



**Planning & Zoning Commission
Agenda**

Tuesday, January 28, 2025
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

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

2. **CITIZEN APPEARANCES**

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 January 14, 2025 Planning & Zoning Commission meeting.

B. Allen Addition (Case 23-376): Consider approval of a replat for Allen Addition, Lot 1R, Block 1; addressed as 3084 S. Burleson Blvd. (*Staff Contact: Emilio Sanchez, Development Services Deputy Director*)

4. **PUBLIC HEARING**

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

7. **COMMUNITY INTERESTS ITEMS**

8. **EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Commission may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

A. **Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071**

9. **ADJOURN**

Staff Contact

Tony McIlwain
Director of Development Services
817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the 22nd of January 2025, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

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

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Deputy Director

MEETING: January 28, 2025

SUBJECT:

Allen Addition (Case 23-376): Consider approval of a replat for Allen Addition, Lot 1R, Block 1; addressed as 3084 S. Burleson BLVD (*Staff Contact: Emilio Sanchez, Development Services Deputy Director*)

SUMMARY:

On October 27, 2023, an application for a Replat was submitted by Nathan Olson with OES INC. (applicant) on behalf of American Completion Tools (owner) for a replat of approximately 5.162 acres. The property is being platted into 1 lot for the expansion of an existing manufacturing and machining business.

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

RECOMMENDATION:

Approve the replat for Allen Addition, Lot 1R, BLK 1

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

List date and description of any prior action related to the subject

REFERENCE:

[City of Burleson, TX PLAT REQUIREMENTS:
§ 3.6 Replat. \(ecode360.com\)](#)

FISCAL IMPACT:

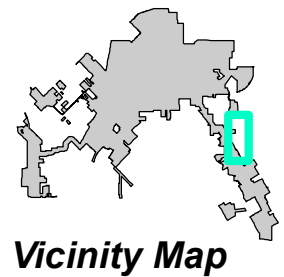
None

STAFF CONTACT:

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



**Allen Addition
Replat
Case 23-376**



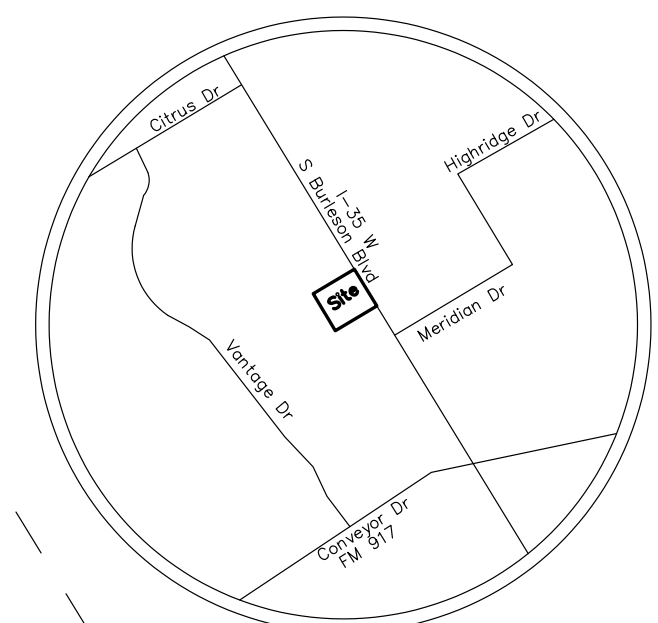
Notes

- 1. Basis of Bearing and coordinates shown are referenced to the Texas State Plane Coordinate System, North Central Zone, 4202, NAD83-US Survey Feet, and the features shown hereon were derived from observations made on the ground. Distances shown are ground.
2. City of Burleson will be responsible for all floodplain regulations as it relates to development. All future proposed development shall follow the City of Burleson's floodplain regulations.
3. City of Burleson will not be responsible for the maintenance and operations of said drainage ways, or for the control or erosion.
4. 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.
5. The subject property is located in "Zone X" per the F.E.M.A. Flood Insurance Rate Map for the City of Burleson, Johnson County, Texas, Community Number 48251 C, effective date December 4, 2012 and that map indicates that this property is in Non-Shaded Zone X, which is defined as "areas determined to be outside the 500-year floodplain" as shown on Panel 0065 J of said map.
6. The purpose of this replat is to add a 2.998 acre tract to Lot 1, Block 1, Allen Addition, for a single lot for commercial development.
7. This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
8. The subject plat is located within the PD, Planned Development CS0#5344-12-2023, zoning district.
9. Plats containing a private drainage easement for stormwater detention:
The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any stormwater storage facility and associated drainage easements hereinafter referred to as "improvements," to be developed and constructed by developer or successors. Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon Lot 1R abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.

