



Planning & Zoning Commission Agenda

Tuesday, December 02, 2025
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

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

2. **CITIZEN APPEARANCES**

Each person in attendance who desires to speak to the Committee on an item NOT posted on the agenda, shall speak during this section. A speaker card must be filled out and turned in to the City Secretary prior to addressing the Committee. Each speaker will be allowed three minutes to speak.

Each person in attendance who desires to speak on an item posted on the agenda shall speak when the item is called forward for consideration.

3. **CONSENT AGENDA**

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

A. Consider approval of the minutes from November 11, 2025 Planning & Zoning Commission meeting.

B. Burleson KIA Subdivision (Case 25-241): Consider and take possible action on a preliminary plat of Burleson KIA Subdivision. (Staff Contact: Lidon Pearce, Principal Planner)

C. Burleson KIA Subdivision (Case 25-242): Consider and take possible action on a final plat of Burleson KIA Subdivision. (Staff Contact: Lidon Pearce, Principal Planner)

D. Parks at Panchasarp Farms, Phase 5 (Case 25-276): Consider and take possible action on a preliminary plat of Parks at Panchasarp Farms, Phase 5. (Staff Contact: Lidon Pearce, Principal Planner)

E. Parks at Panchasarp Farms, Phase 5 (Case 25-106): Consider and take possible action on a final plat of Parks at Panchasarp Farms, Phase 5. (Staff Contact: Lidon Pearce, Principal Planner)

- F. Parks at Panchasarp Farms, Phase 6 (Case 25-210): Consider and take possible action on a final plat of Parks at Panchasarp Farms, Phase 6. *(Staff Contact: Lidon Pearce, Principal Planner)*
- G. Summer Meadows Addition (Case 25-174): Consider and take possible action on a final plat for Summer Meadows Addition. *(Staff Contact: Emilio Sanchez, Deputy Director)*
- H. Grace Church Subdivision (Case 25-261): Consider and take possible action on a replat for Grace Church Addition. *(Staff Contact: Emilio Sanchez, Deputy Director)*

4. **PUBLIC HEARING**

- A. 1500 CR 602 (Case 25-258): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from defaulted "A" Agricultural to "SF10" Single-family for the development of a single-family subdivision with minimum lot sizes of 10,000 square feet. *(Staff Contact: Lidon Pearce, Principal Planner)*
- B. 2245 SW Wilshire Blvd (Case 25-305): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "SF7" Single-family for development of approximately 13 single-family lots. *(Staff Contact: Lidon Pearce, Principal Planner)*

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

7. **COMMUNITY INTERESTS ITEMS**

8. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Board may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda. The Board may reconvene into open session and take action on posted items.

Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

9. **ADJOURN**

Staff Contact
Tony McIlwain
Director of Development Services
817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the 21st of November 2025, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

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


Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: December 2, 2025

SUBJECT:

Burleson KIA Subdivision (Case 25-241): Consider and take possible action on a preliminary plat of Burleson KIA Subdivision. (Staff Contact: Lidon Pearce, Principal Planner)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On August 18, 2025, an application was submitted by Christopher Bryant representing Manhard Consulting on behalf of Francis Mauro of International Autos Group (owner) for a preliminary plat of approximately 12 acres, for the creation of 1 commercial lot for a KIA dealership.

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

RECOMMENDATION:

Approve the preliminary plat.

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

October 16, 2023: City Council approved the zoning change for KIA.

REFERENCE:

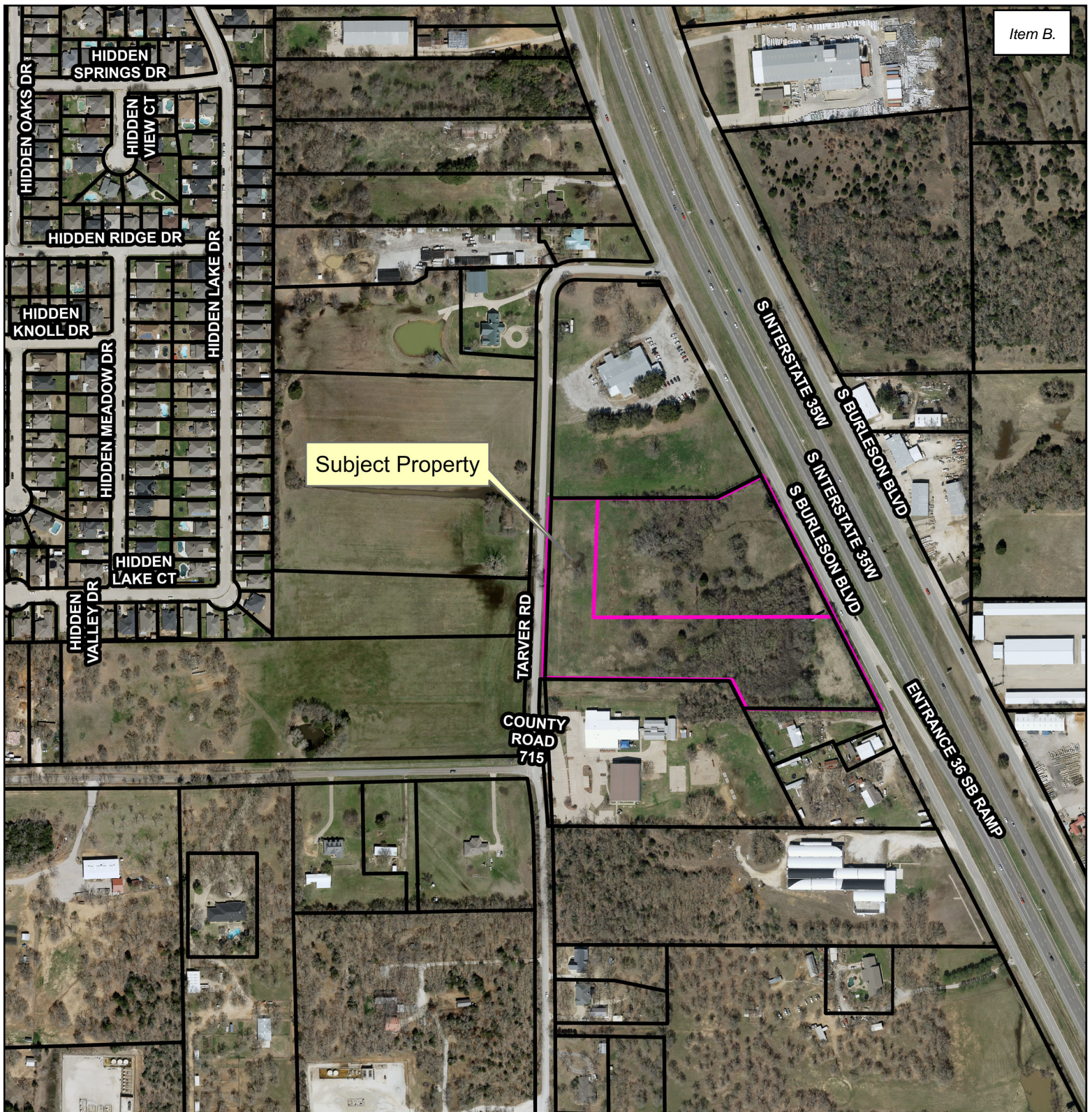
[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

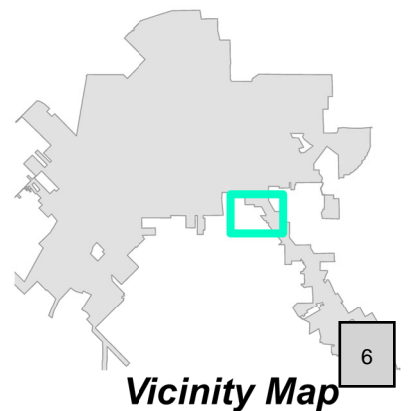
STAFF CONTACT:

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

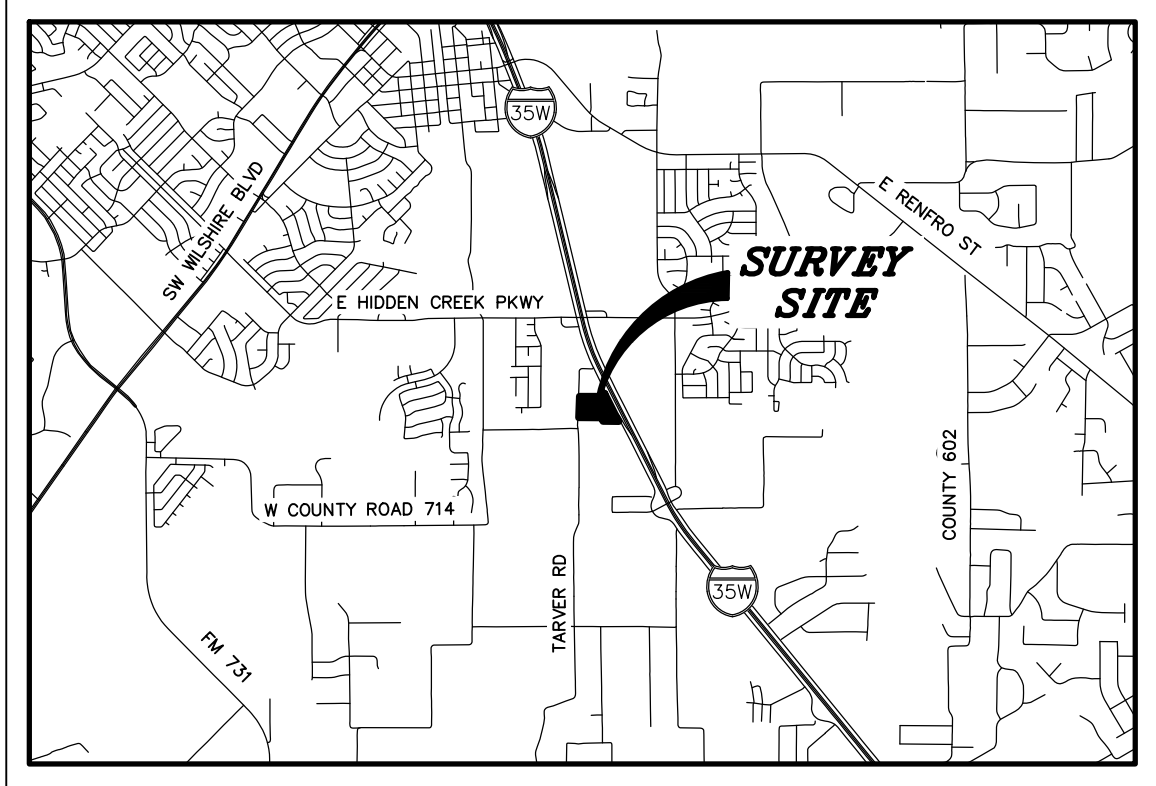


THE CITY OF
BURLESON
TEXAS

Burleson KIA Subdivision Preliminary Plat Case 25-241



October 19, 2025 -- 10:51 Dwg Name: P:\616.166 International Autos Group\201.01 - Burleson KIA- Phase 1\New\Survey\Final Drawings\Plot of Subdivision Preliminary Plat\PRELIMINARY PLAT.dwg Updated By: SChadoff



VICINITY MAP

NOT TO SCALE

CURRENT ZONING

COMMERCIAL (C)
ORD# C505270-10-2023

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. COORDINATES ARE GRID VALUES; TO CONVERT TO GROUND COORDINATES, APPLY A COMBINED SCALE FACTOR OF **1.00012**

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67") ARE RECORD OR DEED VALUES.)
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

STANDARD NOTES

- NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0070J DATED 12/04/2012 THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
- 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 1, BLOCK A ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.

LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. CENTERLINE OF ROAD
- = PROP. RIGHT-OF-WAY DEDICATION LINE
- = FOUND IRON ROD
- P.O.B. = POINT OF BEGINNING
- = PROP. RIGHT-OF-WAY DEDICATION AREA

NOTARY'S CERTIFICATION

STATE OF TEXAS COUNTY OF: JOHNSON
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED (OWNER), 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 ____, 20 ____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLANNING AND ZONING COMMISSION'S CERTIFICATION

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF ____, 20 ____

BY:
CHAIR OF PLANNING AND ZONING COMMISSION

BY:
CITY SECRETARY

SURVEY PREPARED FOR

INTERNATIONAL AUTOS GROUP
2400 SOUTH 108TH STREET
WEST ALLIS, WI 53227

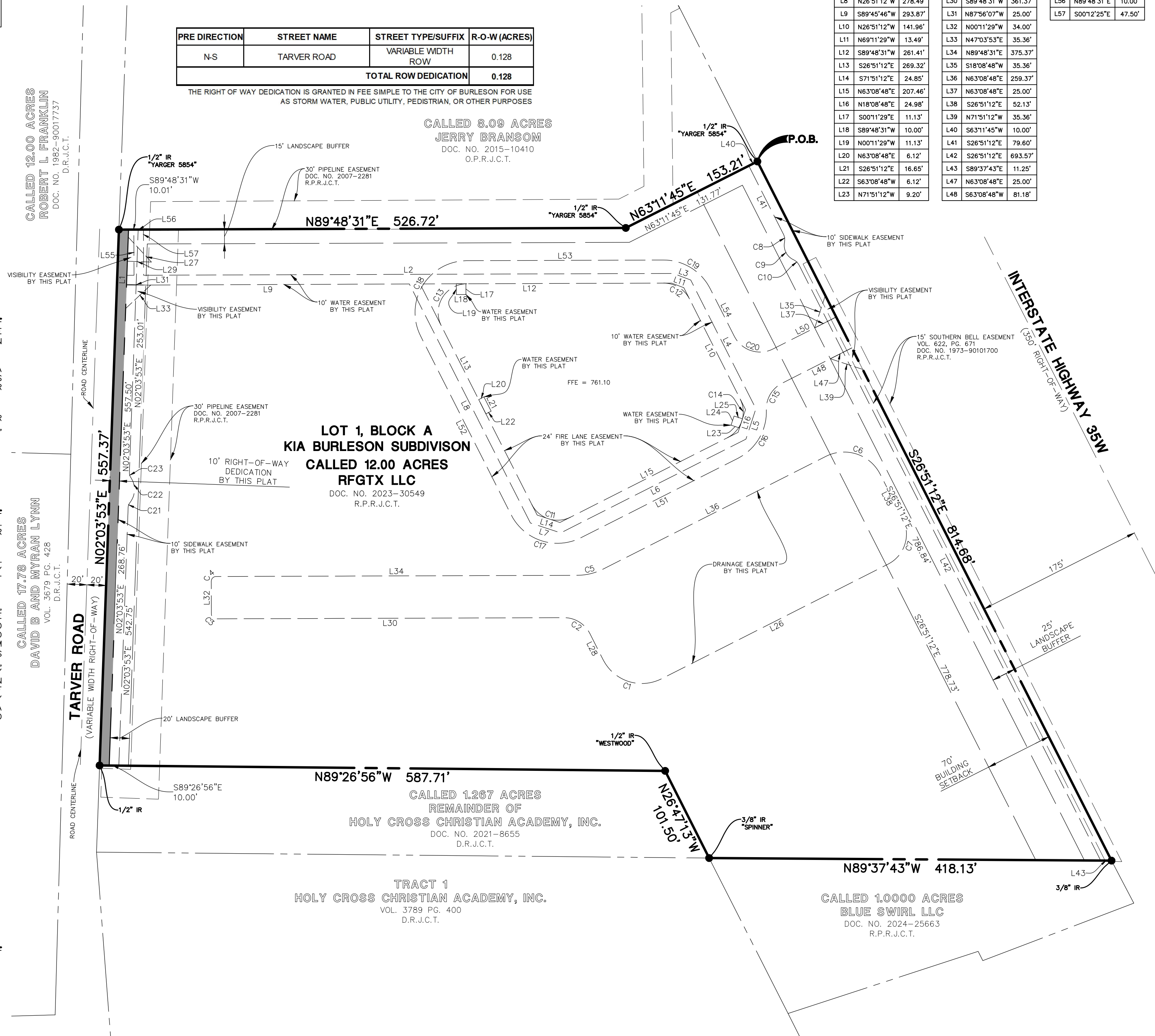
SUBMITTED BY/RETURN TO:

MANHARD CONSULTING
505 PECAN STREET, SUITE 201
FORT WORTH, TX 76102
(682) 324-9496
ATTN: CHRISTOPHER BRYANT, PE

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	TARVER ROAD	VARIABLE WIDTH ROW	0.128
TOTAL ROW DEDICATION			0.128

THE RIGHT OF WAY DEDICATION IS GRANTED IN FEE SIMPLE TO THE CITY OF BURLESON FOR USE AS STORM WATER, PUBLIC UTILITY, PEDISTRIAN, OR OTHER PURPOSES

CALLED 8.08 ACRES
JERRY BRANSON
DOC. NO. 2015-104010
O.P.R.J.C.T.



OWNER'S CERTIFICATION

OWNER'S CERTIFICATIONS AND NOTARY:

KNOW ALL MEN BY THESE PRESENTS THAT WE, RFGTX, LLC, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 1, BLOCK A, BURLESON KIA SUBDIVISION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON. THE CITY OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND THE CITY OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM 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.

