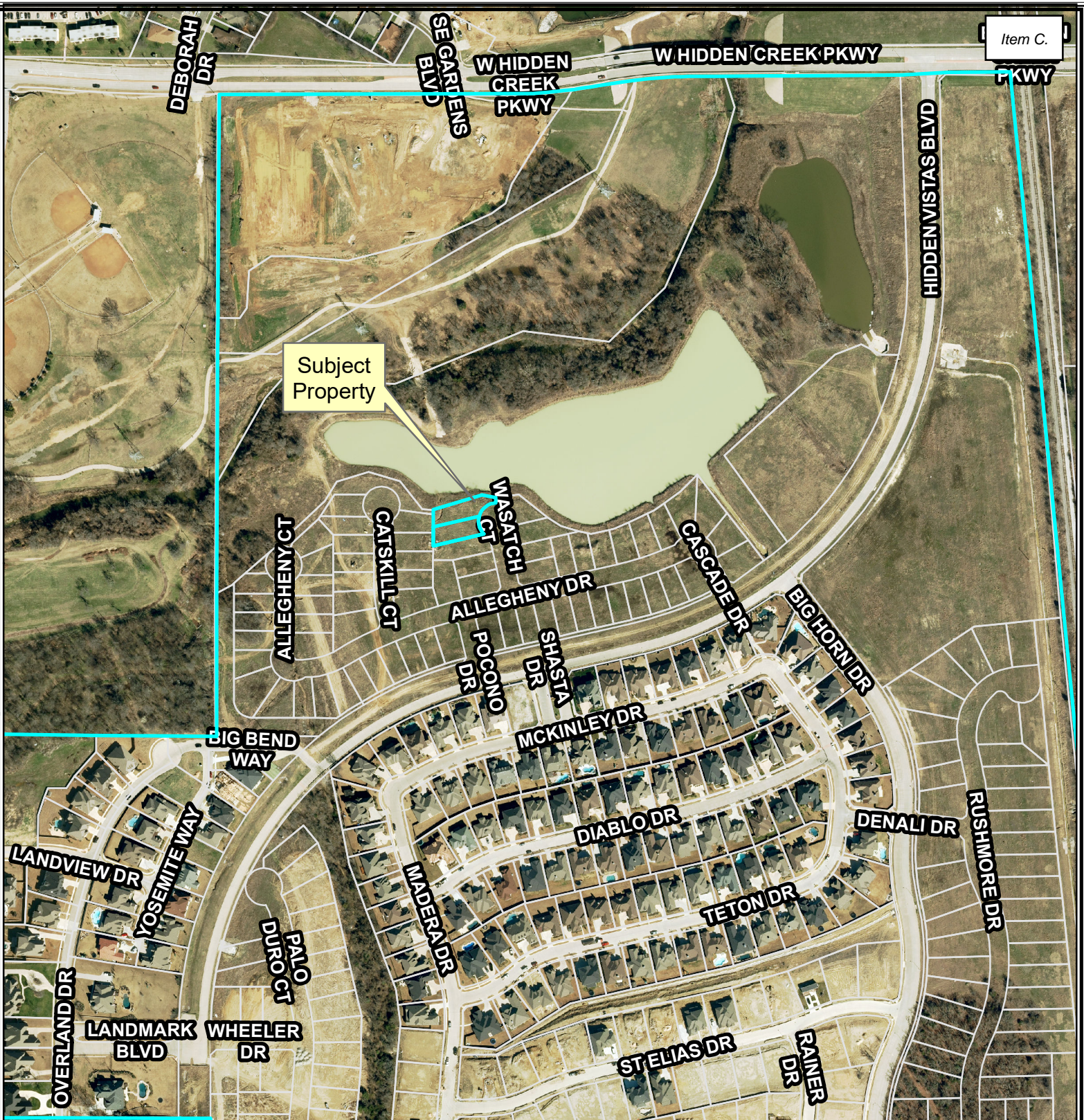
None

FISCAL IMPACT:

None

STAFF CONTACT:

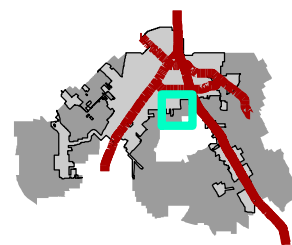
JP Ducay
Development Services – Senior Planner
jducay@burlesontx.com
817-426-9648