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. City of Burleson will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
3. City of Burleson will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
4. On-site sewage facility performance cannot be guaranteed even though all provisions of the rules of City of Burleson, Texas for private sewage facilities are complied with.
5. Inspection and/or acceptance of a private sewage facility by the City of Burleson 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 construct/on or maintenance, or efficacy of its respective systems in any of the easements shown on the plat; and any public utility, including City of Burleson, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
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-platting 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 October 4, 2021 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. Water provider - Bethesda Water Supply Corp. - (817) 295-2131
12. Electric provider - United Cooperative Services - (817) 447-9292
13. The City of Burleson reserves the right to require minimum finish floor elevation on any lot within this subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.
14. 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.
15. 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.
16. 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 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 8105.1 of the most current adopted international fire code.
17. All fire hydrants must provide a minimum of 35 psi static pressure and a 20 psi residual pressure.
18. The minimum fire flow and duration for buildings other than one- and two-family dwelling shall be as specified in the most current adopted international fire code.

LINE TABLE with columns: LINE, LENGTH, BEARING. Rows include WL1 through WL54 with corresponding measurements and bearings.



REGISTERED PROFESSIONAL SURVEYORS
HERBERT S. BEASLEY
LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10094900
METRO 817-429-0194
P. O. BOX 8873
FORT WORTH, TEXAS 76124
FAX 817-446-5488
hsbeasley@msn.com

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, American Completion Tools, Inc. is the sole owners of all those certain tracts, parcels, or lots of land located in the Hiram Lewis Survey, Abstract No. 517, Johnson County, Texas according to the documents recorded in Volume 4110, Page 606, County Clerk's Instrument Nos. 2023-4019 and 2024-7180, Deed Records, Johnson County, Texas, and being more particularly described as follows:

Being 5.162 acres of land located in the Hiram Lewis Survey, Abstract No. 517, Johnson County, Texas, consisting of 2.998 acres of unplatted property and all of Lot 1, Block 1, Allen Addition, an addition, an addition to the City of Burleson, Johnson County, Texas, according to the plat recorded in Volume 10, Page 65, Slide D, Plat Records, Johnson County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the east corner of said Lot 1, being the most easterly northeast corner of a tract of land described in the deed to Golden State Foods Corporation, recorded in County Clerk's Instrument No. 2023-4324, Deed Records, Johnson County, Texas;

THENCE along the south and west lines of said Lot 1 and the north line of said Golden State Foods Corporation tract as follows:

- 1. S59°08'48"W, a distance of 503.85 feet to a 1" iron pipe found at the south corner of said Lot 1 and at an ell corner of said Golden State Foods Corporation tract;
2. N30°39'24"W, a distance of 120.60 feet to a 3/8" iron rod found;
3. N30°48'08"W, a distance of 143.31 feet to a 1/2" iron rod stamped "JDZ 2490" found at the northwest corner of said Lot 1, being in the southwest corner of Tract I of said American Completion Tools, Inc. tract recorded in County Clerk's Instrument No. 2024-7180;

THENCE N30°58'42"W, along the west line of Tracts I & II of said American Completion Tools, Inc. tract recorded in County Clerk's Instrument No. 2024-7180 and along the north line of said Golden State Foods Corporation tract, at a distance of 24.36 feet passing the westernmost northeast corner of said Golden State Foods Corporation tract, being the westernmost southeast corner of a tract of land described in the deed to Golden State Foods Corporation, recorded in County Clerk's Instrument No. 2021-38680, Deed Records, Johnson County, Texas, continuing along the south line of said Golden State Foods Corporation tract recorded in County Clerk's Instrument No. 2021-38680 in all a distance of 184.71 feet to a 1" iron pipe found at the northwest corner of said Tract II, being an ell corner of said Golden State Foods Corporation tract recorded in County Clerk's Instrument No. 2021-38680;