(OWNER SIGNATURE)

PRELIMINARY PLAT

OF

BURLESON KIA SUBDIVISION

BEING A TRACT OF LAND SITUATED IN THE JAMES M. CARTWRIGHT SURVEY, ABSTRACT NUMBER 132, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 12.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO HOLY CROSS CHRISTIAN ACADEMY, INC., RECORDED IN COUNTY CLERK'S FILE NUMBER 2021-8655, DEED RECORDS, JOHNSON COUNTY, TEXAS

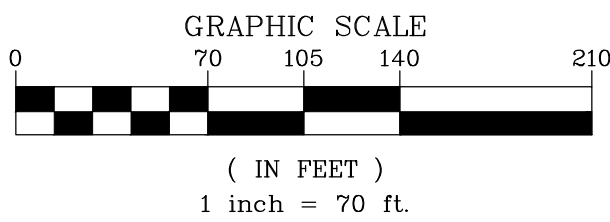
Surveyor
Manhard Consulting
505 Pecan Street, Suite 201
Fort Worth, TX 76102
(817) 865-5344
Jeremy Deal, RPLS
jdeal@manhard.com

Engineer
Manhard Consulting
505 Pecan Street, Suite 201
Fort Worth, TX 76102
(682) 324-9496
Christopher Bryant, PE
cbryant@manhard.com

Owner
International Autos Group
2400 South 108th Street
West Allis, WI 53227

LINE TABLE	LINE TABLE	LINE TABLE
LINE BEARING LENGTH	LINE BEARING LENGTH	LINE BEARING LENGTH
L2 N89°48'31"E 550.52'	L24 N18°08'48"E 10.00'	L50 N63°08'48"E 73.50'
L3 S69°11'29"E 19.22'	L25 S71°51'12"E 9.20'	L51 S63°08'48"W 182.70'
L4 S26°51'12"E 149.97'	L26 S63°08'48"W 264.00'	L52 N26°51'12"W 208.26'
L5 S18°08'48"W 33.26'	L27 S42°56'07"E 35.36'	L53 N89°48'31"E 204.44'
L6 S63°08'48"W 215.75'	L28 N26°51'12"W 30.66'	L54 S26°51'12"E 55.62'
L7 N71°51'12"W 33.14'	L29 N87°56'07"W 25.00'	L55 N00°12'25"W 47.50'
L8 N26°51'12"W 278.49'	L30 S89°48'31"W 361.37'	L56 N89°48'31"E 10.00'
L9 S89°45'46"W 293.87'	L31 N87°56'07"W 25.00'	L57 S00°12'25"E 47.50'
L10 N26°51'12"W 141.96'	L32 N00°11'29"W 34.00'	
L11 N69°11'29"W 13.49'	L33 N47°03'53"E 35.36'	
L12 S89°48'31"W 261.41'	L34 N89°48'31"E 375.37'	
L13 S26°51'12"E 269.32'	L35 S18°08'48"W 35.36'	
L14 S71°51'12"E 24.85'	L36 N63°08'48"E 259.37'	
L15 N63°08'48"E 207.46'	L37 N63°08'48"E 25.00'	
L16 N18°08'48"E 24.98'	L38 S26°51'12"E 52.13'	
L17 S00°11'29"E 11.13'	L39 N71°51'12"W 35.36'	
L18 S89°48'31"W 10.00'	L40 S63°11'45"W 10.00'	
L19 N00°11'29"W 11.13'	L41 S26°51'12"E 79.60'	
L20 N63°08'48"E 6.12'	L42 S26°51'12"E 683.57'	
L21 S26°51'12"E 16.65'	L43 S89°37'43"E 11.25'	
L22 S63°08'48"W 6.12'	L47 N63°08'48"E 25.00'	
L23 N71°51'12"W 9.20'	L48 S63°08'48"W 81.18'	

CURVE TABLE	CURVE TABLE
CURVE RADIUS DELTA LENGTH CHORD BEARING CHORD	CURVE RADIUS DELTA LENGTH CHORD BEARING CHORD
C1 45.00' 90°00'00" 70.69' N71°51'12"W 63.64'	C1 45.00' 90°00'00" 70.69' N71°51'12"W 63.64'
C2 30.00' 63°20'17" 33.16' N83°31'21"W 31.50'	C2 30.00' 63°20'17" 33.16' N83°31'21"W 31.50'
C3 5.00' 90°00'00" 7.85' N45°11'29"W 7.07'	C3 5.00' 90°00'00" 7.85' N45°11'29"W 7.07'
C4 5.00' 90°00'00" 7.85' N44°48'31"E 7.07'	C4 5.00' 90°00'00" 7.85' N44°48'31"E 7.07'
C5 60.00' 26°39'43" 27.92' N76°28'39"E 27.67'	C5 60.00' 26°39'43" 27.92' N76°28'39"E 27.67'
C6 42.00' 90°00'00" 65.97' S71°51'12"E 59.40'	C6 42.00' 90°00'00" 65.97' S71°51'12"E 59.40'
C7 35.00' 90°00'00" 54.98' S18°08'48"W 49.50'	C7 35.00' 90°00'00" 54.98' S18°08'48"W 49.50'
C8 13.00' 38°08'33" 8.65' S07°46'55"E 8.50'	C8 13.00' 38°08'33" 8.65' S07°46'55"E 8.50'
C9 16.44' 76°17'06" 21.89' S26°51'12"E 20.31'	C9 16.44' 76°17'06" 21.89' S26°51'12"E 20.31'
C10 13.00' 38°08'33" 8.65' S45°55'29"E 8.50'	C10 13.00' 38°08'33" 8.65' S45°55'29"E 8.50'
C11 30.00' 90°00'00" 47.12' S71°51'12"E 42.43'	C11 30.00' 90°00'00" 47.12' S71°51'12"E 42.43'
C12 30.00' 63°20'17" 33.16' N83°31'21"W 31.50'	C12 30.00' 63°20'17" 33.16' N83°31'21"W 31.50'
C13 30.00' 116°39'43" 61.08' S31°28'40"W 51.07'	C13 30.00' 116°39'43" 61.08' S31°28'40"W 51.07'
C14 30.00' 90°00'00" 47.12' N18°08'48"E 42.43'	C14 30.00' 90°00'00" 47.12' N18°08'48"E 42.43'
C15 30.00' 65°18'31" 34.20' S30°29'33"W 32.37'	C15 30.00' 65°18'31" 34.20' S30°29'33"W 32.37'
C16 54.00' 65°18'31" 61.50' S30°29'33"W 58.27'	C16 54.00' 65°18'31" 61.50' S30°29'33"W 58.27'
C17 54.00' 90°00'00" 84.82' N71°51'12"W 76.37'	C17 54.00' 90°00'00" 84.82' N71°51'12"W 76.37'
C18 54.00' 116°39'43" 109.95' N31°28'40"E 91.92'	C18 54.00' 116°39'43" 109.95' N31°28'40"E 91.92'
C19 54.00' 63°20'17" 59.69' S83°31'21"E 56.70'	C19 54.00' 63°20'17" 59.69' S83°31'21"E 56.70'
C20 30.00' 90°00'00" 47.12' S71°51'12"E 42.43'	C20 30.00' 90°00'00" 47.12' S71°51'12"E 42.43'
C21 8.00' 36°42'10" 5.12' N20°24'58"E 5.04'	C21 8.00' 36°42'10" 5.12' N20°24'58"E 5.04'
C22 22.00' 73°24'20" 28.19' N02°03'53"E 26.30'	C22 22.00' 73°24'20" 28.19' N02°03'53"E 26.30'
C23 8.00' 36°42'10" 5.12' N61°71'12"W 5.04'	C23 8.00' 36°42'10" 5.12' N61°71'12"W 5.04'



GRANTOR'S LEGAL DESCRIPTION

BEING A 12,000 ACRE TRACT OF LAND SITUATED IN THE JAMES M. CARTWRIGHT SURVEY, ABSTRACT NO. 132, CITY OF BURLESON, JOHNSON COUNTY, TEXAS; SAID TRACT BEING PART OF THAT TRACT OF LAND DESCRIBED IN CORRECTION WARRANTY DEED WITH VENDORS LIEN TO HOLY CROSS CHRISTIAN ACADEMY, INC. RECORDED IN DOCUMENT NO. 2021-8655 OF THE OFFICIAL RECORDS OF JOHNSON COUNTY, TEXAS; SAID 12,000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH ORANGE "YARGER 5854" CAP FOUND FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH MINERAL RESERVATIONS TO JERRY BRANSON RECORDED IN DOCUMENT NO. 2015-104010 OF SAID OFFICIAL RECORDS AND THE NORTHEAST CORNER OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT; SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W (A 350-FOOT WIDE RIGHT-OF-WAY);

THENCE, SOUTH 26 DEGREES, 51 MINUTES, 12 SECONDS EAST, ALONG SAID WEST LINE OF INTERSTATE HIGHWAY 35W AND THE EAST LINE OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT, 317.40 FEET PASSING A 3/4-INCH IRON ROD IN CONCRETE FOR THE NORTH CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN TO S.P. DEVELOPMENT COMPANY RECORDED IN VOLUME 2668, PAGE 446 OF SAID OFFICIAL RECORDS, CONTINUING IN ALL TO A TOTAL DISTANCE OF 814.68 FEET TO A POINT FOR THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT TWO IN SPECIAL WARRANTY DEED TO JOHNNIE AND LINDA TACKETT RECORDED IN VOLUME 4590, PAGE 256 OF SAID OFFICIAL RECORDS AND THE SOUTHEAST CORNER OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT;

THENCE, NORTH 89 DEGREES, 37 MINUTES, 43 SECONDS WEST, DEPARTING SAID WEST LINE OF INTERSTATE HIGHWAY 35W, ALONG THE NORTH LINE OF SAID TRACT TWO AND THE SOUTH LINE OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT, 418.13 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT TWO AND THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN WARRANTY DEED WITH VENDORS LIEN TO HOLY CROSS CHRISTIAN ACADEMY, INC. RECORDED IN VOLUME 3789, PAGE 400 OF SAID OFFICIAL RECORDS (TRACT 1);

THENCE, NORTH 26 DEGREES, 47 MINUTES, 13 SECONDS WEST, DEPARTING SAID SOUTH LINE OF HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT, 101.50 FEET TO A 1/2-INCH IRON ROD WITH "WESTWOOD PS" CAP SET FOR CORNER;

THENCE, NORTH 89 DEGREES, 26 MINUTES, 56 SECONDS WEST, PARALLEL TO AND 90.2 FEET NORTH OF THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 587.71 FEET TO A 1/2-INCH IRON ROD WITH "WESTWOOD PS" CAP SET FOR CORNER IN THE RIGHT-OF-WAY OF TARVER ROAD AND THE WEST LINE OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT;

THENCE, NORTH 02 DEGREES, 03 MINUTES, 53 SECONDS EAST, ALONG THE WEST LINE OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT, A DISTANCE OF 557.37 FEET TO A 1/2-INCH IRON ROD WITH ORANGE "YARGER 5854" CAP FOUND FOR THE SOUTHWEST CORNER OF SAID JERRY BRANSON TRACT AND THE NORTHWEST CORNER OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT;

THENCE, NORTH 89 DEGREES, 48 MINUTES, 31 SECONDS EAST, ALONG THE SOUTH LINE OF SAID JERRY BRANSON TRACT AND THE NORTH LINE OF SAID HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT, AT A DISTANCE OF 10.38 FEET PASSING A 1/2-INCH IRON ROD WITH ORANGE "YARGER 5854" CAP FOUND FOR REFERENCE, CONTINUING IN ALL TO A TOTAL DISTANCE OF 526.72 FEET TO A 1/2-INCH IRON ROD WITH ORANGE "YARGER 5854" CAP FOUND FOR CORNER;

THENCE, NORTH 64 DEGREES, 17 MINUTES, 41 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE OF JERRY BRANSON TRACT AND SAID NORTH LINE OF HOLY CROSS CHRISTIAN ACADEMY, INC. TRACT, A DISTANCE OF 153.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 522,700 SQUARE FEET OR 12,000 ACRES OF LAND, MORE OR LESS.

PROPERTY AREA

TOTAL AREA = 522,720 SQ. FT. (12,000 ACRES)

PIN'S

R000119760

PRELIMINARY PLAT

BURLESON KIA SUBDIVISION

BEING 12.00 ACRES
SITUATED IN JAMES M. CARTWRIGHT SURVEY
CITY BURLESON, JOHNSON COUNTY, TEXAS
AUGUST, 2025

CASE PP25-241

DRAWN BY

REVISIONS

DATE

Item B.

Manhard CONSULTING

505 Pecan Street, Suite 201, Fort Worth, TX 76102, ph: 817.865.1580, manhard.com
Civil Engineers | Surveyors | Water Resources Engineers | Water & Waste Water Engineers
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10184754 (Surv.) F-22053 (Eng)

PROJ. MGR.: JLD

DRAWN BY: CFC

SURVEY DATE: 07/28/25

ISSUE DATE: 10/19/2025

SCALE: 1" = 70'

SHEET

1 OF 1

616.166001.01

BURLESON KIA

J.M. CARTWRIGHT SURVEY, ABSTRACT NO. 132

CITY OF BURLESON, JOHNSON COUNTY, TEXAS


Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: December 2, 2025

SUBJECT:

Burleson KIA Subdivision (Case 25-242): Consider and take possible action on a final plat of Burleson KIA Subdivision. (Staff Contact: Lidon Pearce, Principal Planner)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On August 18, 2025, an application was submitted by Christopher Bryant representing Manhard Consulting on behalf of Francis Mauro of International Autos Group (owner) for a final plat of approximately 12 acres, for the creation of 1 commercial lot for a KIA dealership.

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

RECOMMENDATION:

Approve the final plat.

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

October 16, 2023: City Council approved the zoning change for KIA.

REFERENCE:

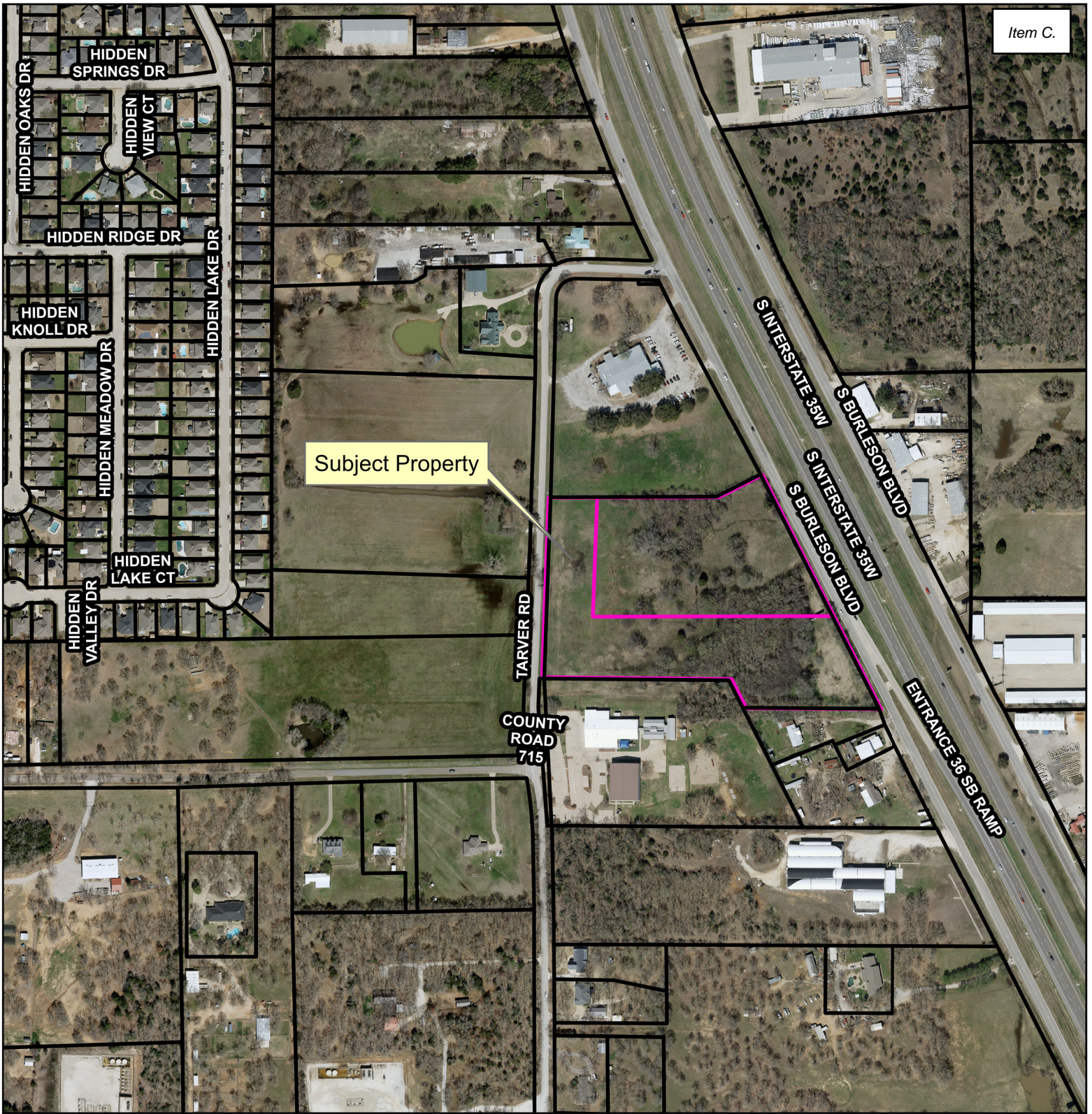
[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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

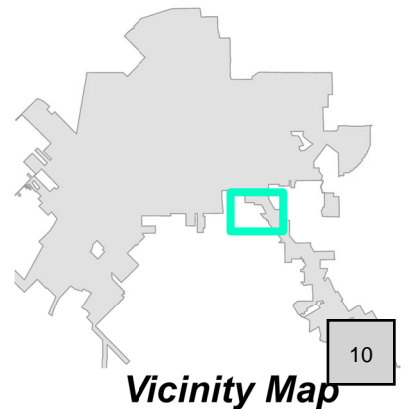


Item C.



THE CITY OF
BURLESON
TEXAS

**Burleson KIA Subdivision
Final Plat
Case 25-242**




Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: December 2, 2025

SUBJECT:

Parks at Panchasarp Farms, Phase 5 (Case 25-276): Consider and take possible action on a preliminary plat of Parks at Panchasarp Farms, Phase 5. (Staff Contact: Lidon Pearce, Principal Planner)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On September 15, 2025, an application was submitted by John Margolta representing Baird, Hampton, and Brown, Inc. on behalf of Corey Hickerson (Joshua ISD) for a preliminary plat of approximately 20.333 acres, for the creation of 1 lot for Joshua ISD.

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

RECOMMENDATION:

Approve the preliminary plat.

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

November 2016 – Preliminary Plat for Parks at Panchasarp Farms, Phases 1- 8 approved by City Council

REFERENCE:

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

FISCAL IMPACT:

None.

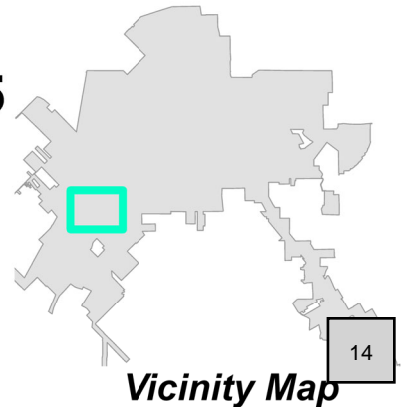
STAFF CONTACT:

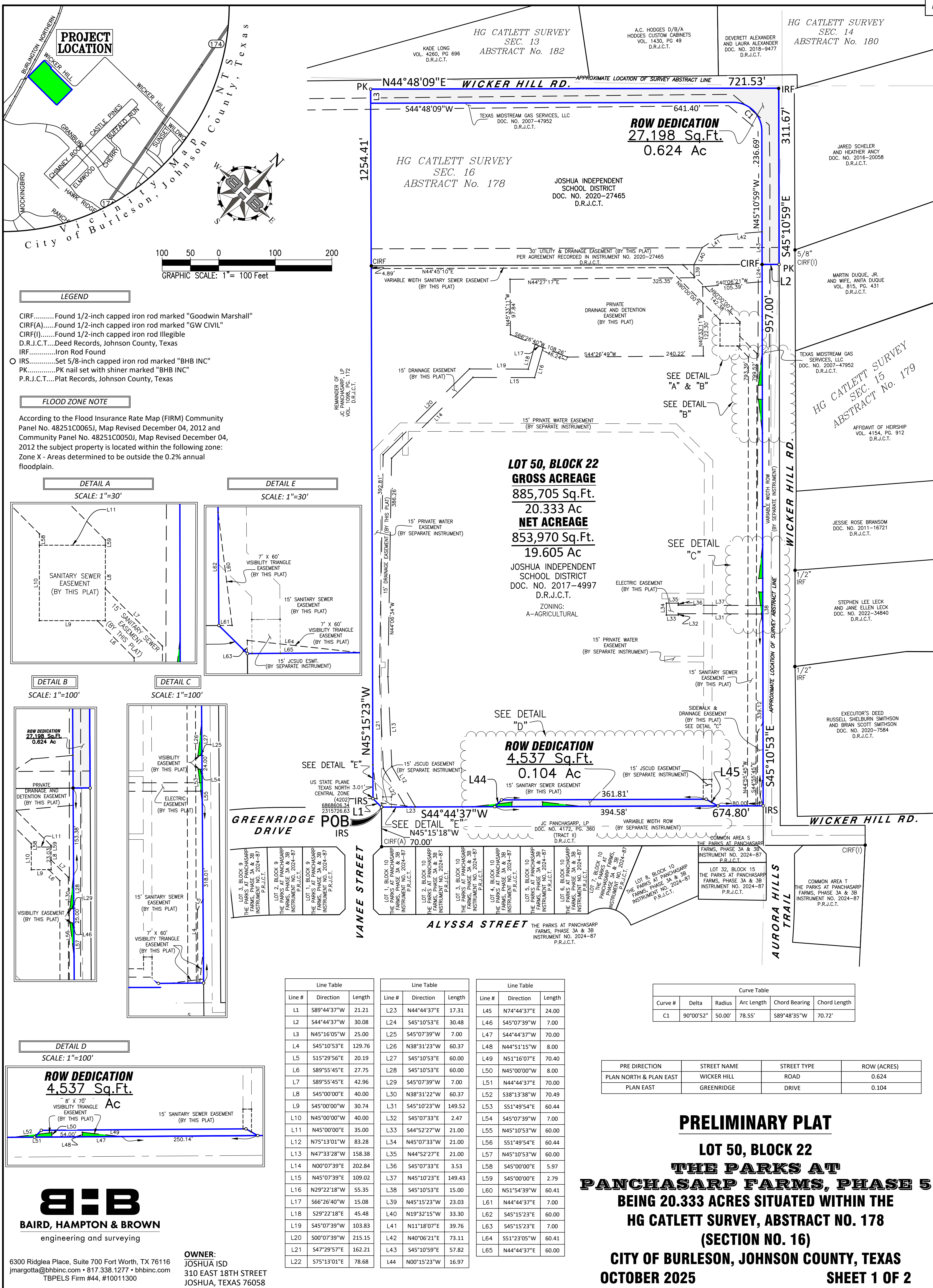
Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com
817-426-9649



**Parks at Panchasarp Farms, Phase 5
Preliminary Plat
Case 25-276**

THE CITY OF
BURLESON
TEXAS





GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8-inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
5. This Survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
6. This survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
7. 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 50, Block 22, abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
8. No fences or other structures will be allowed within the drainage easement.
9. Subject Tract is Zoned: Planned Development CSO#1352-05-2020.
10. 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.
11. 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.
12. The right-of-way dedication is granted in fee simple to the City of Burleson for use as storm, water, public utility, pedestrian, or other public purposes.