Hidden Vistas, Phase 4A

THE CITY OF
BURLESON
TEXAS

Replat
Case 23-038



Vicinity Map

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, Rebecca Alldredge is the owner of Lot 14R, Block 17, Hidden Vistas Phase 4A, an addition to the City of Burleson, Johnson County, Texas, recorded in Drawer K, Volume 11, Page 948, Plat Records, Johnson County, Texas and being further described in Document Number 2022-12001, Deed Records, Johnson County, Texas, and being in the THOMAS CHANDLER SURVEY, ABSTRACT NUMBER 127, an addition to the City of Burleson, Johnson County, and being more particularly described as follows:

BEING a 0.309 acre tract of land the Thomas Chandler Survey, Abstract Number 127, situated in the City of Burleson, Johnson County, Texas, and being all of Lot 14, Block 17, Hidden Vistas, Phase 4A, an addition to the City of Burleson, Johnson County, Texas, recorded in Drawer K, Volume 11, Page 948, Plat Records, Johnson County, Texas and a portion of Lot B, Block 17, Hidden Vistas Phase 4B, recorded in Drawer L, Instrument Number 2021-139, Plat Records, Johnson County, Texas, and being all of that same tract of land described in a deed to Rebecca Alldredge as recorded in Instrument Number 2021-12002 Deed Records, Johnson County, Texas. The bearings for this description are based on the Texas State Plane Coordinate System, Texas North Central Zone (4202) North American Datum 1983, using static observation and NOAA/NGS Opus calculations. Said 0.309 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the west line of Lot 22, Block 17 of said Hidden Vistas Phase 4A for the northwest corner of Lot 15 of said Block 17;

THENCE North 00°07'30" East, continuing along said west line, passing a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the common east Lot 23 and said Lot 22, at a distance of 35.08 feet and continuing pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the common west corner of Said Lot 14 and Said Lot B, at a distance of 51.32 feet and continuing pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of said Lot 23 at a distance of 85.08 feet, in all a total distance of 93.80 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set;

THENCE departing said west line and continuing along the northerly lines of said Lot B the following courses and distances:

North 73°19'26" East, a distance of 138.94 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for an EI corner in said northerly lines;

South 78°30'21" East, a distance of 37.50 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 02°57'25" East, departing said northerly lines and continuing over and across said Lot B, a distance of 9.80 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set in the west Right of Way line of Wasatch Court, a 50' public Right of Way, being the point of curvature of a non-tangent curve, concave to the east, having a radius of 50.00 Feet a central angle of 131°30'46", and a chord of 91.18 Feet bearing South 21°17'12" West;

THENCE westerly along said west Right-of-Way line and said curve, passing a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of said Lot 14, at a distance of 62.38 feet, in all a total distance of 114.77 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in said west Right of Way line for the most northerly northeast corner of said Lot 15;

THENCE South 77°06'42" West, departing said West Right of Way line and continuing along the north line of said Lot 15, a distance of 141.01 Feet to the POINT OF BEGINNING and containing a computed area of 0.309 Acres, more or less.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Rebecca Alldredge, Owner, does hereby adopt this plat designating the hereinbefore described property as LOT 14R, BLOCK 17 HIDDEN VISTAS, PHASE 4A, an Addition to the City of Burleson, Johnson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City 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 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.

IN WITNESS THEREOF this dedication was executed the ____ day of _____, 2023.

by _____
Rebecca Alldredge

State of Texas
County of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Rebecca Alldredge, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she did the same for the purposes and considerations expressed.

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

By _____
HOA REPRESENTATIVE

BEFORE ME, the undersigned authority, 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/she did the same for the purposes and considerations expressed.

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

REPLAT
SHOWING

LOT 14R, BLOCK 17
HIDDEN VISTAS, PHASE 4A
BEING A REPLAT OF LOT 14 AND A PORTION OF LOT B, BLOCK 17
RECORDED IN DRAWER K, VOLUME 11, PAGE 948, PLAT RECORDS
OF JOHNSON COUNTY TEXAS, AN ADDITION TO THE CITY OF
BURLESON, JOHNSON COUNTY, TEXAS, AND BEING IN THE
THOMAS CHANDLER SURVEY, ABSTRACT NO. 127.

