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Tuesday, August 27, 2024  
6:00 PM

City Hall - 141 W. Renfro  
Burleson, TX 76028

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1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

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

2. **CITIZEN APPEARANCES**

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

3. **CONSENT AGENDA**

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

**A.** Consider approval of the minutes from August 13, 2024 Planning & Zoning Commission meeting.

**B.** Highpoint Business Park East (Case 24-186): Consider approval of a final plat of Highpoint Business Park East, Phase 2, Lot 5; Block 1 addressed as 3005 S Burleson Blvd. (Staff Contact: Lidon Pearce, Principal Planner)

**C.** Taylor Bridge Estates (Case 24-160): Consider approval of a Replat for Taylor Bridge Estates, Lot 13R, Block 1; addressed as 1702 Taylor Bridge Court. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

D. Space Acres (Case 24-161): Consider approval of a replat for Space Acres, Lots 8R and 8R-1, Block 1; addressed as 7313 Skylark Court. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

E. Highpoint Business Park East (Case 24-205): Consider approval of a final plat of Highpoint Business Park East, Phase 3, Lot 3; Block 1 addressed as 465 Forgotten Ln. (Staff Contact: Lidon Pearce, Principal Planner)

4. **PUBLIC HEARING**

A. 201 S Hurst (Case 24-207): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from “SF10” Single-family dwelling district 10 and “A” Agricultural to “PD”, Planned Development to allow for an existing school (Centennial High School) and the colocation of an antenna on a stadium light pole. (Staff Contact: Lidon Pearce, Principal Planner)

B. 216 W Eldred Street (Case 24-210): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from “SF7” Single-family dwelling district-7 to “CC” Central Commercial district for all of Lot 6, Block 30; Original Town of Burleson Addition. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

7. **COMMUNITY INTERESTS ITEMS**

8. **EXECUTIVE SESSION**

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

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

9. **ADJOURN**

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

**CERTIFICATE**

I hereby certify that the above agenda was posted on this the 21st of August 2024, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

**ACCESSIBILITY STATEMENT**

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



Department Memo

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**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services

**FROM:** Peggy Fisher, Administrative Assistant Sr.

**MEETING:** August 27, 2024

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**SUBJECT:**

Approve the minutes from August 13, 2024 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the August 13, 2024 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the August 13, 2024 Regular Session of the Planning & Zoning Commission meeting.

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

None

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Peggy Fisher  
Recording Secretary  
[pfisher@burlesontx.com](mailto:pfisher@burlesontx.com)  
817-426-9611

PLANNING AND ZONING COMMISSION

August 13, 2024  
MINUTES

Roll Call

Commissioners Present

David Hadley  
Ashley Brookman  
Bill Janusch  
Michael Tune (Chair)  
Clint Faram  
Bobby Reading

Commissioners Absent

Cobi Tittle  
Dan Taylor  
Michael Kurmes

Staff

Matt Ribitzki, City Attorney  
Emilio Sanchez, Assistant Director Development Services  
Lidon Pearce, Planner  
Peggy Fisher, Administrative Assistant

**REGULAR SESSION**

**1. Call to Order – 6:00 PM**

**Invocation – David Hadley**

**Pledge of Allegiance**

**Texas Pledge**

**2. Citizen Appearance**

None

**3. Consent Agenda**

- A.** Consider approval of the minutes from July 30, 2024 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

Motion made by Commissioner Ashley Brookman and second by Commissioner Clint Faram to approve the consent agenda.

Motion passed, 5-0. Commissioners Dan Taylor, Cobi Tittle & Michael Kurmes were absent.

#### **4. Public Hearing**

- A.** 619 NW Renfro Blvd (Case 24-202): Hold a public hearing and consider approval of an ordinance for a zoning change request from “GR” General Retail to “SF7”, Single-family dwelling district-7. (*Staff Contact: Lidon Pearce, Principal Planner*)

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

Commission Chairman Michael Tune opened the public hearing at 6:04 p.m.

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

Motion made by Commissioner David Hadley and second by Commissioner Clint Faram to approve.

Motion passed, 5-0. Commissioners Dan Taylor, Cobi Tittle & Michael Kurmes were absent.

#### **5. Reports and Presentations**

None

#### **6. General**

None

#### **7. Community Interest Items**

None

#### **8. Executive Session**

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

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

9. **Adjourn**

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

**Time – 6:06PM**

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Peggy Fisher  
Administrative Assistant  
Recording Secretary

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** August 27, 2024

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**SUBJECT:**

Highpoint Business Park East (Case 24-186): Consider approval of a final plat of Highpoint Business Park East, Phase 2, Lot 5; Block 1 addressed as 3005 S Burleson BLVD (*Staff Contact: Lidon Pearce, Principal Planner*)

**SUMMARY:**

On June 10, 2024, an application for a final plat was submitted by Michele Penton with Renfro Development on behalf of Andrew McDonald of FOURCO (owners) for a final plat of approximately 1.151 acres. The property is being platted for future business park development.

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

**RECOMMENDATION:**

Approve the final plat for Highpoint Business Park East.