METES & BOUNDS

BEING a tract of land situated in the HG Catlett Survey Section 16, Abstract Number 178, City of Burleson, Johnson County, Texas same being all of a tract of land as described by deed to Joshua Independent School District, as recorded in Document Number 2017-4997, Deed Records, Johnson County, Texas (D.R.J.C.T.) and being all of a tract of land as described by deed to Joshua Independent School District, as recorded in Document Number 2020-27465, D.R.J.C.T. and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a set 5/8-inch capped iron rod marked “BHB INC” (IRS) for the easternmost corner of a corner clip at the northern corner of the intersection of Greenridge Drive (a 70 foot right-of-way) and Vanee Street (a 50 foot right-of-way), same being the easternmost southern corner of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and being in the northwest line of The Parks at Panchasarp Farms, Phase 3A and 3B, an addition to the City of Burleson, Johnson County, Texas as shown on plat recorded in Instrument No. 2024-87, Plat Records, Johnson County, Texas (P.R.J.C.T.), from which a found 1/2- capped iron rod marked “GM CIVIL” for the northernmost northwest corner of Lot 1, Block 10, of the said The Parks at Panchasarp Farms bears South 45°15'18” East, a distance of 70.00 feet;

THENCE South 89°44'37” West, along the common line between the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and the said Panchasarp Farms, a distance of 21.21 feet to an IRS for the westernmost corner of the said corner clip, same being the westernmost southern corner of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and being in the said northwest line of The Parks at Panchasarp Farms and also being the easternmost corner of the remainder of a tract of land as described by deed to JC Panchasarp, LP as recorded in Volume 1098, Page 172, D.R.J.C.T.;

THENCE North 45°15'23” West, with the common line between the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and the said remainder tract, passing at a distance of 942.00 feet a found 1/2- capped iron rod marked “GOODWIN MARSHALL” for the westernmost corner of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997, same being the southernmost corner of the aforementioned Joshua Independent School District tract, as recorded in Document Number 2020-27465, and now continuing with the common line between the said Joshua Independent School District tract, as recorded in Document Number 2020-27465 and the said remainder tract, in all, for a total distance of 1254.41 feet to a PK Nail with shiner marked “BHB INC” set in the approximate centerline of County Road 1021 (Wicker Hill Road (an unknown width right-of-way)) for the westernmost corner of the said Joshua Independent School District tract, as recorded in Document Number 2020-27465;

THENCE North 44°48'09” East, with the said approximate centerline, a distance of 721.53 feet to a found 1/2-inch iron rod for the northernmost corner of Joshua Independent School District tract, as recorded in Document Number 2020-27465;

THENCE South 45°10'59” East continuing with the said approximate centerline of Wicker Hill Road, a distance of 311.67 feet to a PK Nail set for the easternmost corner of the said Joshua Independent School District tract, as recorded in Document Number 2020-27465;

THENCE South 44°44'37” West, over and across said Wicker Hill Road, a distance of 30.08 feet to a found 1/2- capped iron rod marked “GOODWIN MARSHALL” for the northernmost corner of the aforementioned Joshua Independent School District tract, as recorded in Document Number 2017-4997 and being in the apparent southernmost right-of-way of said Wicker Hill Road;

THENCE South 45°10'53” East, with the common line between the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and the said apparent southernmost right-of-way of said Wicker Hill Road, a distance of 957.00 feet to a set 5/8-inch capped iron rod marked “BHB INC” (IRS) for the easternmost corner of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997;

THENCE South 44°44'37” West, with the easternmost line of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997, a distance of 674.80 feet to the **POINT OF BEGINNING** and containing 885,705 Square Feet or 20.333 acres of land more or less.

KNOW ALL MEN BY THESE PRESENTS

That We, Joshua Independent School District, Owners, do hereby adopt this plat designating the hereinbefore described property as **THE PARKS AT PANCHASARP FARMS, PHASE 5**, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, 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.

(owner signature)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared (owner), 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 _____, 2025 .

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Burleson, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Purpose of Document: Review

Surveyor: John G. Margotta

Registered Professional Land Surveyor No. 5956

Release Date: 10-02-2025

John G. Margotta

State of Texas Registered Professional Land Surveyor

No. 5956

Date: October 02, 2025

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

OWNER:
JOSHUA IDS
310 EAST 18TH STREET
JOSHUA, TEXAS 76058



BAIRD, HAMPTON & BROWN

engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinco.com • 817.338.1277 • bhbinco.com
TBPELS Firm #44, #10011300

PRELIMINARY PLAT

LOT 50, BLOCK 22
THE PARKS AT
PANCHASARP FARMS, PHASE 5
BEING 20.333 ACRES SITUATED WITHIN THE
HG CATLETT SURVEY, ABSTRACT NO. 178
(SECTION NO. 16)
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
OCTOBER 2025
SHEET 2 OF 2


Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: December 2, 2025

SUBJECT:

Parks at Panchasarp Farms, Phase 5 (Case 25-106): Consider and take possible action on a final plat of Parks at Panchasarp Farms, Phase 5. (Staff Contact: Lidon Pearce, Principal Planner)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On April 8, 2025, an application was submitted by John Margotta representing Baird, Hampton, and Brown, Inc. on behalf of Corey Hickerson (Joshua ISD) for a preliminary plat of approximately 20.333 acres, for the creation of 1 lot for Joshua ISD.

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

RECOMMENDATION:

Approve the final plat.

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

November 2016 – Preliminary Plat for Parks at Panchasarp Farms, Phases 1- 8 approved by City Council

REFERENCE:

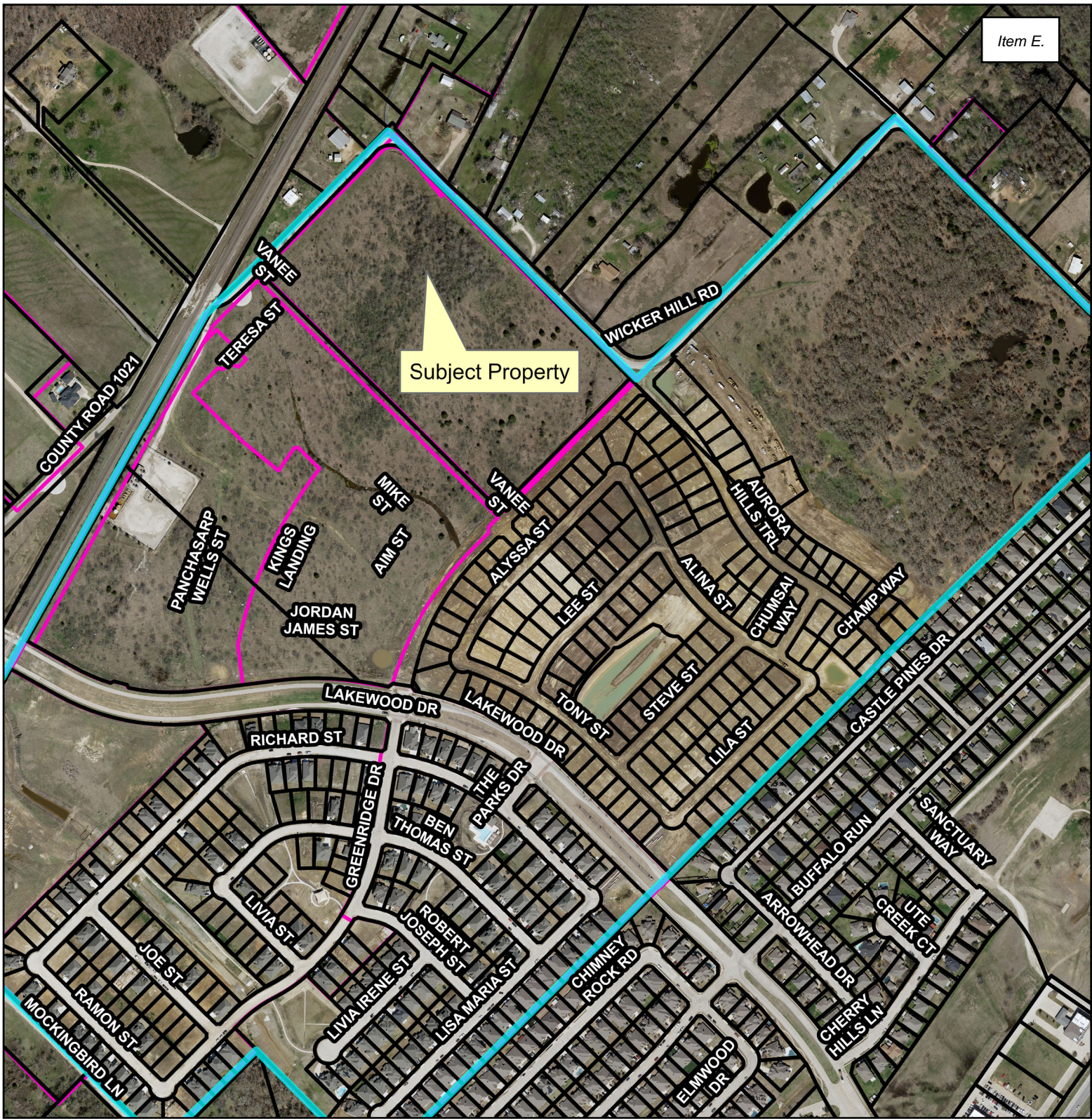
[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

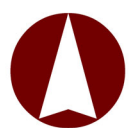
STAFF CONTACT:

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

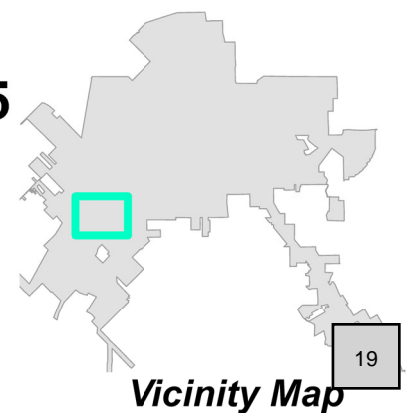


Item E.

Subject Property



Parks at Panchasarp Farms, Phase 5
Final Plat
Case 25-106



LEGEND

FLOOD ZONE NOTE

DETAIL A

SCALE: 1"=30'



DETAIL E

SCALE: 1"=30'



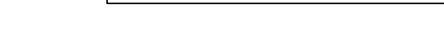
DETAIL B

SCALE: 1"=100'



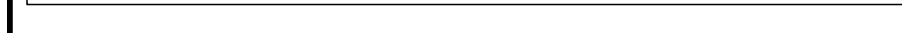
DETAIL C

SCALE: 1"=100'



DETAIL D

SCALE: 1"=100'



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GENERAL NOTES

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5. This Survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.
6. This survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
7. 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 50, Block 22, abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
8. No fences or other structures will be allowed within the drainage easement.
9. Subject Tract is Zoned: Planned Development CSO#1352-05-2020.
10. 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.
11. 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.
12. The right-of-way dedication is granted in fee simple to the City of Burleson for use as storm, water, public utility, pedestrian, or other public purposes.

METES & BOUNDS

BEING a tract of land situated in the HG Catlett Survey Section 16, Abstract Number 178, City of Burleson, Johnson County, Texas same being all of a tract of land as described by deed to Joshua Independent School District, as recorded in Document Number 2017-4997, Deed Records, Johnson County, Texas (D.R.J.C.T.) and being all of a tract of land as described by deed to Joshua Independent School District, as recorded in Document Number 2020-27465, D.R.J.C.T. and being more particularly described by metes and bounds as follows: (Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the easternmost corner of a corner clip at the northern corner of the intersection of Greenridge Drive (a 70 foot right-of-way) and Vanee Street (a 50 foot right-of-way), same being the easternmost southern corner of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and being in the northwest line of The Parks at Panchasarp Farms, Phase 3A and 3B, an addition to the City of Burleson, Johnson County, Texas as shown on plat recorded in Instrument No. 2024-87, Plat Records, Johnson County, Texas (P.R.J.C.T.), from which a found 1/2- capped iron rod marked "GM CIVIL" for the northernmost northwest corner of Lot 1, Block 10, of the said The Parks at Panchasarp Farms bears South 45°15'18" East, a distance of 70.00 feet;

THENCE South 89°44'37" West, along the common line between the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and the said Panchasarp Farms, a distance of 21.21 feet to an IRS for the westernmost corner of the said corner clip, same being the westernmost southern corner of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and being in the said northwest line of The Parks at Panchasarp Farms and also being the easternmost corner of the remainder of a tract of land as described by deed to JC Panchasarp, LP as recorded in Volume 1098, Page 172, D.R.J.C.T.;

THENCE North 45°15'23" West, with the common line between the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and the said remainder tract, passing at a distance of 942.00 feet a found 1/2- capped iron rod marked "GOODWIN MARSHALL" for the westernmost corner of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997, same being the southernmost corner of the aforementioned Joshua Independent School District tract, as recorded in Document Number 2020-27465, and now continuing with the common line between the said Joshua Independent School District tract, as recorded in Document Number 2020-27465 and the said remainder tract, in all, for a total distance of 1254.41 feet to a PK Nail with shiner marked "BHB INC" set in the approximate centerline of County Road 1021 (Wicker Hill Road (an unknown width right-of-way)) for the westernmost corner of the said Joshua Independent School District tract, as recorded in Document Number 2020-27465;

THENCE North 44°48'09" East, with the said approximate centerline, a distance of 721.53 feet to a found 1/2-inch iron rod for the northernmost corner of Joshua Independent School District tract, as recorded in Document Number 2020-27465;

THENCE South 45°10'59" East continuing with the said approximate centerline of Wicker Hill Road, a distance of 311.67 feet to a PK Nail set for the easternmost corner of the said Joshua Independent School District tract, as recorded in Document Number 2020-27465;

THENCE South 44°44'37" West, over and across said Wicker Hill Road, a distance of 30.08 feet to a found 1/2- capped iron rod marked "GOODWIN MARSHALL" for the northernmost corner of the aforementioned Joshua Independent School District tract, as recorded in Document Number 2017-4997 and being in the apparent southernmost right-of-way of said Wicker Hill Road;

THENCE South 45°10'53" East, with the common line between the said Joshua Independent School District tract, as recorded in Document Number 2017-4997 and the said apparent southernmost right-of-way of said Wicker Hill Road, a distance of 957.00 feet to a set 5/8-inch capped iron rod marked "BHB INC" (IRS) for the easternmost corner of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997;

THENCE South 44°44'37" West, with the easternmost line of the said Joshua Independent School District tract, as recorded in Document Number 2017-4997, a distance of 674.80 feet to the **POINT OF BEGINNING** and containing 885,705 Square Feet or 20.333 acres of land more or less.

KNOW ALL MEN BY THESE PRESENTS

That We, Joshua Independent School District, Owners, do hereby adopt this plat designating the hereinbefore described property as **THE PARKS AT PANCHASARP FARMS, PHASE 5**, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, 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.

(owner signature)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared (owner), 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 _____, 2025 .

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, John G. Margotta, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Burleson, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

Purpose of Document: Review

Surveyor: John G. Margotta

Registered Professional Land Surveyor No. 5956

Release Date: 10-02-2025

John G. Margotta

State of Texas Registered Professional Land Surveyor

No. 5956

Date: October 02, 2025

Plat Filed _____, 2025 .

Slide _____, Vol., _____ Pg. _____

Johnson County Plat Records

By: _____
County Clerk

FINAL PLAT
LOT 50, BLOCK 22
THE PARKS AT
PANCHASARP FARMS, PHASE 5
BEING 20.333 ACRES SITUATED WITHIN THE
HG CATLETT SURVEY, ABSTRACT NO. 178
(SECTION NO. 16)
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
OCTOBER 2025
SHEET 2 OF 2

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

GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.
3. All property corners are set 5/8-inch capped iron rod marked "BHB INC" unless otherwise noted.
4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway locations and minimum finished floor elevations data placed on this survey.
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6. This survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property.
7. 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 50, Block 22, abutting, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvements.
8. No fences or other structures will be allowed within the drainage easement.
9. Subject Tract is Zoned: Planned Development CSO#1352-05-2020.
10. 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.
11. 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.
12. The right-of-way dedication is granted in fee simple to the City of Burleson for use as storm, water, public utility, pedestrian, or other public purposes.

OWNER:
JOSHUA IDS
310 EAST 18TH STREET
JOSHUA, TEXAS 76058

BHB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinco.com • 817.338.1277 • bhbinco.com
TBPELS Firm #44, #10011300


Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: December 2, 2025

SUBJECT:

Parks at Panchasarp Farms, Phase 6 (Case 25-210): Consider and take possible action on a final plat of Parks at Panchasarp Farms, Phase 6. (Staff Contact: Lidon Pearce, Principal Planner)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On July 21, 2025, an application was submitted by Ben Panchasarp (owner/developer) for a final plat of approximately 16.316 acres, for the creation of 36 residential lots and 1 non-residential lot.

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

RECOMMENDATION:

Approve the final plat.