SURVEYOR:
WHITFIELD HALL SURVEYORS
REGISTERED PROFESSIONAL
LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916
TPELS FIRM REG. NO. 10138500

OWNER:
REBECCA ALLDREDGE
1000 WASATCH CT.
BURLESON, TX. 76028

PLAT FILED _____, 2023.
SLIDE ___, VOLUME ___, PAGE ___
JOHNSON COUNTY PLAT RECORDS

BY: _____
COUNTY CLERK

Approved by the Planning and Zoning
Commission of Burleson, Texas.

This the ____ day of _____, 2023 .

By: _____
Chair of Planning and Zoning Commission

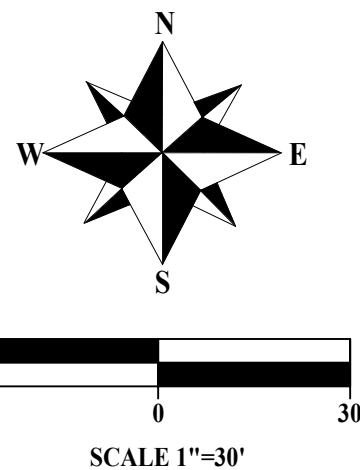
By: _____
City Secretary

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:
COUNTY OF JOHNSON:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Johnny D.L. Williams
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
TPELS Firm Reg. No. 10138500

Date: May 10, 2023



LEGEND

●	IRON ROD END.
×	"X" IN CONC.
○	CAPPED I.R. SET
⊗	POWER POLE
⊗	LIGHT POLE
⊗	WATER VALVE
⊗	WATER METER
⊗	ELEC MANHOLE
⊗	SAN. SEW. M.H.
⊗	GAS RISER
⊗	TEL. PED
⊗	FENCE CORNER
⊗	UNDERG. CABLE
⊗	FIRE HYDRANT
⊗	CLEAN OUT

CIRS - CAPPED IRON SET
STAMPED "RPLS 4818"

CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	131°30'46"	50.00'	114.77'	91.18'	S 21°17'12" W

LINE TABLE		
Id	Bearing	Distance
L1	S 02°57'25" E	9.80'

BASIS FOR BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, USING STATIC OBSERVATION AND NOAA/NGS OPUS CALCULATIONS.

NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO ADD A PORTION OF BURLESON HIDDEN VISTAS LP TRACT, RECORDED IN VOLUME 3860, PAGE 237, DEED RECORDS, JOHNSON COUNTY, TEXAS TO LOT 14, BLOCK 17, HIDDEN VISTAS, PHASE 4A, RECORDED IN VOLUME 11, PAGE 948, DRAWER K, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

2. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

3. NO STRUCTURES SHALL BE ALLOWED WITHIN THE FEMA DESIGNATED FLOODPLAIN UNLESS IT CAN BE DEMONSTRATED THROUGH A FLOOD STUDY AND POSSIBLE LOMR-F.

4. NO FENCES SHALL BE ALLOWED WITHIN THE FEMA DESIGNATED FLOODPLAIN WITHOUT APPROVAL FROM THE CITY. THE FENCES SHALL MEET THE RECOMMENDATIONS OF FEMA AND THE CITY'S FLOODPLAIN MANAGER.

5. A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE REQUIRED FOR ANY PROPOSED IMPROVEMENTS WITHIN THE FEMA DESIGNATED FLOODPLAIN MEETING FEMA'S DEFINITION OF DEVELOPMENT.

6. PORTIONS OF THE REFERENCED SITE IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48251C00651, EFFECTIVE DATE DECEMBER 4, 2012.

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: July 25, 2023

SUBJECT:

Hidden Vistas Phase 4B; Lot 23R, Block 17 (Case 23-040): Consider approval of a replat of Lot 23R, Block 17, of Hidden Vistas Phase 4B (*Staff Presenter: JP Ducay, Senior Planner*)

SUMMARY:

On April 3, 2023, an application for a replat including 0.200 acres was submitted by Tom West (applicant) on behalf of Mary Teresa Conner (owner). The purpose of this replat is to add a portion of the previously designated open space to Lot 23, Block 17, Hidden Vistas Phase 4B. The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

OPTIONS:

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

RECOMMENDATION:

Staff recommends approval of the replat Hidden Vistas Phase 4B; Lots 23R, Block 17 (Case 23-040).