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

N/A

**REFERENCE:**

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

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Lidon Pearce, CNU-A, AICP  
Principal Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649

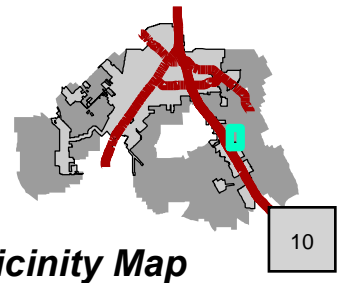




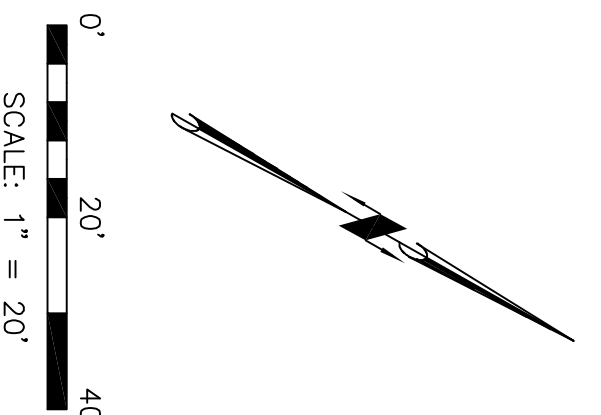
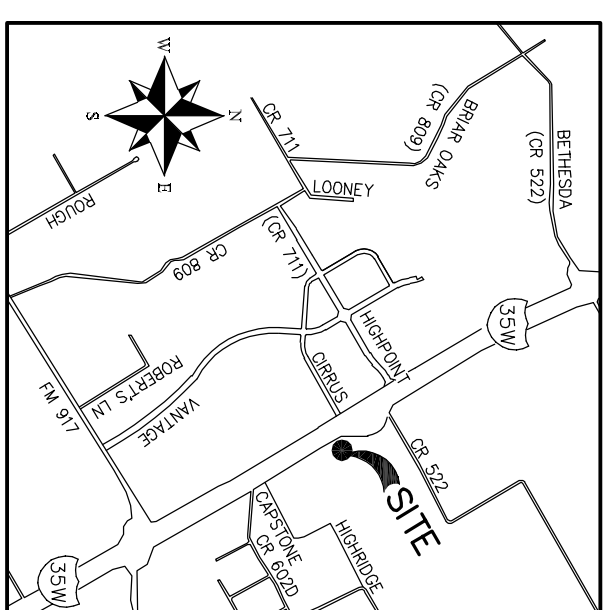


THE CITY OF  
**BURLESON**  
TEXAS

**Final Plat**  
**Lot 5, Block 1**  
**Highpoint Business Park East**  
**Case 24-186**



Vicinity Map



**BASIS OF BEARINGS:**  
BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH ZONE. DERIVED FROM GPS OBSERVATIONS.

**FLOOD ZONE NOTE:**

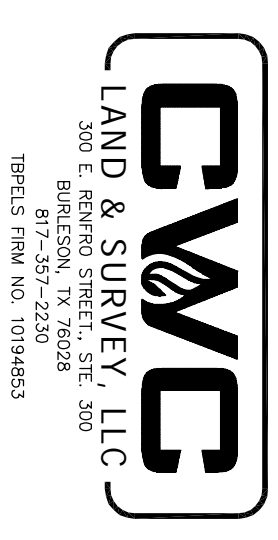
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 482102000 DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:  
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
BY: \_\_\_\_\_ CHAIR OF PLANNING AND ZONING COMMISSION  
BY: \_\_\_\_\_ CITY SECRETARY

PLAT FILED \_\_\_\_\_, 2024.  
JOHNSON COUNTY PLAT RECORDING  
YEAR \_\_\_\_\_ INSTRUMENT # \_\_\_\_\_  
DRAWER \_\_\_\_\_ SLIDE \_\_\_\_\_  
APRIL LONG, JOHNSON COUNTY CLERK  
BY: \_\_\_\_\_ COUNTY CLERK  
BY: \_\_\_\_\_ DEPUTY CLERK