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

November 2016 – Preliminary Plat for Parks at Panchasarp Farms, Phases 1- 8 approved by City Council

REFERENCE:

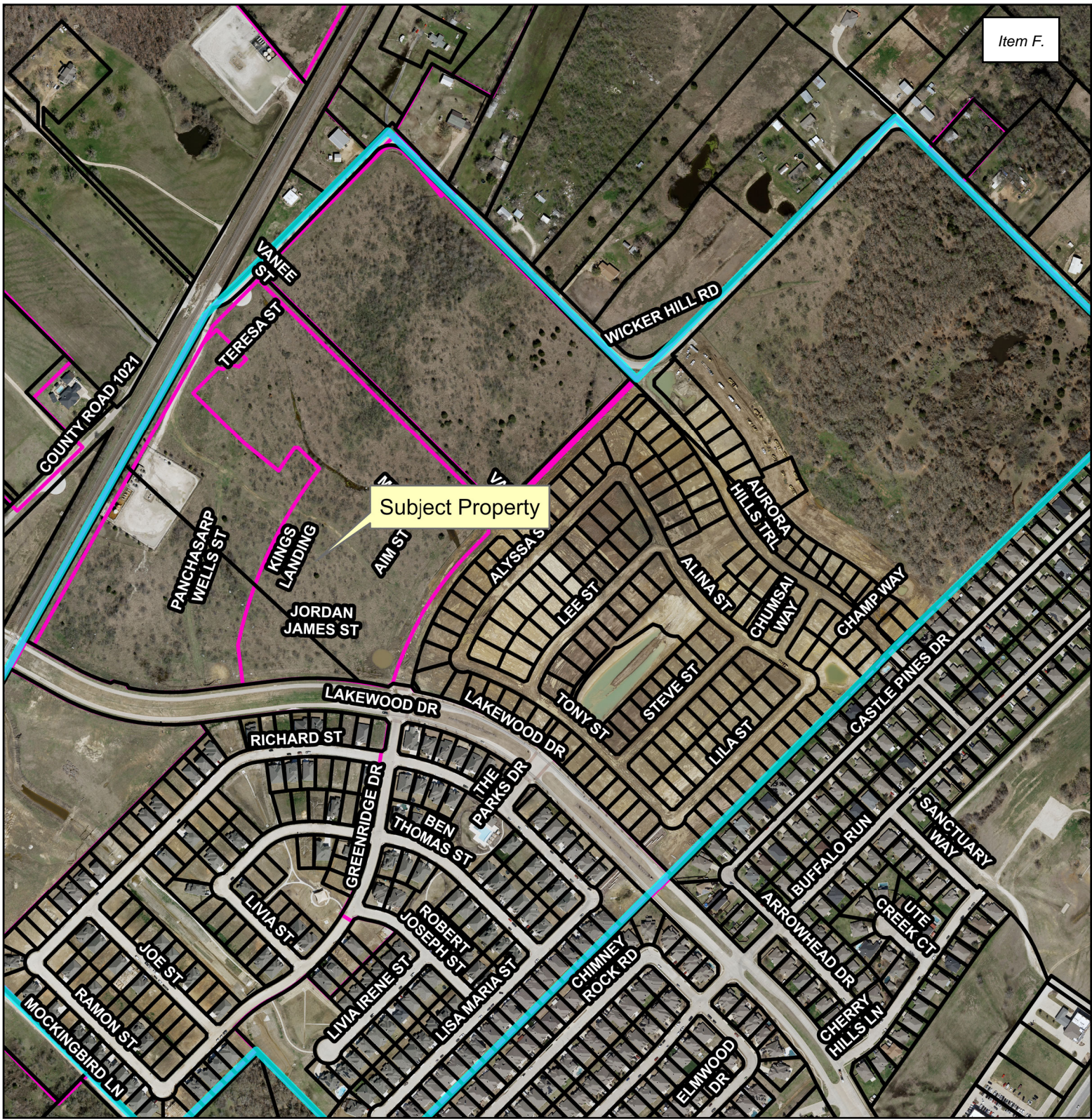
[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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



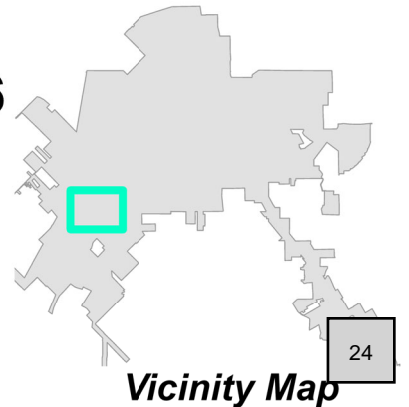
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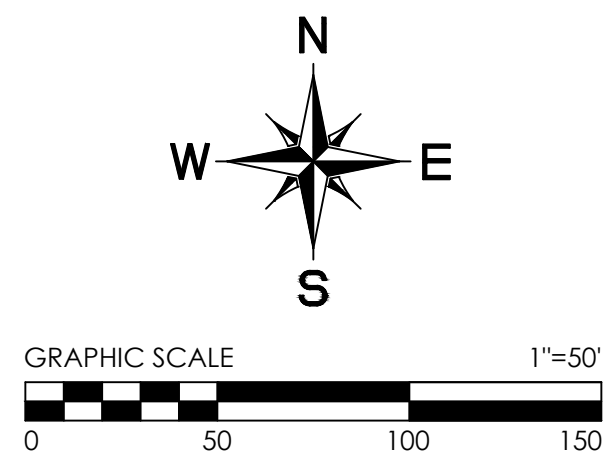
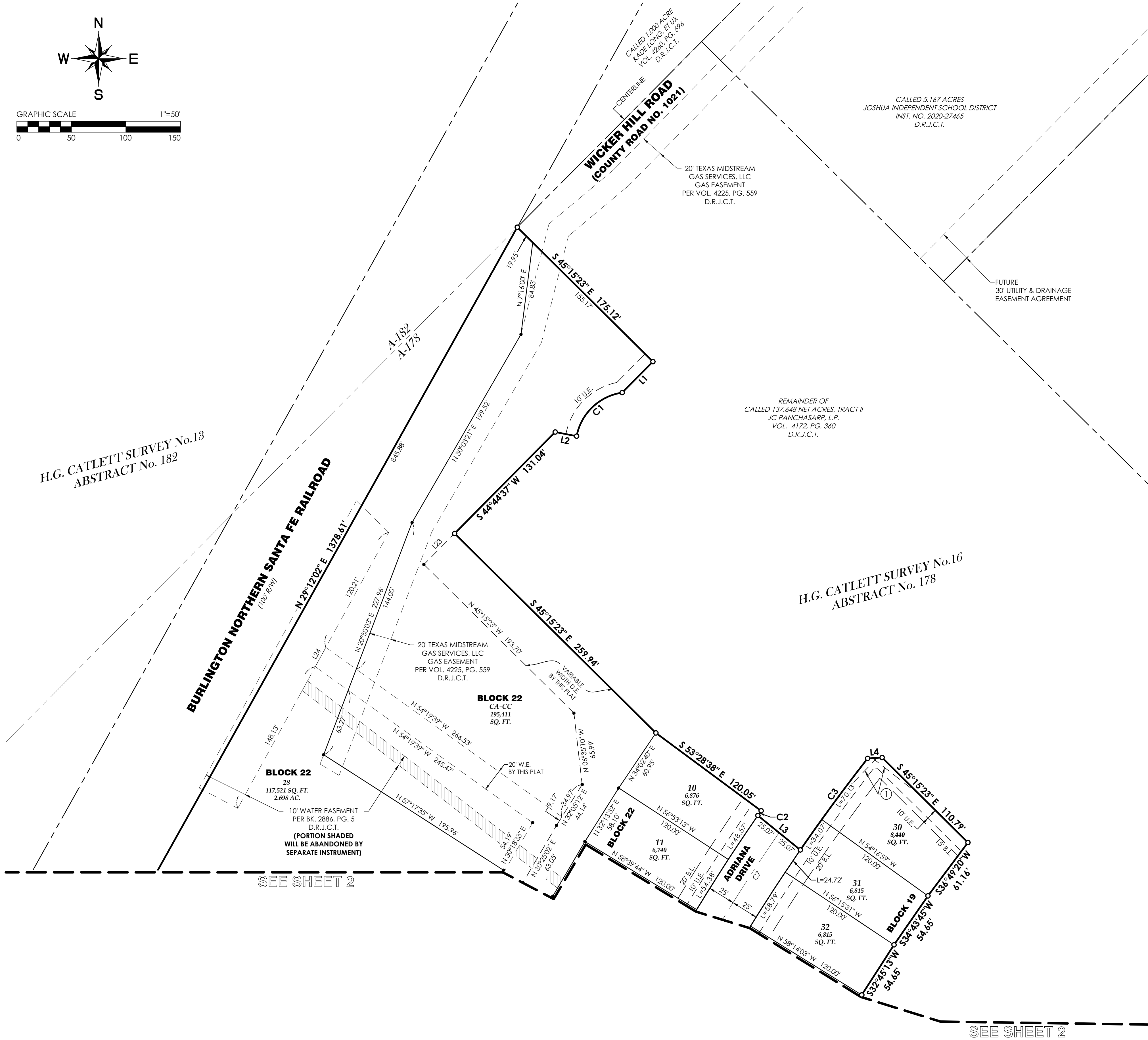
Subject Property



Parks at Panchasarp Farms, Phase 6
Final Plat
Case 25-210

THE CITY OF
BURLESON
TEXAS



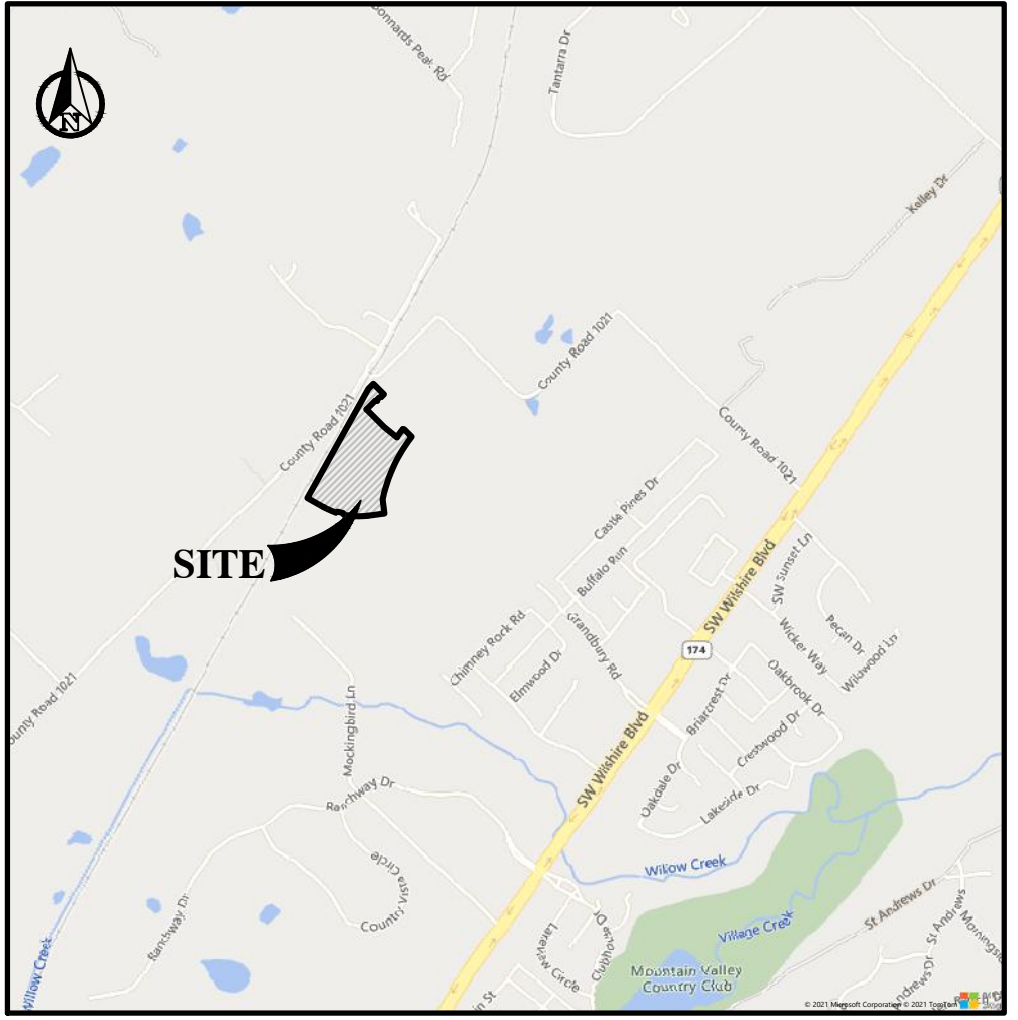


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S44°44'37"W	40.00'
L2	N79°04'39"W	20.00'
L3	S50°58'54"E	50.15'
L4	N86°29'33"E	13.32'
L5	N31°17'09"W	13.85'
L6	N75°07'28"W	50.00'
L7	S61°02'14"W	13.85'
L8	N38°33'33"W	24.90'
L9	N77°41'27"W	15.01'
L10	N82°51'03"E	27.80'
L11	N58°28'36"E	14.50'
L12	N46°54'51"E	17.04'

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	S61°31'17"W	20.60'
L14	S31°22'58"E	20.74'
L15	N08°32'39"W	45.10'
L16	S17°46'19"E	97.56'
L17	N82°51'03"E	46.10'
L18	S07°08'57"E	20.00'
L19	S15°47'58"E	26.69'
L20	N15°47'58"W	15.36'
L21	N30°18'33"E	54.19'
L22	N30°25'02"E	63.05'
L23	N44°44'37"E	40.00'
L24	N28°41'18"E	20.15'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	61.69'	70°41'27"	S46°16'05"W	57.85'
C2	1755.00'	5.24'	0°10'16"	S34°47'04"W	5.24'
C3	1705.00'	104.20'	3°30'06"	N36°19'21"E	104.18'
C4	740.00'	249.46'	19°18'52"	N87°29'31"W	248.28'
C5	740.00'	150.01'	11°36'53"	N66°36'24"W	149.75'
C6	585.00'	229.88'	22°30'52"	N85°53'31"W	228.40'
C7	1730.00'	736.19'	24°22'54"	N22°26'43"E	730.64'
C8	3266.20'	371.18'	6°30'41"	N26°10'39"E	370.98'
C9	3248.74'	375.84'	6°37'42"	S26°06'48"W	375.63'

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



VICINITY MAP
N.T.S.

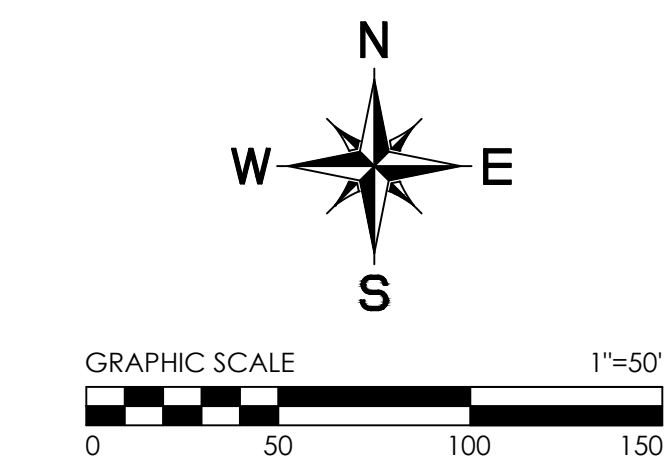
OWNER/DEVELOPER:
JC PANCHASARP L.P.
4020 N. MACARTHUR BLVD.
STE 122-278
IRVING, TX 75038

PREPARED BY:



FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS, PHASE 6

BEING
16.316 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
36 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS
Date: October 2025



SEE SHEET 1

APPROXIMATE LOCATION
OF ABSTRACT LINE

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

BURLINGTON NORTHERN SANTA FE RAILROAD
(100' R/W)

N 29°12'02" E 1378.61'
229.16

POINT OF
BEGINNING

1/2" C.I.R.F. "GOODWIN
& MARSHALL"
FROM WHICH A 1/2"
C.I.R.F. "GOODWIN &
MARSHALL" BEARS
S 29°12'02" W, 120.00'

SEE DETAIL "A"

BLOCK 22
27
46,295 SQ. FT.
1.063 AC.

SEE DETAIL "B"

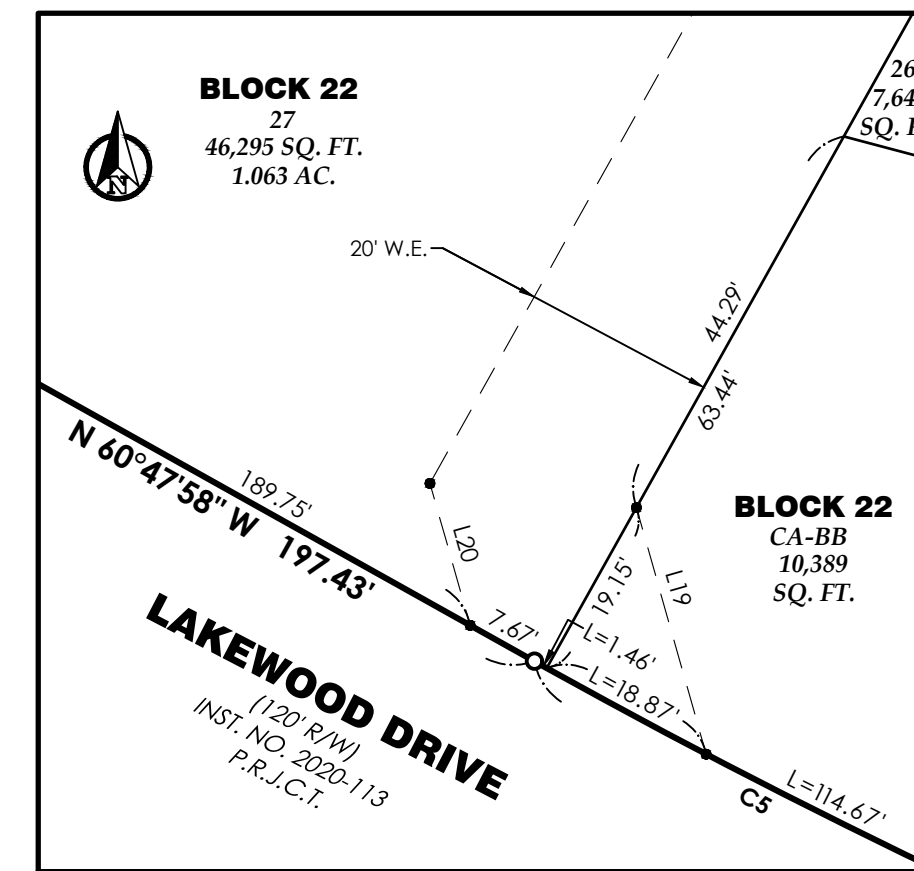
SEE DETAIL "B"

BLOCK 22
28
117,521 SQ. FT.
2.698 AC.

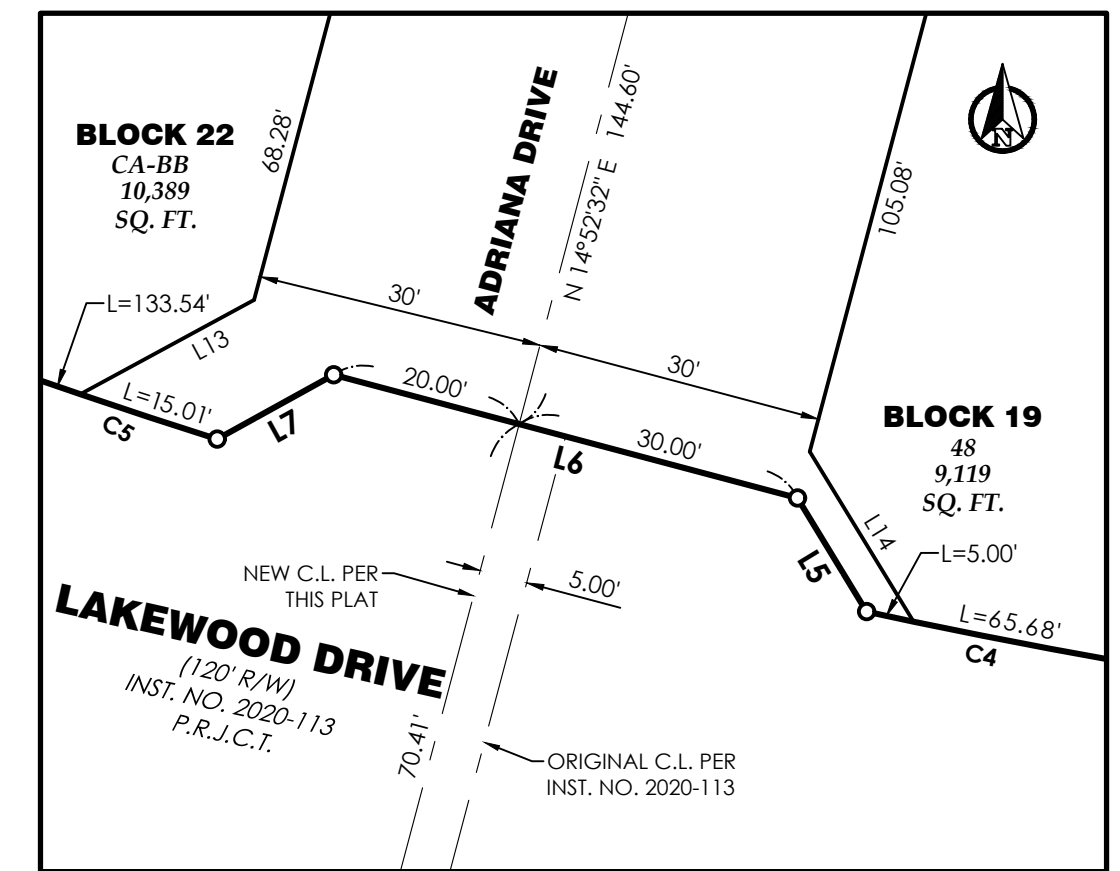
BLOCK 22
CA-CC
195,411
SQ. FT.