THENCE N59°08'35"E, along the north line of said Tract II and the south line of said Golden State Foods Corporation tract recorded in County Clerk's Instrument No. 2021-38680, a distance of 499.14 feet to a 60d nail found in concrete at the northeast corner of said Tract II and at the easternmost southeast corner of said Golden State Foods Corporation tract recorded in County Clerk's Instrument No. 2021-38680;

THENCE S31°26'11"E, along the east lines of said Tracts I & II, at a distance of 179.99 feet passing a 3/8" iron rod found at the southeast corner of said Tract I, being the north corner of said American Completion Tools, Inc. tract recorded in County Clerk's Instrument No. 2023-4019, continuing along the east lines of said American Completion Tools, Inc. tract recorded in County Clerk's Instrument No. 2023-4019 and said Lot 1, in all a distance of 448.67 feet to the point of beginning, containing 5.162 acres of land.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, Deepak Somarajan, General Manager of American Completion Tools, Inc., does hereby adopt this plat designating the herein above described real property as LOT 1R, BLOCK 1, Allen Addition, an addition to the City of Burleson, Johnson County, Texas, and does hereby dedicate to the public's use forever, without reservation the streets, easements, drainage areas and rights-of-way shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the ____ day of _____, 2025.

By: Deepak Somarajan, General Manager

STATE OF TEXAS §
COUNTY OF JOHNSON §

BEFORE ME, the undersigned authority, on this day personally appeared Deepak Somarajan, General Manager, 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 consideration therein expressed.

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

NOTARY PUBLIC TARRANT COUNTY, TEXAS

OWNER: American Completion Tools, Inc. Deepak Somarajan General Manager 3084 S. Burleson Blvd. Burleson, Texas 76028 PH: (817) 790-6608 EMAIL: deepak@americancompletiontools.com

SURVEYOR: Ken Rogers Herbert S. Beasley Land Surveyors L.P. P.O. Box 8873 Fort Worth, Texas, 76124 PH: 817-429-0194 EMAIL: hsbeasley@msn.com

ENGINEER: Johnny Sims JLS Engineering, LLC 8553 N. Beach St., #171 Fort Worth, Texas 76244 PH: (682) 438-6096 EMAIL: johnny@zpseng.com

This is to Certify that I, Kenneth R. Rogers, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and stamped "BEASLEY RPLS 6066". Irons that are damaged, disturbed, or not so marked are not original.

Preliminary, this document shall not be recorded for purpose and shall not be used or viewed or relied as a final survey document.

Kenneth R. Rogers R.P.L.S. Texas Registration No. 6066

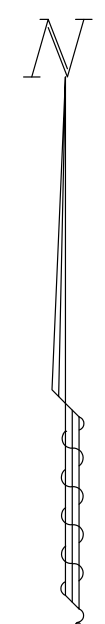
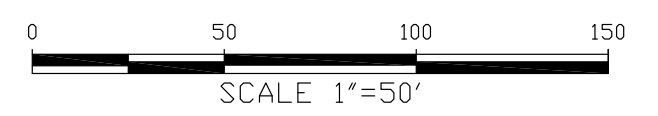


The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AD, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Johnson County, Texas and incorporated areas, Map No. 48251C0200J revised December 4, 2012. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance flood plain), according to said map.

CM - Control Monument D.R.T.C.T. - Deed Records Tarrant County, TX IRF - Iron Rod Found IRS - Iron Rod Set TBM - Temporary Benchmark

Basis of Bearing - NAD 83 (2011)(Epoch:2010.0000) Geoid 18, Texas North Central Zone. Grid bearings & Surface distances. Grid Scale Factor = 0.9998865773357

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS
THIS THE ____ DAY OF _____, 2025.
BY: CHAIR OF PLANNING AND ZONING COMMISSION
BY: CITY SECRETARY



REPLAT OF Lot 1R, Block 1 Allen Addition

Plat Recorded in Year ____ Instrument # ____
Drawer ____ Slide ____
Date ____
County Clerk, Johnson County, Texas
Deputy

Being a replat of Lot 1, Block 1, Allen Addition, an addition to the City of Burleson, Texas 5.162 acres of land located in the Hiram Lewis Survey, Abstract No. 517 City of Burleson, Johnson County, Texas.

1 Commercial Lot Prepared November 2024 Case Number 23-376