PUBLIC NOTIFICATION:

None

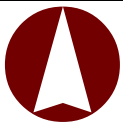
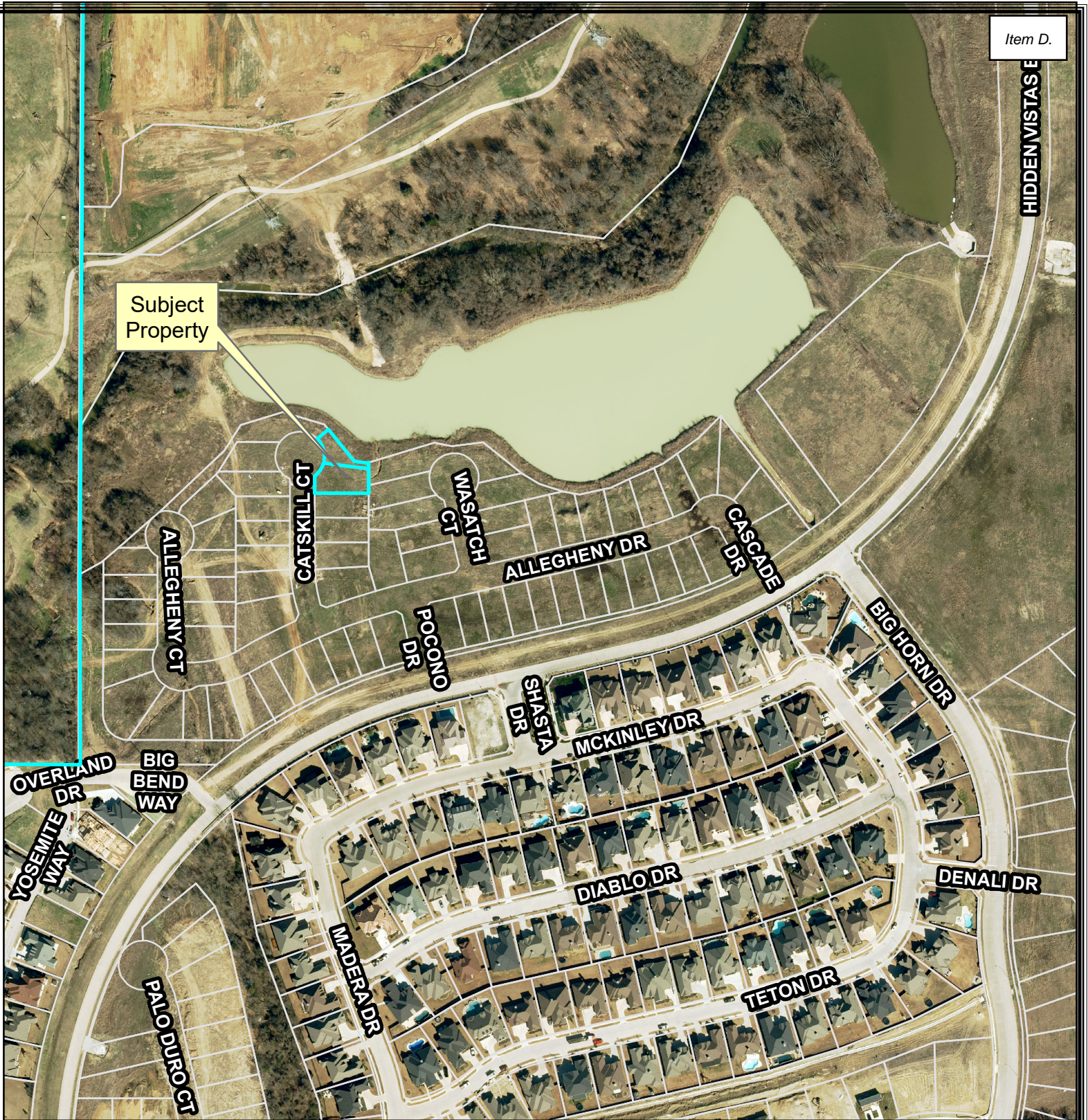
FISCAL IMPACT:

None

STAFF CONTACT:

JP Ducay
Development Services – Senior Planner
jducay@burlesontx.com
817-426-9648

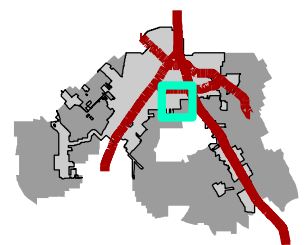
Subject
Property



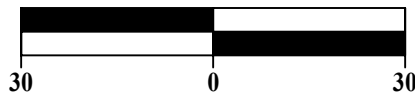
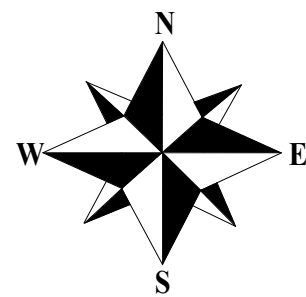
Hidden Vistas, Phase 4B

THE CITY OF
BURLESON
TEXAS

Replat
Case 23-040



Vicinity Map



SCALE 1"=30'

LEGEND

●	IRON ROD FND.
×	"X" IN CONC.
○	CAPPED I.R. SET
⊗	POWER POLE
⊗	LIGHT POLE
⊗	WATER VALVE
⊗	WATER METER
⊗	ELEC. MANHOLE
⊗	SAN. SEW. M.H.
⊗	GAS RISER
⊗	TEL. PED.
⊗	FENCE CORNER
⊗	UNDERG. CABLE
⊗	FIRE HYDRANT
⊗	CLEAN OUT

CIRS - CAPPED IRON SET
STAMPED "RPLS 4818"

CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
CI	92°02'34"	50.00'	80.32'	71.96'	N 07°14'01" E

LINE TABLE		
Id	Bearing	Distance
L1	S 82°58'55" E	26.05'
L2	N 73°19'26" E	3.32'

BASIS FOR BEARINGS:

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, USING STATIC OBSERVATION AND NOAA/NGS OPUS CALCULATIONS.

NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO ADD A PORTION OF BURLESON HIDDEN VISTAS LP TRACT, RECORDED IN VOLUME 3860, PAGE 237, DEED RECORDS, JOHNSON COUNTY, TEXAS TO LOT 23, BLOCK 1, VALLEY VIEW ESTATES, PHASE II, RECORDED IN VOLUME 10, PAGE 560, DRAWER E, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

2. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

3. NO STRUCTURES SHALL BE ALLOWED WITHIN THE FEMA DESIGNATED FLOODPLAIN UNLESS IT CAN BE DEMONSTRATED THROUGH A FLOOD STUDY AND POSSIBLE LOMR-F.

4. NO FENCES SHALL BE ALLOWED WITHIN THE FEMA DESIGNATED FLOODPLAIN WITHOUT APPROVAL FROM THE CITY. THE FENCES SHALL MEET THE RECOMMENDATIONS OF FEMA AND THE CITY'S FLOODPLAIN MANAGER.

5. A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE REQUIRED FOR ANY PROPOSED IMPROVEMENTS WITHIN THE FEMA DESIGNATED FLOODPLAIN MEETING FEMA'S DEFINITION OF DEVELOPMENT.

6. PORTIONS OF THE REFERENCED SITE IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48251C00651, EFFECTIVE DATE DECEMBER 4, 2012.

SURVEYOR'S CERTIFICATION
STATE OF TEXAS:
COUNTY OF JOHNSON:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, hereby state this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Johnny D.L. Williams
Johnny D.L. Williams
Registered Professional Land Surveyor
Texas Registration No. 4818
TPELS Firm Reg. No. 10138500

Date: April 23, 2023



STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, Mary Teresa Conner is the owner of Lot 23R, Block 17, Hidden Vistas Phase 4B, an addition to the City of Burleson, Johnson County, Texas, recorded in Drawer L, Instrument Number 2021-139, Plat Records, Johnson County, Texas and being further described in Document Number 2022-30472, Deed Records, Johnson County, Texas, and being in the THOMAS CHANDLER SURVEY, ABSTRACT NUMBER 127, an addition to the City of Burleson, Johnson County, and being more particularly described as follows:

BEING a 0.200 acre tract of land the Thomas Chandler Survey, Abstract Number 127, situated in the City of Burleson, Johnson County, Texas, and being all of Lot 23, Block 17, an open space lot, and a portion of Lot B, Block 17, Hidden Vistas Phase 4B, recorded in Drawer L, Instrument Number 2021-139, Plat Records, Johnson County, Texas, and being all of that same tract of land described in a deed to Mary Teresa Conner as recorded in Instrument Number 2022-30473 Deed Records, Johnson County, Texas. The bearings for this description are based on the Texas State Plane Coordinate System, Texas North Central Zone (4202) North American Datum 1983, using static observation and NOAA/NGS Opus calculations. Said 0.200 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the northwest corner of Lot 22, Block 17, Hidden Vistas, Phase 4A, an addition to the City of Burleson, Johnson County, Texas, recorded in Drawer K, Volume 11, Page 948, Plat Records, Johnson County, Texas and being in the east Right of Way line of Catskill Court, a 50' wide public right of way;

THENCE North 00°07'30" East, along the west line of said Lot 23 and said east Right of Way line, a distance of 34.76 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found to the point of curvature of a non-tangent curve, concave to the west, having a radius of 50.00 Feet a central angle of 92°02'34", and a chord of 71.96 Feet bearing North 07°14'01" East;

THENCE northeasterly, continuing along said west line and said east Right of Way line, pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at a distance of 32.54 feet, for the common west corner of said Lot 23 and said Lot B and continuing along the west line of said Lot B and said curve, in all a total distance of 80.32 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found

THENCE North 51°12'44" East, departing said west line and said east Right of Way line and continuing over and across said Lot B, a distance of 27.62 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set in a northerly line of said Lot B;

THENCE South 38°47'16" East, continuing along said northerly line, a distance of 80.49 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for an El corner in said Lot B;

THENCE South 82°58'55" East, continuing along the said northerly line, a distance of 26.05 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

THENCE North 73°19'26" East, continuing along said northerly line, a distance of 3.32 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set

THENCE South 00°07'30" West, departing said northerly line and continuing the east line of said Lot B, pass a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of said Lot 23, at a distance of 8.72 feet, and the northwest corner of Lot 14, Block 17, of said Hidden Vistas Phase 4A, at a distance of 42.49 feet and continuing along the east line of said Lot 23, in all a total distance of 58.72 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the westerly line of said Lot 14, for the southeast corner of said Lot 23;

THENCE North 89°52'30" West, departing said westerly line, a distance of 110.00 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the POINT OF BEGINNING and containing a computed area of 0.200 Acres, more or less.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Mary Teresa Conner, Owner, does hereby adopt this plat designating the hereinbefore described property as LOT 23R, BLOCK 17 HIDDEN VISTAS PHASE 4A, an Addition to the City of Burleson, Johnson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City 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 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.

IN WITNESS THEREOF this dedication was executed the ____ day of _____, 2023.

by _____
Mary Teresa ConnerState of Texas
County of Johnson

BEFORE ME, the undersigned authority, on this day personally appeared Mary Taresa Conner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she did the same for the purposes and considerations expressed.

by _____
Notary Public in and for the State of Texas
My Commission expires: _____By _____
HOA REPRESENTATIVE

BEFORE ME, the undersigned authority, 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/she did the same for the purposes and considerations expressed.

by _____
Notary Public in and for the State of Texas
My Commission expires: _____REPLAT
SHOWING

LOT 23R, BLOCK 17 HIDDEN VISTAS, PHASE 4B

BEING A REPLAT OF LOT 23 AND A PORTION OF LOT B, BLOCK 17 RECORDED IN DRAWER L, INSTRUMENT NUMBER 2021-139, PLAT RECORDS OF JOHNSON COUNTY TEXAS, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING IN THE THOMAS CHANDLER SURVEY, ABSTRACT NO. 127.

SURVEYOR:
WHITFIELD - HALL SURVEYORS
REGISTERED PROFESSIONAL
LAND SURVEYORS
3559 WILLIAMS ROAD, SUITE 107
FORT WORTH, TEXAS 76116
(817) 560-2916
TPELS FIRM REG. No. 10138500

OWNER:
MARY TERESA CONNER
1005 CATSKILL CT.
BURLESON TX. 76028

TPELS FIRM REG. NO. 10138500

18-041