ADRIANA DRIVE
C6

LAKEWOOD DRIVE
(120' R/W)
INST. NO. 2020-113
P.R.J.C.T.



DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.

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

PREPARED BY:



FINAL PLAT
OF
**THE PARKS AT PANCHASARP
FARMS, PHASE 6**

BEING
16.316 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
36 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS

Date: October 2025

CASE NO. 25-210

SHEET 2 of 3

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF JOHNSON

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

BEGINNING at a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", hereinafter referred to as a 1/2" capped iron rod found in the Northwest line of said 137.648 net acre tract at the intersection of the North right-of-way line of Lakewood Drive (120' width right-of-way) recorded in Instrument No. 2020-113 of the Plat Records of Johnson County, Texas, (PRJCT) and in the Southeast right-of-way line of Burlington Northern Santa Fe Railroad (100' width right-of-way) from which a 1/2" capped iron rod found at the intersection of the South right-of-way line of said Lakewood Drive and said Southeast right-of-way bears South 29 deg. 12 min. 02 sec. West - 120.00 feet;

THENCE North 29 deg. 12 min. 02 sec. East departing said North right-of-way and continue along said Northwest line and Southeast right-of-way line, a distance of 1,378.61 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as a 1/2" capped iron rod set;

THENCE South 45 deg. 15 min. 23 sec. East departing said Northwest line and said Southeast right-of-way line, a distance of 175.12 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 44 min. 37 sec. West, a distance of 40.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 50.00 feet, a central angle of 70 deg. 41 min. 27 sec., and being subtended by a chord which bears South 46 deg. 16 min. 05 sec. West - 57.85 feet;

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

THENCE North 79 deg. 04 min. 39 sec. West non-tangent to said curve, a distance of 20.00 feet to a 1/2" capped iron rod set;

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

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

THENCE South 53 deg. 28 min. 38 sec. East, a distance of 120.05 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,755.00 feet, a central angle of 00 deg. 10 min. 16 sec., and being subtended by a chord which bears South 34 deg. 47 min. 04 sec. West - 5.24 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 5.24 feet to a 1/2" capped iron rod set;

THENCE South 50 deg. 58 min. 54 sec. East, a distance of 50.15 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,705.00 feet, a central angle of 03 deg. 30 min. 06 sec., and being subtended by a chord which bears North 34 deg. 19 min. 21 sec. East - 104.18 feet;

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

THENCE North 86 deg. 29 min. 33 sec. East non-tangent to said curve, a distance of 13.32 feet to a 1/2" capped iron rod set;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE South 07 deg. 08 min. 57 sec. East, a distance of 148.36 feet to a 1/2" capped iron rod set in the North right-of-way line of said Lakewood Drive from which a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" bears North 82 deg. 51 min' 03 sec. East - 116.70 feet;

THENCE in a westerly direction along said North right-of-way line the following seven (7) courses:

South 82 deg. 51 min. 03 sec. West, a distance of 178.17 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for a Point of Curvature of a circular curve to the right, having a radius of 740.00 feet, a central angle of 19 deg. 18 min. 52 sec., and being subtended by a chord which bears North 87 deg. 29 min. 31 sec. West - 248.28 feet;

Continue in a westerly direction along said curve to the right, a distance of 249.46 feet to a 1/2" capped iron rod set;

North 31 deg. 17 min. 09 sec. West non-tangent to said curve, a distance of 13.85 feet to a 1/2" capped iron rod set;

North 75 deg. 07 min. 28 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

South 61 deg. 02 min. 14 sec. West, a distance of 13.85 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 740.00 feet, a central angle of 11 deg. 36 min. 53 sec., and being subtended by a chord which bears North 66 deg. 36 min. 24 sec. West - 149.75 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 150.01 feet to a 1/2" capped iron rod set;

North 60 deg. 47 min. 58 sec. West tangent to said curve, a distance of 197.43 feet to the **POINT OF BEGINNING**, containing 710,723 square feet or 16.316 acres of land, more or less.

PROPERTY DESCRIPTION CONT...

That We, JC Panchasarp, L.P. (A Texas Limited Partnership), do hereby adopt this plat designating the hereinbefore described property as THE PARKS AT PANCHASARP FARMS, PHASE 6, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alley and easements shown thereon. The City of any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

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

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

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF JOHNSON

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

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

Notary Public, State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE

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

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

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 10/9/2025 10:42 AM

NOTES:

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

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

PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
N-S	ADRIANA DRIVE	50' ROW	1.385
TOTAL ROW DEDICATION			1.385

LAND USE TABLE

Development Yield

Gross Site Area	16.316 Acres
Total Number Lots	40

Residential Lots Area	6.446 Acres
Number Residential Lots	36
Number Single Family Detached	36
Number Dwelling Units	36

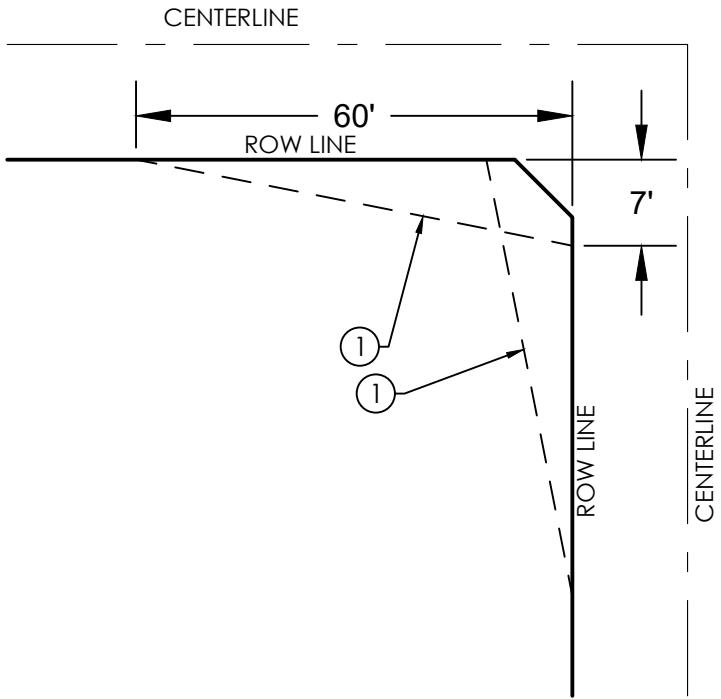
Non-Residential Lots Area	8.485 Acres
Number Non-Residential Lots	4
Private Open Space Lots Area	8.485 Acres
Number Non-Residential Lots	4
Right-of-Way Area	1.385 Acres

JOHNSON COUNTY RECORDING

FILED FOR RECORD _____, 20__

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS



TYPICAL SIGHT VISIBILITY EASEMENT DETAIL
N.T.S.

APPROVAL

Approved by the Planning and Zoning Commission of Burleson, Texas

This the _____ day of _____, 20__.

By: _____
Chair of Planning and Zoning Commission

By: _____
City Secretary

PREPARED BY:



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

CASE NO. 25-210

FINAL PLAT
OF
THE PARKS AT PANCHASARP
FARMS, PHASE 6

BEING
16.316 ACRES
SITUATED IN THE
H.G. CATLETT SURVEY No. 16, ABSTRACT No. 178
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
36 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS
Date: October 2025

SHEET 3 of 3


Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: December 2, 2025

SUBJECT:

Summer Meadows Addition (Case 25-174): Consider and take possible action on a final plat for Summer Meadows Addition. (Staff Contact: Emilio Sanchez, Deputy Director)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On June 9, 2025, an application was submitted by Donnie Tucker representing Tucker Surveyors on behalf of Arlington Stor More LLC (owner) for a final plat of approximately 21.03 acres, for the creation of 10 residential lots in the ETJ.

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

RECOMMENDATION:

Approve the Final Plat.

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

None

REFERENCE:

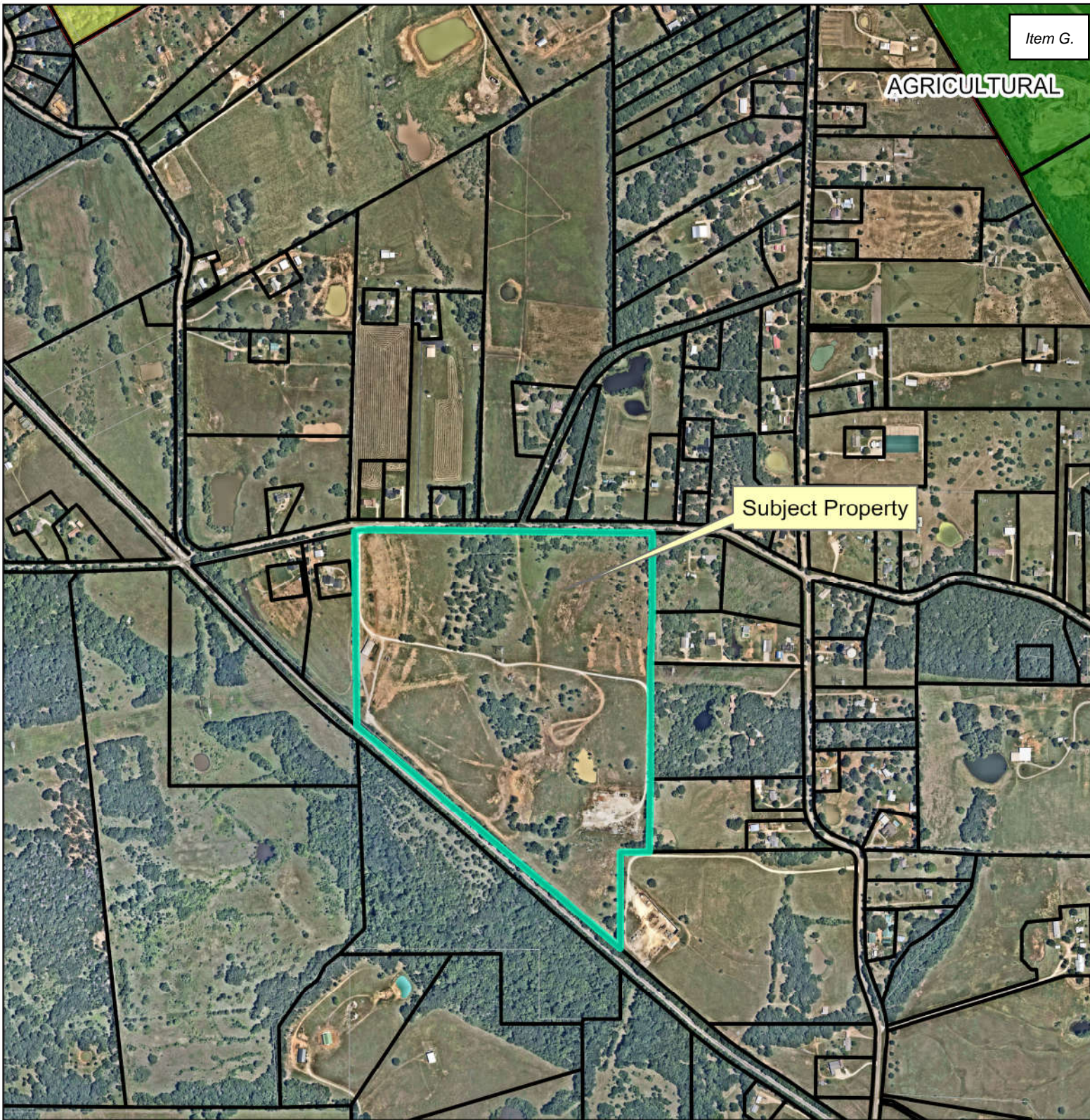
[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

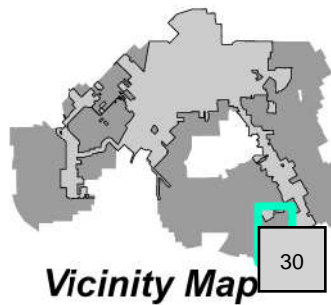
STAFF CONTACT:

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



THE CITY OF
BURLESON
TEXAS

**Summer Meadows Addition
Lots 1-10 BLK 1
Final Plat
Case 25-174**



Owners Certificate

Whereas Arlington Stor-More L.L.C., is the owner of a tract or parcel of land situated in the J. C. Quick Survey, Abstract No.714 and being part of a 108.61 acre tract conveyed to Arlington Stor-More L.L.C., by deed recorded under County Clerks File No.2020-18169, Deed Records, Johnson County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod set for corner in County Road No.707, being South 89°43'23" East, 117.22 feet from the northwest corner of said 108.61 acre tract;

Thence South 89°43'23" East with said County Road No.707 and the north line of said 108.61 acre tract a distance of 1652.14 feet to a 1/2" iron rod set for corner in said County Road No.707 and the north line of said 108.61 acre tract, being the northeast corner of this tract;

Thence South 00°16'37" West a distance of 620.80 feet to a 1/2" iron rod set for corner, being the southeast corner of this tract;

Thence North 89°43'23" West a distance of 1500.00 feet to a 1/2" iron rod set for corner, being the southwest corner of this tract;

Thence North 00°16'37" East a distance of 620.80 feet to the **POINT OF BEGINNING** and containing 21.38 acres of land, more or less as surveyed on the ground March, 2024 by Tucker Surveyors.

Now Therefore, Know All Men By These Presents:

This Arlington Stor-More L.L.C. does hereby adopt this plat designating the hereinbefore described property as Lot 1 thru Lot 10, Block 1, Summer Meadows, an addition to Johnson County, Texas, and do hereby dedicate to the public use, forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems or 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, Johnson County, Texas.

Witness My Hand The _____ day of _____, 2025.

Arlington Stor-More L.L.C.
Romie Bowyer - Managing Member

State of Texas

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Romie Bowyer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____, 2025.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I hereby declare that this true and accurate plat made from a survey under my supervision, in June, 2025, correctly shows the relation of the property lines of land covered by this survey, and that there are no protrusions or overlaps onto adjoining property of property indicated hereon, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

Donnie L. Tucker, RPLS No. 5144

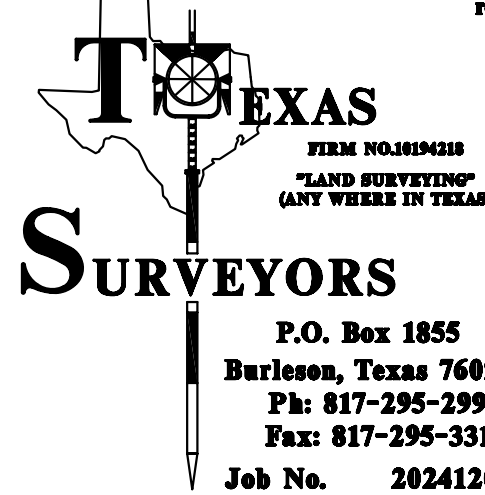


FIRE DIRECTION	STREET NAME	STREET TYPE	ROW (ACRES)
	CR 707	ASPHALT	138

"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."

OWNER:
Arlington Stor-More L.L.C.
C/O Romie Bowyer - Managing Member
4716 CR 707
Burleson, Texas 76028
Phone: (817) 253-5451
ro5566@aol.com

SURVEYOR:
Tucker Surveyors
Donnie L. Tucker
12350 Oak Grove Road S.
Burleson, Texas 76097
Phone: (817) 295-2999

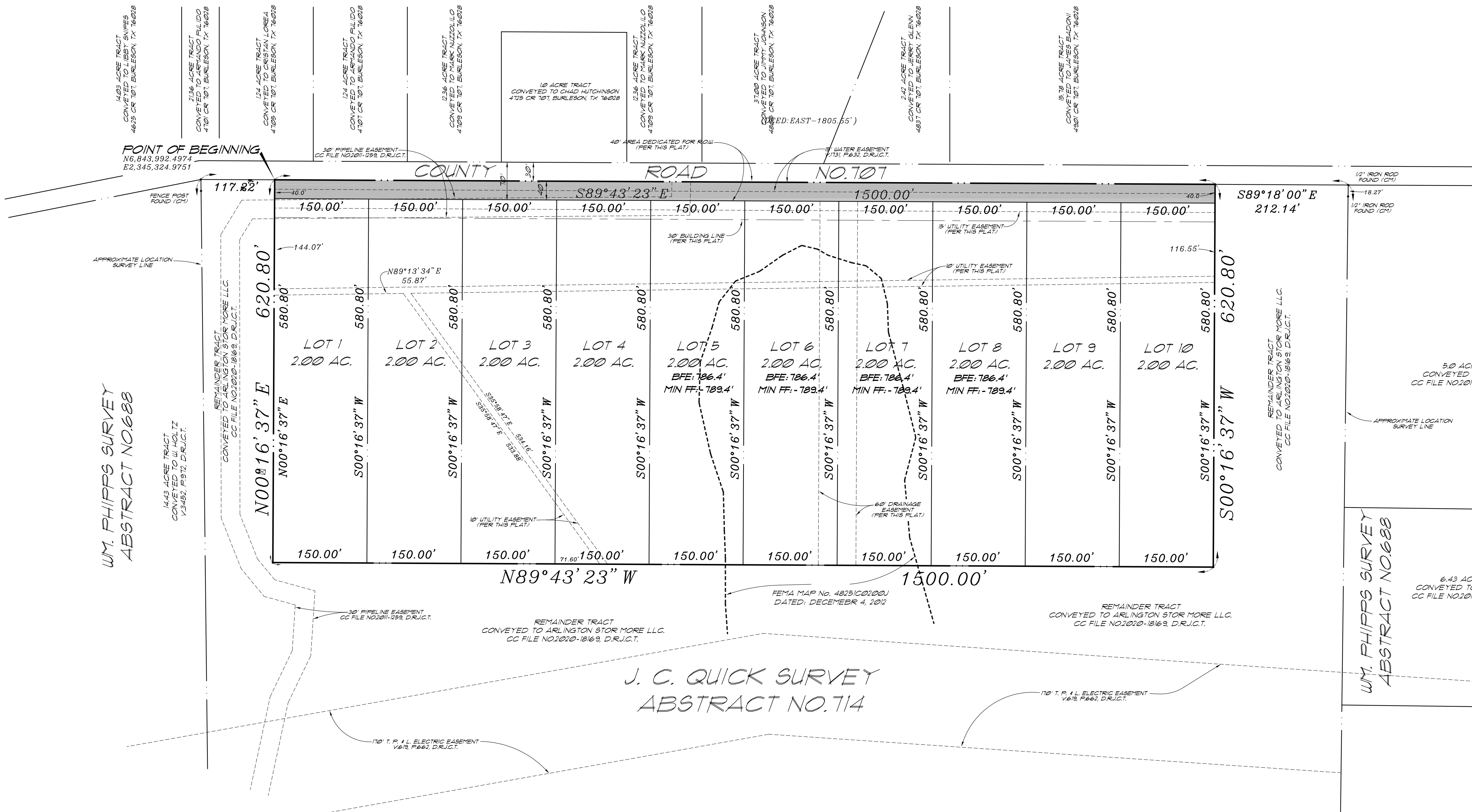


Final Plat Lots 1 thru Lot 10, Block 1 Summer Meadows

Part of a 108.61 acre tract in the J. C. Quick Survey, Abstract No.714 recorded under County Clerks File No.2020-18169, Deed Records, Johnson County, Texas.
E.T.J. City of Burleson, Johnson County, Texas

Prepared June 9, 2025 CASE NO.25-174

P.O. Box 1855
Burleson, Texas 76097
Ph: 817-295-2999
Fax: 817-295-3311
Job No. 202412010



General Notes

- 1) NOTE: Bearings based per GPS-NAD 83.
- 2) NOTE: The property is located in the E.T.J. of the City of Burleson.
- 3) NOTE: Electric - United Cooperative Services.
- 4) NOTE: Water provided by Bethesda Water.
- 5) NOTE: Sewer provided by private facility.
- 6) NOTE: All Building Setbacks are subject to current Johnson County Development Regulations.
- 7) NOTE: Purpose for this Plat to comply for Building Permit.
- 8) NOTE: Lot does not have a Zoning Designation.
- 9) NOTE: This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.
- 10) NOTE: The City of Burleson reserves the right to require a minimum finish floor on any Lot within this subdivision.
- 11) NOTE: No fences or other structures will be allowed within a Drainage Easement.
- 12) NOTE: 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.
- 13) NOTE: Blocking the flow of water or constructing improvements in the Drainage Easements is prohibited.
- 14) NOTE: On-site sewage facility performance cannot be guaranteed even though all provisions of the rules of Johnson County Health Department for private sewage facilities are complied with.
- 15) NOTE: 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.
- 16) NOTE: City of Burleson will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- 17) NOTE: City of Burleson will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 18) NOTE: A property 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.
- 19) NOTE: Any public utility, including City of Burleson, 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 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.
- 20) NOTE: 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.
- 21) NOTE: 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.
- 22) NOTE: The minimum fire flow requirements for one- and two-family dwellings having a fire-flow calculation area in excess of 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.
- 23) NOTE: All fire hydrants must provide a minimum of 35-psi static pressure and a 20-psi residual pressure.
- 24) NOTE: 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.
- 25) NOTE: 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.
- 26) NOTE: 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.
- 27) NOTE: Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- 28) NOTE: Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- 29) NOTE: Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- 30) NOTE: Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 31) NOTE: 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.
- 32) NOTE: 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.
- 33) NOTE: Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance, or efficiency of its respective systems in any of the easements shown on the plat; and any public utility, including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

LEGEND

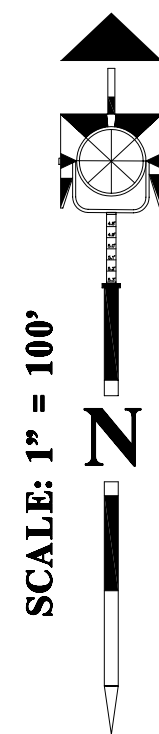
---	PROPERTY LINE
----	EASEMENT LINE
=====	BUILDING
=====	ASPHALT
-----	CONCRETE
-X-X-	FENCE LINE
○	POWER POLE
E	OVERHEAD POWER
(CM)	CONTROLLING MONUMENT
==>	DIRECTION OF DRAINAGE

CITY OF BURLESON
JOHNSON COUNTY, TEXAS
Approved by the Planning and Zoning Commission
City of Burleson, Texas

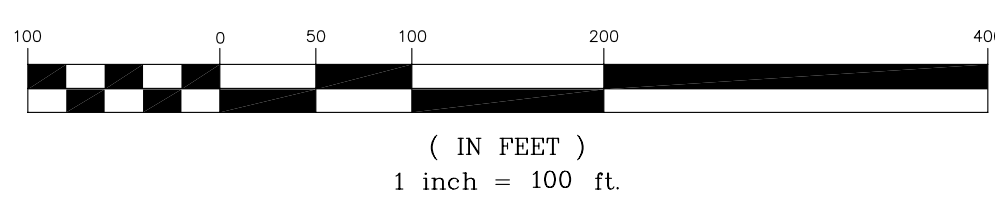
This the _____ day of _____, 2024.

BY: _____
CHAIRMAN

BY: _____
CITY SECRETARY



GRAPHIC SCALE



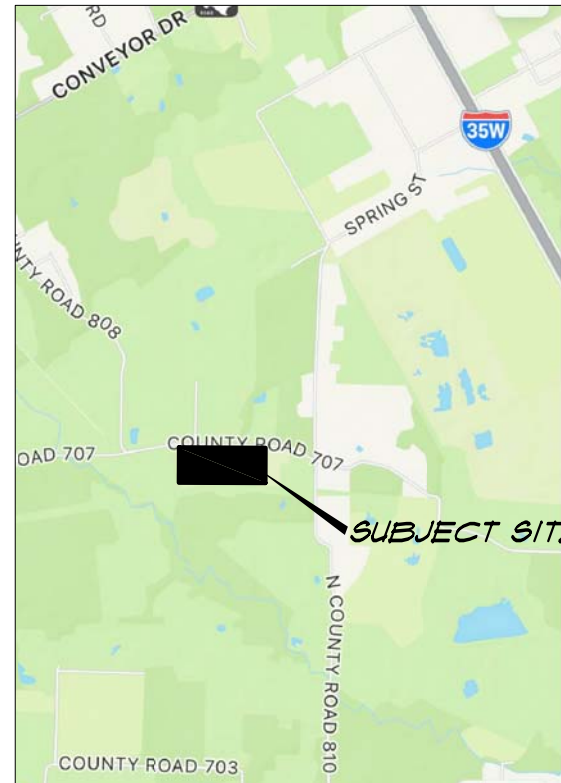
Plat Filed _____ 20 ____.

INSTRUMENT # _____

DRAWER SLIDE

Becky Ivay, Johnson County Clerk

By: _____
Deputy County Clerk



VICINITY MAP (N.T.S.)

General Notes (Cont.)

- 35) NOTE: 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.
- 36) NOTE: Johnson County Public Works shall review and approve proposed location and design of any on-site sewage facilities (septic system).
- 37) NOTE: All building setbacks are subject to current Johnson County development regulations. 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.
- 38) NOTE: Maintenance and responsibility of easements is the owners and utility providers.
- 39) NOTE: The requirement of public infrastructure was based on the utility and drainage exhibit that was submitted for review with this plat on September 9, 2025.
- 40) NOTE: The intended purpose of these are single family residential.

Flood Statement

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated areas Community Panel No. 4825(C0200) effective dated December 4, 2012, this property is located in Zone X (Areas determined to be outside the 500-year floodplain - outside 2% chance floodplain) AND IN Zone A (No Base Flood Elevation Determined).


Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: December 2, 2025

SUBJECT:

Grace Church Subdivision (Case 25-261): Consider and take possible action on a replat for Grace Church Addition. (Staff Contact: Emilio Sanchez, Deputy Director)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On September 2, 2025, an application was submitted by Marshall Miller representing Loanstar Land Surveying LLC. on behalf of Grace Church (owner) for a replat of approximately 25.809 acres, for the creation of 1 residential lot and 1 commercial lot.

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

RECOMMENDATION:

Approve the replat.

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

None

REFERENCE:

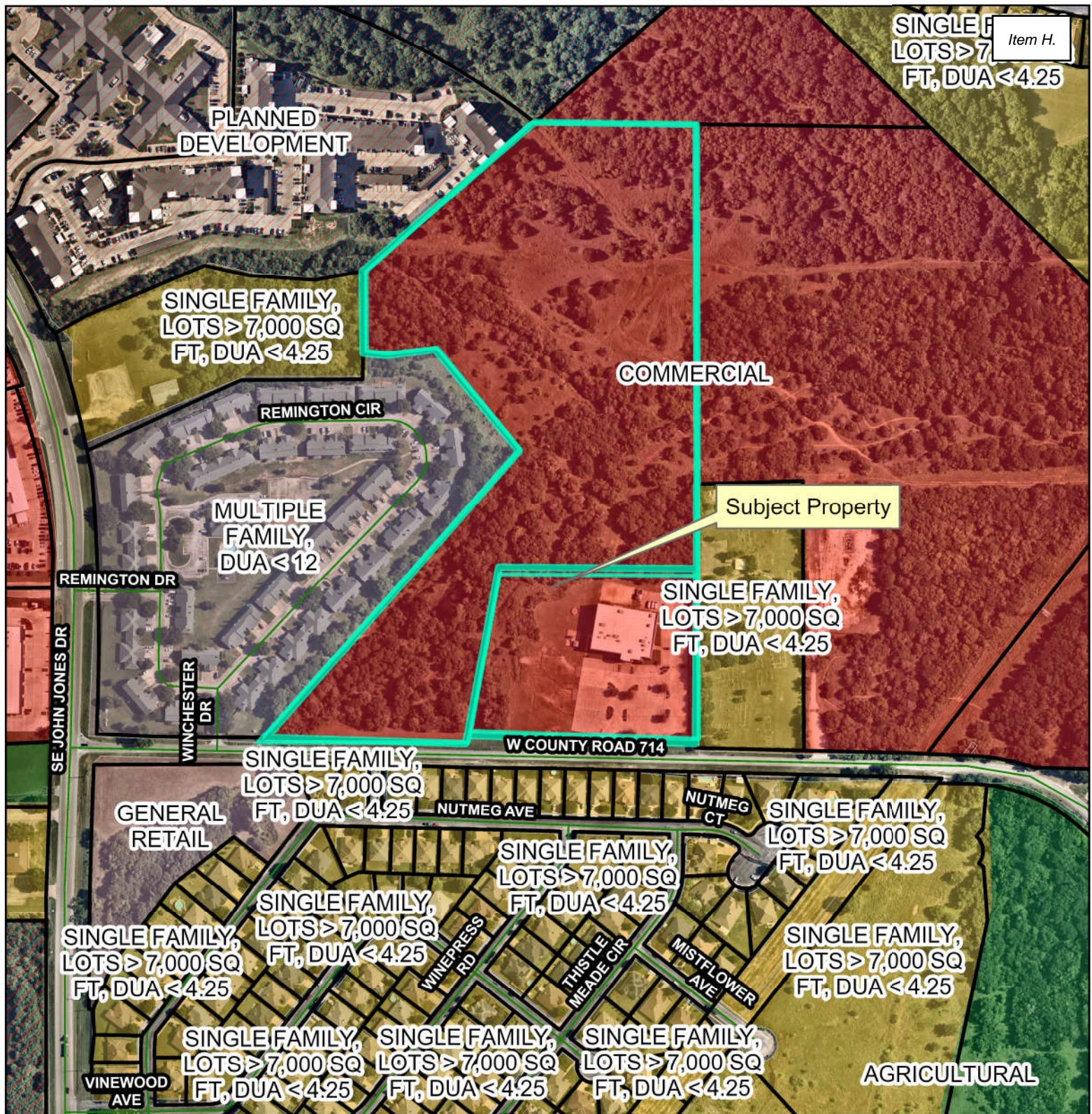
[City of Burleson, TX PLAT REQUIREMENTS](#)

FISCAL IMPACT:

None.

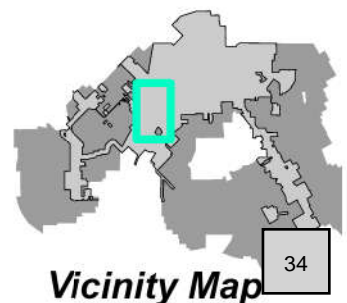
STAFF CONTACT:

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



Grace Church Addition
Lots 1R & 2 BLK 1
Replat
Case 25-261

THE CITY OF
BURLESON
 TEXAS



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, GRACE TEMPLE CHURCH OF FORT WORTH, TEXAS, INC., OWNER OF A 25.809 ACRE TRACT OF LAND SITUATED IN THE B. BRANSON SURVEY, ABSTRACT NUMBER 58, THE 888&C RAILROAD CO. SURVEY, ABSTRACT NUMBER 105 AND THE 888&C RAILROAD CO. SURVEY, ABSTRACT NUMBER 98, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 73.635 ACRE TRACT OF LAND DESCRIBED BY DEED TO GRACE TEMPLE CHURCH OF FORT WORTH, TEXAS INC., RECORDED IN VOLUME 3898, PAGE 824, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 1, GRACE CHURCH ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 513, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET AT THE SOUTHWEST CORNER OF SAID CALLED 73.635 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SHENANDOAH TOWNHOME ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 578, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 714, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SAID SHENANDOAH TOWNHOMES ADDITION BEARS NORTH 83 DEGREES 58 MINUTES 04 SECONDS WEST, A DISTANCE OF 378.19 FEET;

THENCE NORTH 41 DEGREES 17 MINUTES 19 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID CALLED 73.635 ACRE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID SHENANDOAH TOWNHOME ADDITION, A DISTANCE OF 992.94 FEET, TO A 3/8" IRON ROD FOUND AT AN ANGLE POINT IN SAID COMMON LINE;

THENCE NORTH 39 DEGREES 55 MINUTES 26 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 331.19 FEET, TO A 3/8" IRON ROD FOUND;

THENCE SOUTH 82 DEGREES 57 MINUTES 33 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 124.33 FEET, TO A 3/8" IRON ROD FOUND;

THENCE NORTH 84 DEGREES 17 MINUTES 48 SECONDS WEST, A DISTANCE OF 57.92 FEET, TO A 3/8" IRON ROD FOUND AT AN ANGLE POINT IN SAID COMMON LINE, BEING ON THE EAST LINE OF LOT 1, BLOCK 1, WESTSIDE BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 76, PLAT RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND ON THE WEST LINE OF SAID WESTSIDE BAPTIST CHURCH ADDITION BEARS NORTH 88 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 378.90 FEET;

THENCE NORTH 00 DEGREES 54 MINUTES 17 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID CALLED 73.635 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID WESTSIDE BAPTIST CHURCH ADDITION, A DISTANCE OF 209.39 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" AT AN ANGLE POINT IN SAID WEST LINE, SAME BEING THE NORTHEAST CORNER OF SAID WESTSIDE BAPTIST CHURCH ADDITION, AND BEING ON THE SOUTH LINE OF LOT 1R-1, BLOCK 2, REED PARKE ADDITION, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-27, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 49 DEGREES 17 MINUTES 04 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID CALLED 73.635 ACRE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID LOT 1R-1, A DISTANCE OF 575.23 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 73.635 ACRE TRACT, SAME BEING THE EASTERMOST CORNER OF SAID LOT 1R-1, AND BEING THE WESTERMOST CORNER OF A CALLED 5.312 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF BURLESON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2013-27117, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 5.312 ACRE TRACT BEARS NORTH 48 DEGREES 57 MINUTES 16 SECONDS EAST, A DISTANCE OF 695.34 FEET;

THENCE SOUTH 89 DEGREES 09 MINUTES 36 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 5.312 ACRE TRACT, A DISTANCE OF 408.27 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF A CALLED 42.132 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF BURLESON, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2017-23308, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 42.132 ACRE TRACT BEARS SOUTH 89 DEGREES 16 MINUTES 47 SECONDS EAST, A DISTANCE OF 592.43 FEET;

THENCE SOUTH 00 DEGREES 07 MINUTES 15 SECONDS EAST, DEPARTING SAID SOUTH LINE AND LINE AND ALONG THE WEST LINE OF SAID CALLED 42.132 ACRE TRACT, A DISTANCE OF 906.62 FEET, TO A 1/2" IRON ROD FOUND AT THE UPPER SOUTHWEST CORNER OF SAID CALLED 42.132 ACRE TRACT, SAME BEING THE NORTHWEST CORNER THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO PRAIRIE SPRINGS CEMETERY, RECORDED IN VOLUME 328, PAGE 325, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 09 MINUTES 52 SECONDS EAST, ALONG AN EAST LINE OF SAID CALLED 73.635 ACRE TRACT AND SAID GRACE CHURCH ADDITION, BEING COMMON WITH THE WEST LINE OF SAID PRAIRIE SPRINGS CEMETERY TRACT, A DISTANCE OF 661.70 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, GRACE CHURCH ADDITION, BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 714, FROM WHICH A 1/2" IRON ROD FOUND BEARS FOR REFERENCE SOUTH 88 DEGREES 16 MINUTES 08 SECONDS EAST, A DISTANCE OF 270.73 FEET;

THENCE NORTH 88 DEGREES 30 MINUTES 47 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 714, A DISTANCE OF 576.52 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, GRACE CHURCH ADDITION;

THENCE SOUTH 09 DEGREES 58 MINUTES 43 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND WITH THE WEST LINE OF SAID GRACE CHURCH ADDITION, A DISTANCE OF 30.20 FEET, TO A MAG NAIL SET AT THE SOUTHWEST CORNER OF SAID GRACE CHURCH ADDITION, BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 714;

THENCE NORTH 88 DEGREES 28 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 73.635 ACRE TRACT AND WITH SAID CENTERLINE, A DISTANCE OF 524.98 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 25.809 ACRES OR 1,124,225 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT GRACE TEMPLE CHURCH OF FORT WORTH, TEXAS, INC., OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 1R AND LOT 2, GRACE CHURCH ADDITION**, AN ADDITION TO THE CITY OF BURLESON, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLICS 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.

GRACE TEMPLE CHURCH OF FORT WORTH, TEXAS, INC.
NAME: JONATHAN HILL
TITLE: PASTOR

DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY, PERSONALLY APPEARED **JONATHAN HILL**, 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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT
LOTS 1R AND 2, BLOCK 1
GRACE CHURCH ADDITION
BEING A REPLAT OF A LOT 1, BLOCK 1, GRACE CHURCH ADDITION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS.
PREPARED: SEPTEMBER, 2025

2 LOTS LOCATED WITHIN THE CITY OF BURLESON, TEXAS.
CASE: RP25-261

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

FILING BLOCK

PLAT FILED _____, YEAR _____.

SLIDE _____, VOL. _____, PG. _____.

JOHNSON COUNTY PLAT RECORDS

COUNTY CLERK, JOHNSON COUNTY, TEXAS

NOTES

- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- 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.
- CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.
- PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 1 WITH THE UNPLATTED PROPERTY IN COMMON OWNERSHIP AND MAKE 2 LOTS.
- THIS PROPERTY IS CURRENTLY ZONED COMMERCIAL BASED ON THE CITY OF BURLESON ZONING MAP.
- A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED FOR THE FOLLOWING LOTS: 1R & 2

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 48251C0065J, DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES:

ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

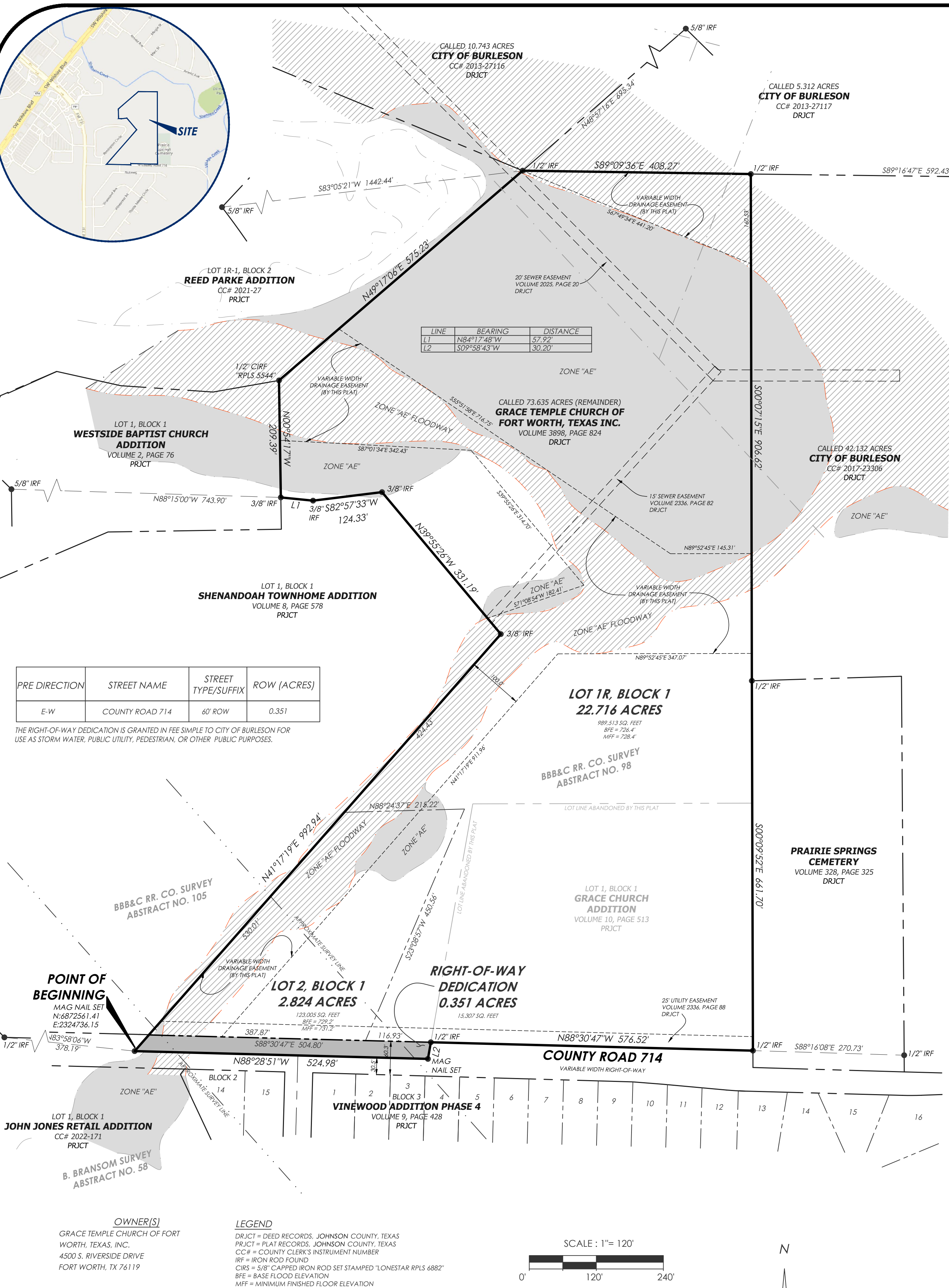
ZONE AE - AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOODPLAIN WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

ZONE AE - FLOODWAY

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. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- 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 RULES OF CITY OF BURLESON, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
- INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE CITY OF BURLESON, OR THEIR DESIGNEE, 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, 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.
- ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, 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 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.
- ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.
- THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED APRIL 24, 2024 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.
- WATER PROVIDER - BETHESDA WATER SUPPLY CORP. - (817) 295-2131
- ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES - (817) 447-9292
- 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.
- THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY NATURAL CREEK AND ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER REFERRED TO AS "FEATURE". 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 FEATURE INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING.

DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE FEATURE. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT(S) 1R AND 2 ABUTTING, ADJACENT OR SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.



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 ____ DAY OF _____, 2025.

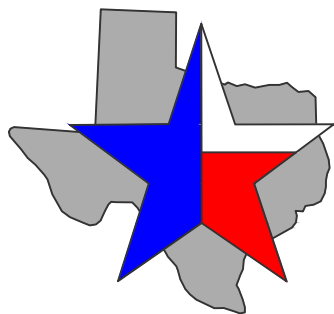
PRELIMINARY

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

PROJECT NUMBER: 250506 DATE: AUGUST 29, 2025
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM


Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: December 2, 2025

SUBJECT:

1500 CR 602 (Case 25-258): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from defaulted "A" Agricultural to "SF10" Single-family for the development of a single-family subdivision with minimum lot sizes of 10,000 square feet. (Staff Contact: Lidon Pearce, Principal Planner)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On September 2, 2025, an application was submitted by Clay Cristy with ClayMoore Engineering on behalf of Srini Geedipally (Burleson Estates LLC) to change the zoning of approximately 80.122 acres of land to "SF-10" Single-family for the future development of approximately 96 residential lots. Any zoning change would be subject to prior approval of an annexation petition request.

An annexation petition has been concurrently submitted as Case 25-260. The applicant has requested that the zoning be discussed prior to the annexation and if there is not support for approval of the requested zoning district, that the request for annexation be withdrawn.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the SF-10, Single-family-10 dwelling district.

Zoning and Land Use Table

	Zoning	Use
Subject Site	Burleson ETJ	Predominantly Undeveloped
North	Burleson ETJ	Taylor Bridge North
East	Burleson ETJ	Residential
South	SF7, Single-family and ETJ	Taylor Bridge Estates
West	Burleson ETJ	Predominantly Undeveloped

This site is designated in the Comprehensive Plan as Neighborhoods

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots.

Staff has determined that the requested use of residential aligns with the Comprehensive Plan, but that the proposed lot sizes and requested base zoning district of SF-10 do not conform to the existing lot sizes and density in the area.

Taylor Bridge North - 29 Lots

23 lots of 1 acre or more, 3 lots of 2 acres or more, and 3 lots of 5 acres or more

Taylor Bridge Estates -20 Lots

12 lots of 1 acre or more, 8 lots of 2 acres or more

Timber Green Addition - 1 acre lots

Any new development within the ETJ requires lot size to be a minimum of 1 acre

Engineering:

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend disapproval to City Council for an ordinance for the zoning change, subject to consideration of the preceding annexation request.

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

March 1, 2021 – Annexation request was denied by City Council

burlesontx.com | 817.426.9611 | 141 W Renfro Street, Burleson, Texas 76028

No action was taken on the zoning change request for a PD with 10,000-16,000 SF lots.

December 13, 2021 – Annexation request was denied by City Council

No action was taken on the zoning change request for a PD with 10,000-21,000 SF lots.

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

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

ZC Case 25-258

PRESENTED TO P&Z- 12.2.25

LIDON PEARCE, CNU-A, AICP

PRINCIPAL PLANNER

ZC – 1500 CR 602

Location:

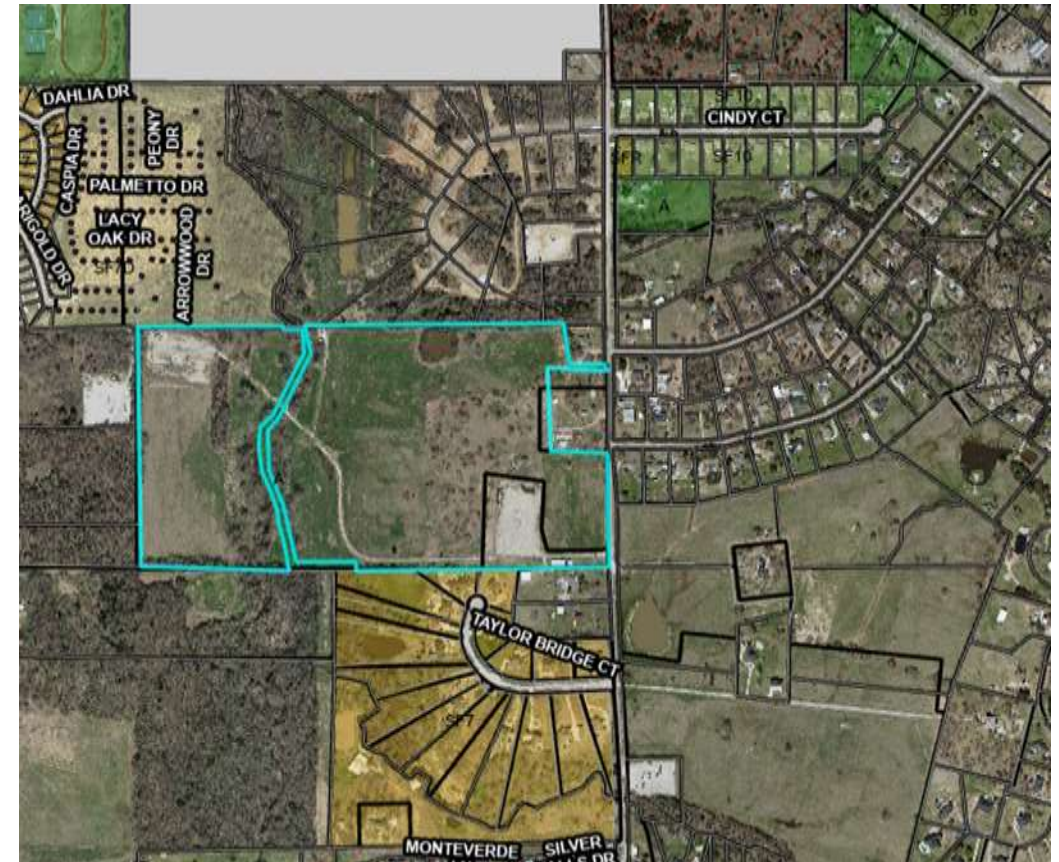
- 1500 CR 602
- 80.122 acres

Applicant:

- Clay Cristy (ClayMoore Engineering)
- Srini Geedipally (Owner)

Item for approval:

Zoning Change from “A” Agricultural to “SF10” Single-family (Case 25-258).

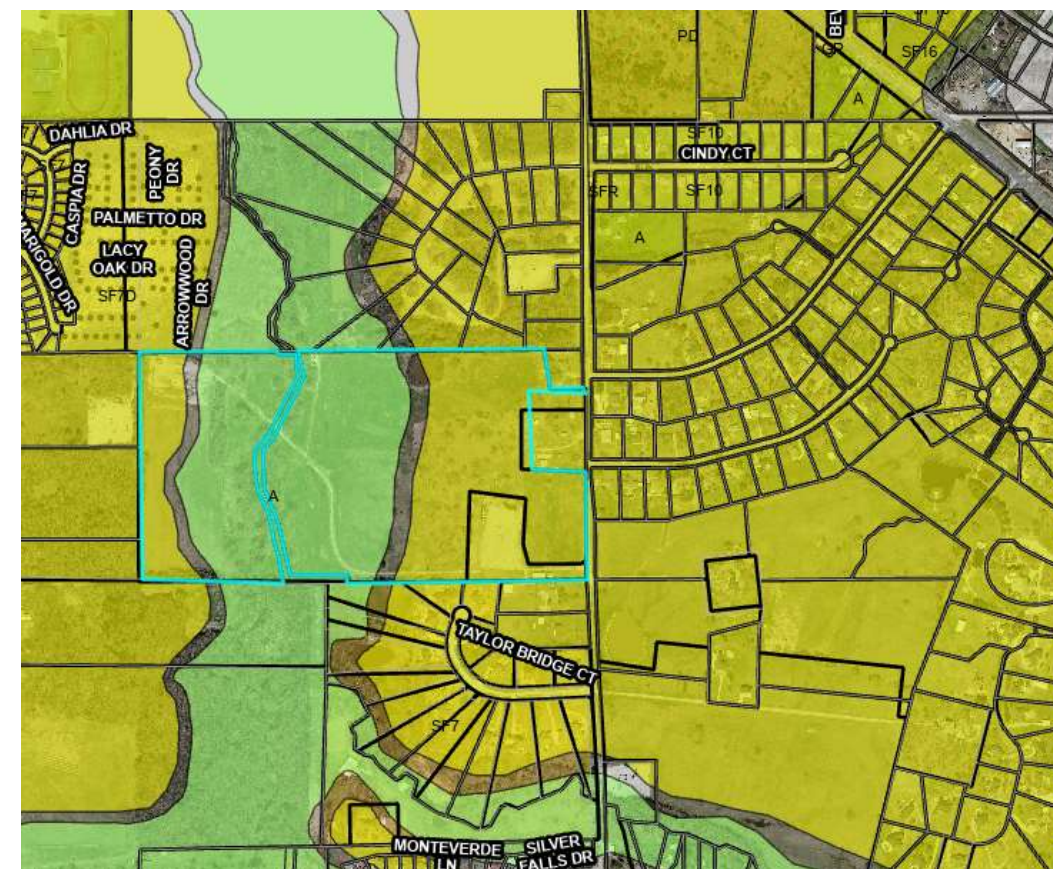
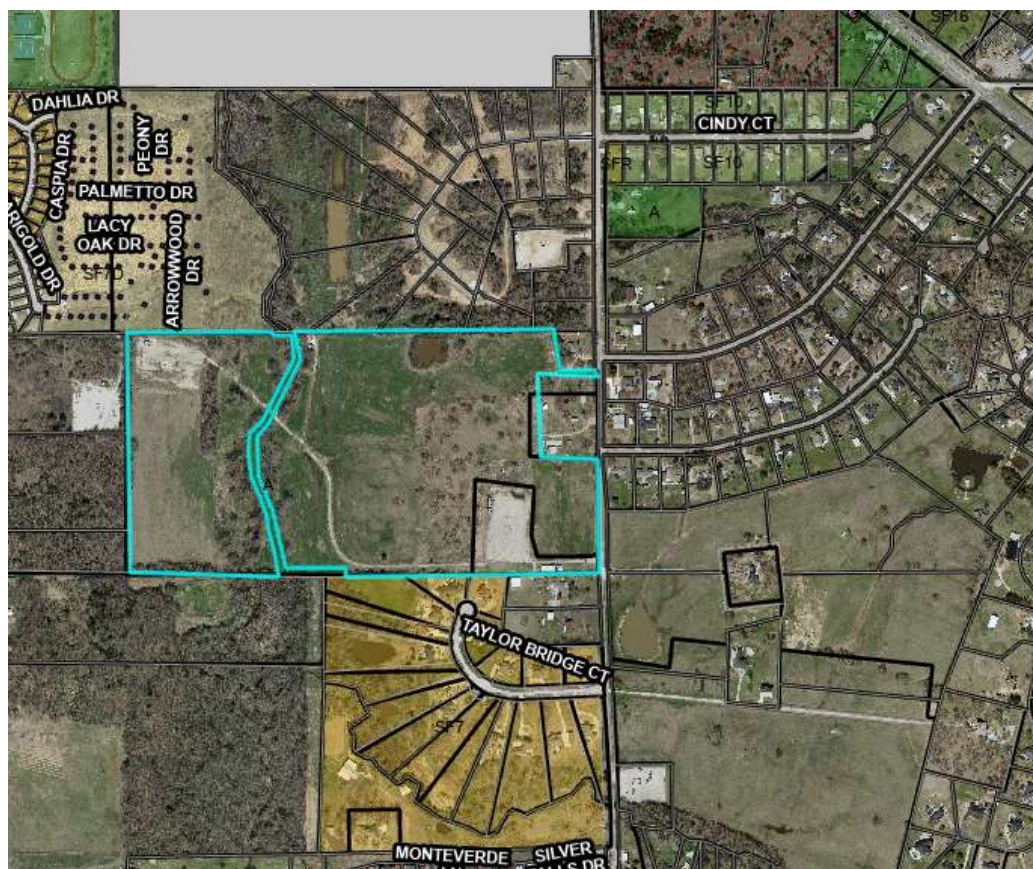


Zoning

ETJ – A, Agricultural upon Annexation

Comprehensive Plan

Neighborhoods



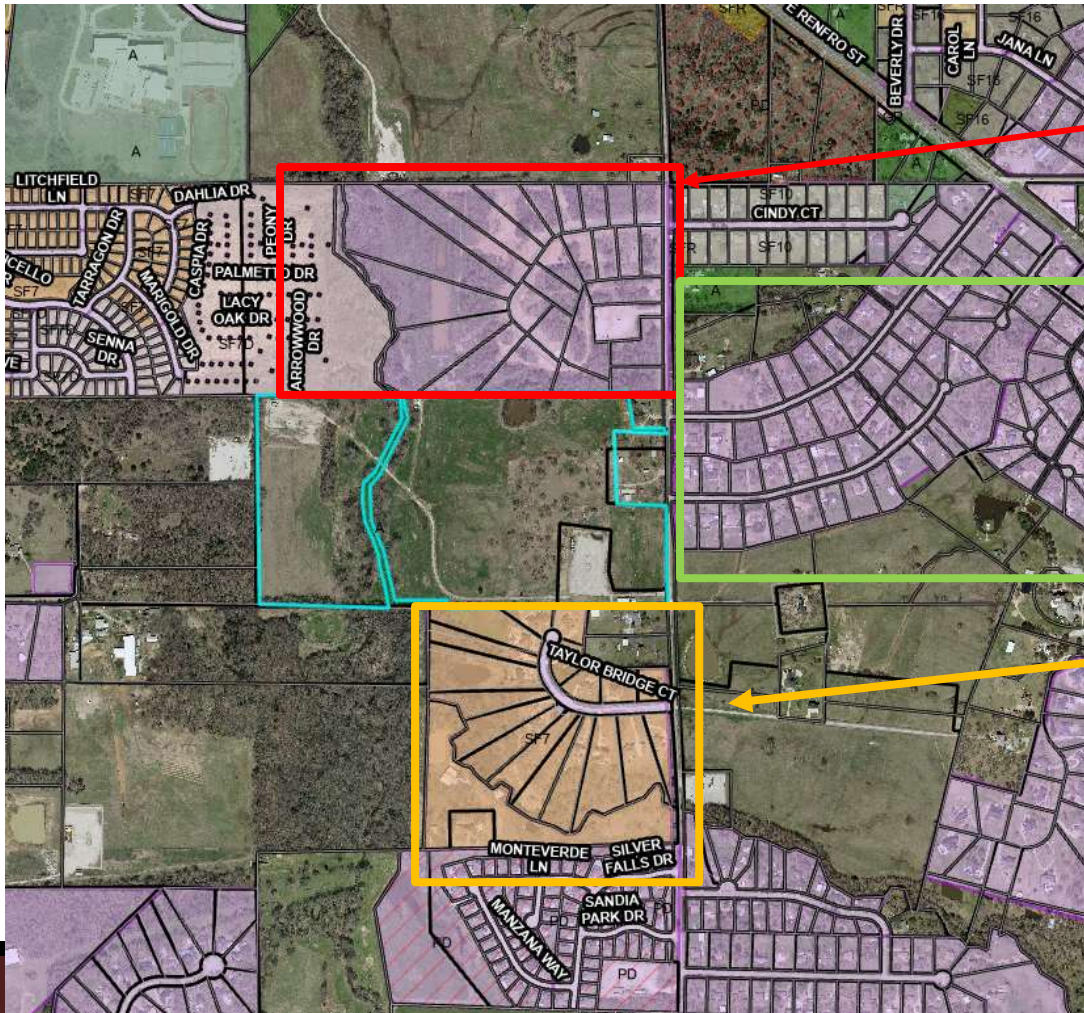
Conceptual layout

The following preliminary layout was provided by the applicant.

Total proposed lots is 96
Avg lot size is 11,133 SF
Min. lot size is 10,000 SF
Max. lot size proposed in this concept is 20,205 SF



Adjacent Subdivisions



Taylor Bridge North ~ 29 Lots
23 lots of 1 acre or more, 3 lots of 2 acres or more, and 3 lots of 5 acres or more

Timber Green Addition - 1 acre lots
Any new development within the ETJ requires lot size to be a minimum of 1 acre

Taylor Bridge Estates ~20 Lots
12 lots of 1 acre or more, 8 lots of 2 acres or more

Site History

- March 1, 2021 – Annexation request was denied by City Council

No action was taken on the zoning change request for a PD with 10,000-16,000 SF lots.

- December 13, 2021 – Annexation request was denied by City Council

No action was taken on the zoning change request for a PD with 10,000-21,000 SF lots.

Staff received inquiries during the previous zoning requests with concerns regarding:

- Density
- Traffic/Road improvements
- Lot size concerns
- Compatibility issues
- Previous intersection improvement promise at Renfro/CR 602.

ZC – 1500 CR 602

Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



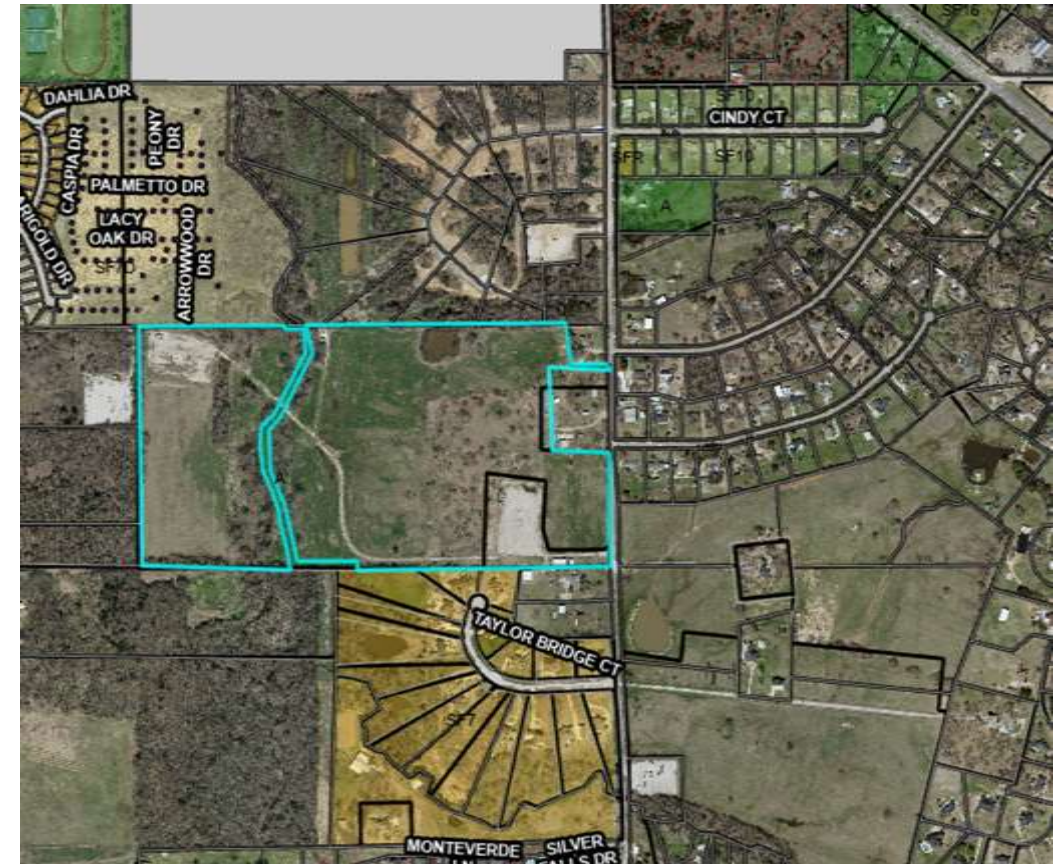
Legend

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

ZC – 1500 CR 602

Staff Recommendation:

- Staff has determined that the requested use aligns with the Comprehensive Plan, but that the proposed lot sizes and requested base zoning district do not conform to the existing lot sizes and density in the area.
- Staff recommends disapproval of the ordinance for a zoning change.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com
817.426.9649

Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 80.122 ACRES OF LAND SITUATED IN THE WILLIAM B. CAPPS SURVEY, ABSTRACT NO. 140, ADDRESSED AS 1500 CR 602, CITY OF BURLESON ETJ, JOHNSON COUNTY, TEXAS, AND FURTHER DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, FROM THE DEFAULTED “A” AGRICULTURAL TO “SF10” SINGLE-FAMILY DWELLING DISTRICT-10; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council passed, approved, and adopted Ordinance B-582, being the Zoning Ordinance and Map of the City of Burleson, Texas, showing the locations and boundaries of certain districts, as amended, and codified in Appendix B of the City of Burleson Code of Ordinances (2005) (the “Zoning Ordinance and Map”); and

WHEREAS, an application for a zoning change was filed by **Srini Geedipally** on **September 2, 2025**, under **Case Number 25-258**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

WHEREAS, the Planning and Zoning Commission of Burleson, Texas, held a public hearing on said application after at least one sign was erected upon the property on which the change of classification is proposed in accordance with the Zoning Ordinance and Map, and after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such notice being served by depositing the same, properly addressed and postage paid, in the U.S. mail; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **X to X** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Agricultural (A)** to **Single-family dwelling district-10 (SF10)** and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Burleson, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Burleson, Texas, has changed in character since the enactment of its classification of **Agricultural (A)** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, the City Council of the City of Burleson, Texas, may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the City of Burleson Code of Ordinances (2005); and

WHEREAS, the City Council of the City of Burleson, Texas, finds that this Ordinance may be considered and approved in only one meeting because the provisions of this Ordinance concern an individual zoning case that does not propose a change to the language of the City of Burleson Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

Section 1 MAP AND ZONING AMENDMENT

The Official Zoning Map is hereby amended insofar as it relates to certain land located in Burleson, Texas, described on the legal description attached as **Exhibit A**, by changing the zoning of said property from A, Agricultural to SF10, Single-family dwelling district-10.

Section 2

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances.

Section 3.

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

Section 4.

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 5.

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 6.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 7.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for that purpose.

Section 8.

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 9.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

EXHIBIT "A"**LEGAL DESCRIPTION:**

BEING 80.122 acres or (3,490,128 square feet) of land in the William B. Capps Survey, Abstract Number 140, Johnson County, Texas; said 80.122 acres or (3,490,128 square feet) of land being the remaining portion of that certain tract of land described in a Warranty Deed to Dennis Stanford (hereinafter referred to as Stanford tract), as recorded in Volume 410, Page 590, Deed Records, Johnson County, Texas (D.R.J.C.T.); said 80.122 acres or (3,490,128 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Northeasterly corner of the remainder of said Stanford tract, same being the Northwest corner of that certain tract of land described in a Warranty Deed to Darwin and Jennifer Kinsey (hereinafter referred to as Kinsey tract), as recorded in Book 2976, Page 105, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), same also being the South line of that certain tract of land described in a Deed of Trust to TBEN LLC (hereinafter referred to as TBEN tract), as recorded in Instrument Number 2019-13136, O.P.R.J.C.T.;

THENCE South 09 degrees 15 minutes 27 seconds East, departing the South line of said TBEN tract, with the common line between the remainder of said Stanford tract and said Kinsey tract, a distance of 236.84 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 88 degrees 26 minutes 00 seconds East, continue with the common line between the remainder of said Stanford tract and said Kinsey tract, a distance of 207.93 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner in the apparent existing West right-of-way line of County Road 602 (variable width right-of-way, no record found);

THENCE South 00 degrees 07 minutes 23 seconds East with the common line between said Stanford tract and the apparent existing West right-of-way line of said County Road 602, a distance of 1117.09 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set in the South line of said Stanford tract, same being the Northeast corner of that certain tract of land described in a Warranty Deed to Billy D. Stanford (hereinafter referred to as Billy Stanford tract), as recorded in Volume 551, Page 175, D.R.J.C.T.;

THENCE South 88 degrees 43 minutes 45 seconds West, departing the existing West right-of-way line of said County Road 602, with the common line between said Stanford tract and said Billy Stanford tract, pass at a distance of 284.50 feet, the Northwest corner of said Billy Stanford tract, same being the Northeast corner of the remainder of that certain tract of land in a Warranty Deed to Thelma Ray (hereinafter referred to as Ray tract), as recorded in Volume 333, Page 195, D.R.J.C.T. and continue

EXHIBIT "A"**LEGAL DESCRIPTION (Continued):**

with said course, the common line between said Stanford tract and said Ray tract for a total distance of 502.52 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northwest corner of the remainder of said Ray tract, same being the Northeast corner of that certain tract of land described as Taylor Bridge Estates, an addition to the City of Burleson, Johnson County, Texas, according to the plat recorded in Volume 9, Page 363, Slide C, Plat Records, Johnson County, Texas;

THENCE South 89 degrees 21 minutes 27 seconds West with the common between said Stanford tract and said Taylor Bridge Estates, a distance of 1015.53 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northwest corner of said Taylor Bridge Estates, same being the Northeast corner of that certain tract of land described in a Warranty Deed with Vendor's Lien to Arthur J. Speece, III and wife, Dorothy G. Speece (hereinafter referred to as Speece tract), as recorded in Volume 1775, Page 767, D.R.J.C.T.;

THENCE North 89 degrees 36 minutes 20 seconds West with the common line between said Stanford tract and said Speece tract, a distance of 1103.29 feet to a one-half inch iron rod found for the Southwest corner of said Stanford tract, same being the Southeast corner of that certain tract of land described in a Special Warranty Deed to Lori L. Sommers (hereinafter referred to as Sommers tract), as recorded in Book 2445, Page 461, O.P.R.J.C.T.;

THENCE North 00 degrees 21 minutes 31 seconds West, departing the North line of said Speece tract, with the common line between said Stanford tract and said Speece tract, a distance of 194.53 feet to a five-eighths inch iron rod found for the Northeast corner of said Speece tract, same being the Southeast corner of that certain tract of land described in a General Warranty Deed to David M. Garcia and wife, Elvira G. Garcia (hereinafter referred to as Garcia tract), as recorded in Book 1684, Page 666, O.P.R.J.C.T.;

THENCE North 00 degrees 07 minutes 55 seconds East with the common line between said Stanford tract and said Garcia tract, a distance of 587.15 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the Northeast corner of said Garcia tract, same being the Southeast corner of that certain tract of land described in a Warranty Deed to Frances D. Lyles and Edward R. Lyles (hereinafter referred to as Lyles tract), as recorded in Book 4037, Page 654, O.P.R.J.C.T.;

THENCE North 00 degrees 14 minutes 25 seconds East with the common line between said Stanford tract and said Lyles tract, a distance of 560.21 feet to a three-eighths inch iron rod found for the Northwest corner of said Stanford tract, same being the Northeast corner of said Lyles tract, same also being in the South line of that certain tract of land described in a Special

EXHIBIT “A”**LEGAL DESCRIPTION (Continued):**

Warranty Deed to Bloomfield Homes, LP (hereinafter referred to as Bloomfield Homes tract), as recorded in Instrument Number 2012-11328, O.P.R.J.C.T.

THENCE North 89 degrees 33 minutes 36 seconds East with the common line between said Stanford tract and said Bloomfield Homes tract, pass at a distance of 855.16 feet, the Southeast corner of said Bloomfield Homes tract, same being the Southwest corner of the aforesaid TBEN tract and continue with said course, with the common line between said Stanford tract and said TBEN tract for a total distance of 2370.36 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 80.122 acres or (3,490,128 square feet) of land.


Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: December 2, 2025

SUBJECT:

2245 SW Wilshire BLVD (Case 25-305): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "SF7" Single-family for development of approximately 13 single-family lots. (Staff Contact: Lidon Pearce, Principal Planner)

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On October 13, 2025, an application was submitted by Matt Powell with CWC Land & Survey on behalf of Walter Matyastik (owner) to change the zoning of approximately 3.268 acres of land to "SF-7" Single-family for the future development of approximately 13 residential lots.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting will be required. If the zoning change request is approved, all development will have to conform to the requirements and land uses of the SF-7, Single-family7 dwelling district.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped

North	A, Agricultural	Residential
East	A, Agricultural	Undeveloped
South	SF7, Single-family	Future Bear Ridge Subdivision
West	SF7, Single-family	Future Bear Ridge Subdivision

This site is designated in the Comprehensive Plan as Community Commercial.

Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development

Staff has determined that the requested zoning district of SF-7 bests aligns with the adjacent existing and connecting SF-7 zoning / subdivision, prevailing development patterns, and that community commercial would be difficult on this specific parcel based on not having frontage or direct access on a major street to develop as non-residential.

Engineering:

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend approval to City Council for an ordinance for the zoning change.

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

N/A

REFERENCE:

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

FISCAL IMPACT:

None.

STAFF CONTACT:

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

ZC Case 25-305

PRESENTED TO P&Z- 12.2.25

LIDON PEARCE, CNU-A, AICP

PRINCIPAL PLANNER

ZC – 2245 SW Wilshire

Location:

- 2245 SW Wilshire
- 3.268 acres

Applicant:

- Matt Powell (CWC Land & Survey)
- Walter Matyastik (Owner)

Item for approval:

Zoning Change from “A” Agricultural to “SF7” Single-family (Case 25-305).



Zoning

A, Agricultural

Comprehensive Plan

Community Commercial



Conceptual layout

The following preliminary layout was provided by the applicant to show how the requested zoning would integrate into the Bear Ridge subdivision currently in development.

If approved, the zoning change of the 3.268 acres would add approximately 13 single-family lots ranging in size from 7,500 SF to 11,034 SF.



ZC – 2245 SW Wilshire

Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



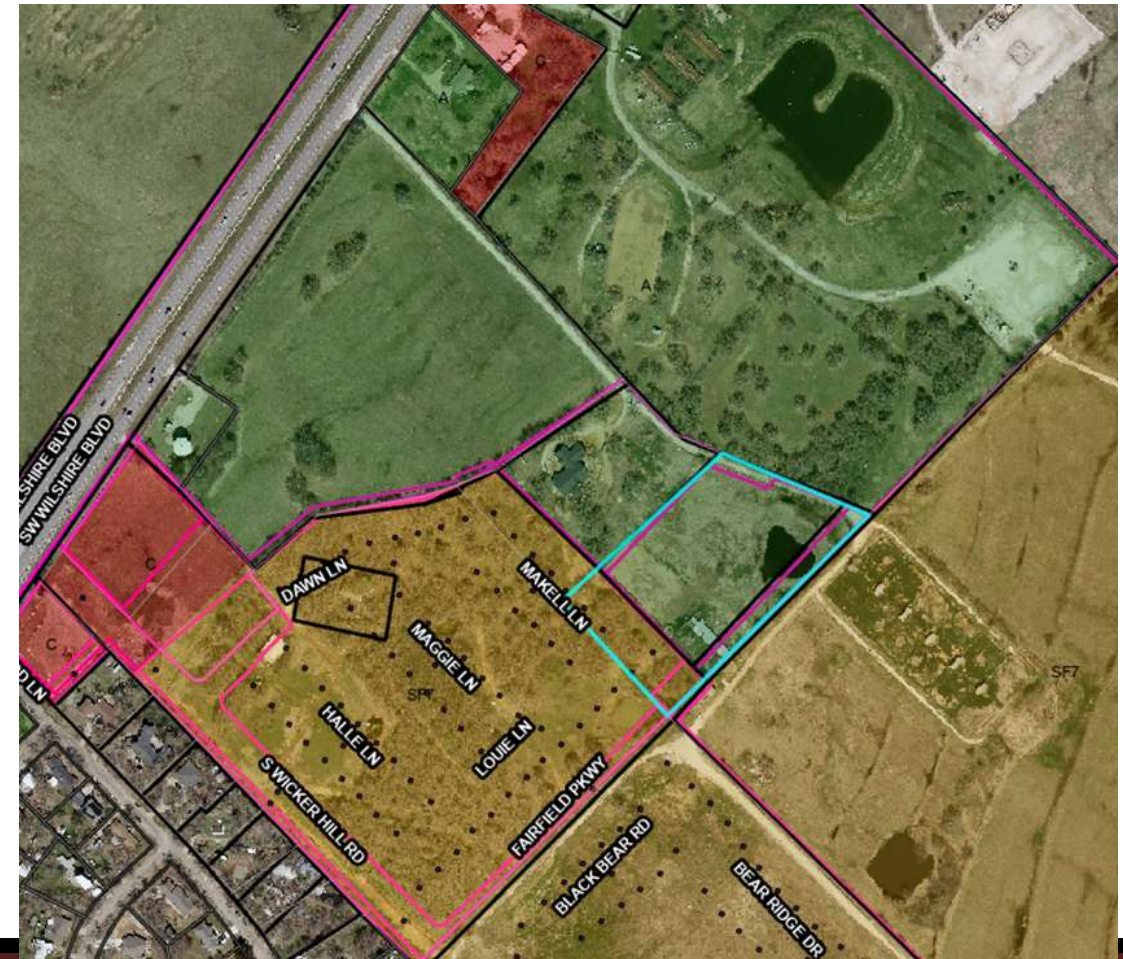
Legend

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

ZC – 2245 SW Wilshire

Staff Recommendation:

- Staff has determined that the requested zoning district of SF-7 best aligns with the adjacent existing and connecting SF-7 zoning / subdivision, prevailing development patterns, and that community commercial would be difficult on this specific parcel based on not having frontage or direct access on a major street to develop as non-residential.
- Staff recommends approval of the ordinance for a zoning change.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com
817.426.9649

Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 3.268 ACRES OF LAND; BEING A PORTION OF LAND DESCRIBED AS TRACT 2 IN THE DEED RECORDED IN INSTRUMENT NO. 2022-27469, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T), AND FURTHER DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, FROM “A” AGRICULTURAL TO “SF7” SINGLE-FAMILY DWELLING DISTRICT-7; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council passed, approved, and adopted Ordinance B-582, being the Zoning Ordinance and Map of the City of Burleson, Texas, showing the locations and boundaries of certain districts, as amended, and codified in Appendix B of the City of Burleson Code of Ordinances (2005) (the “Zoning Ordinance and Map”); and

WHEREAS, an application for a zoning change was filed by **Walter Matvastik** on **October 13, 2025**, under **Case Number 25-305**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

WHEREAS, the Planning and Zoning Commission of Burleson, Texas, held a public hearing on said application after at least one sign was erected upon the property on which the change of classification is proposed in accordance with the Zoning Ordinance and Map, and after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such notice being served by depositing the same, properly addressed and postage paid, in the U.S. mail; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **X to X** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Agricultural (A)** to **Single-family dwelling district-7 (SF7)** and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in

the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Burleson, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Burleson, Texas, has changed in character since the enactment of its classification of **Agricultural (A)** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, the City Council of the City of Burleson, Texas, may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the City of Burleson Code of Ordinances (2005); and

WHEREAS, the City Council of the City of Burleson, Texas, finds that this Ordinance may be considered and approved in only one meeting because the provisions of this Ordinance concern an individual zoning case that does not propose a change to the language of the City of Burleson Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

Section 1 MAP AND ZONING AMENDMENT

The Official Zoning Map is hereby amended insofar as it relates to certain land located in Burleson, Texas, described on the legal description attached as **Exhibit A**, by changing the zoning of said property from A, Agricultural to SF7, Single-family dwelling district-7.

Section 2

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances.

Section 3.

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

Section 4.

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 5.

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 6.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 7.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for that purpose.

Section 8.

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 9.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

EXHIBIT "A"**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 179, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL, LLC, AND DESCRIBED AS TRACT 2 IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-27469, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE MOST SOUTHERLY CORNER OF SAID TRACT 2;

THENCE N 43°53'37" W ALONG THE NORTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO MATYASTIK CAPITAL LLC IN THAT DEED RECORDED IN INSTRUMENT NO. 2024-25924 D.R.J.C.T., A DISTANCE OF 313.77 FEET TO A 1/2" IRON ROD SET IN THE SOUTHWESTERLY LINE OF SAID TRACT 2;

THENCE N 43°32'54" E LEAVING SAID NORTHEASTERLY LINE, A DISTANCE OF 363.25 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE S 68°44'47" E, A DISTANCE OF 133.43 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 43°32'54" E, A DISTANCE OF 32.42 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO RICHARD HOLYBEE AND KATHY HOLYBEE IN THAT DEED RECORDED IN INSTRUMENT NO. 2010-31138, D.R.J.C.T.;

THENCE ALONG SAID SOUTHWESTERLY LINE S 68°44'47" E, A DISTANCE OF 205.35 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE MOST EASTERLY CORNER OF SAID TRACT 2;

THENCE S 43°32'54" W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 2, A DISTANCE OF 538.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.268 ACRES OF LAND, MORE OR LESS.