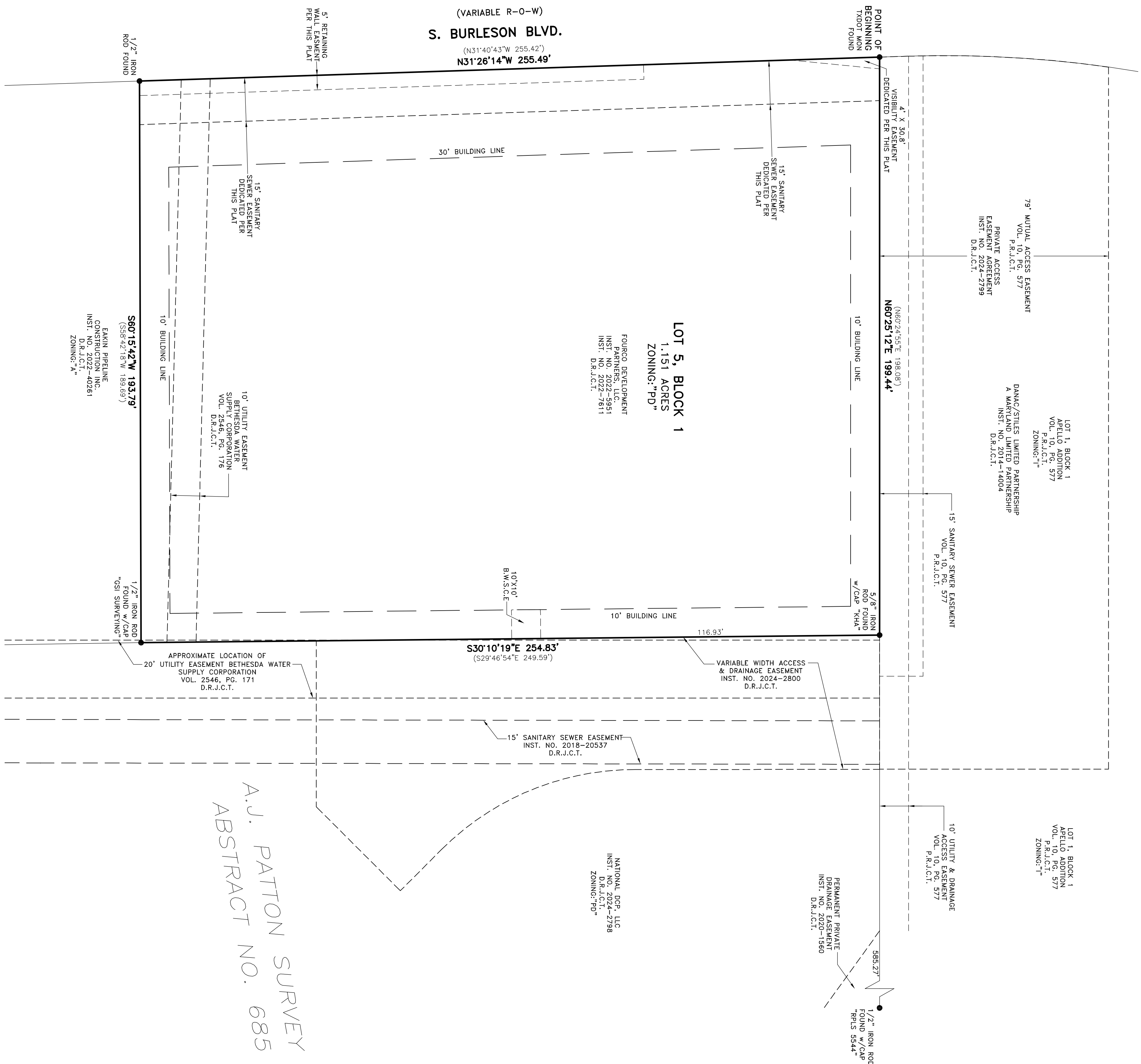
**UTILITY PROVIDERS:**  
WATER: BETHESA WATER SUPPLY CORPORATION  
BURLESON, TX 76028  
817-259-2151  
ELECTRIC: UNITED COOPERATIVE SERVICES  
2801 S. BURLESON BLVD.  
BURLESON, TX 76028  
817-447-9292  
SEWER: CITY OF BURLESON  
LEGEND  
B.W.S.C.E. — BETHESA WATER SERVICE COMPANY EASEMENT

**OWNER/DEVELOPER**  
FOURCO DEVELOPMENT PARTNERS, LLC  
FOURCO DEVELOPMENT PARTNERS, LLC  
10000 WOODLAND  
FORT WORTH, TX 76107  
**ENGINEER**  
HCE  
3540 E. BROAD STREET  
SUITE 120-123  
AMARILLO, TX 79106  
254-485-8101



**INTERSTATE HIGHWAY 35W**  
(VARIABLE R-O-W)

**S. BURLESON BLVD.**  
(N31°40'43"W 255.42')  
**N31°26'14"W 255.49'**



**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE A.J. PATTON SURVEY ABSTRACT NO. 685, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVERTED TO FOURCO DEVELOPMENT PARTNERS, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-40281, JOHNSON COUNTY, TEXAS (D.A.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A TPOOT MONUMENT FOUND IN THE NORTHEASTELY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W (N) IN THE MOST CORNERED CORNER OF LOT 5, BLOCK 1, A.J. PATTON, ACCORDING TO THAT PLAT RECORDED IN VOLUME 10, PAGE 977, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.A.C.T.1);  
THENCE LEAVING SAID NORTHEASTELY RIGHT-OF-WAY LINE N 60°25'12" E ALONG THE NORTHEASTELY LINE OF SAID FOURCO DEVELOPMENT PARTNERS, LLC, TRACT AND ALONG SAID THE SOUTHEASTELY LINE OF SAID APPELLO ADDITION, CORNER OF SAID FOURCO DEVELOPMENT PARTNERS, LLC TRACT FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "P.R.S. 5544" BEARS N 60°25'12" E, 585.27 FEET;  
THENCE LEAVING THE SOUTHEASTELY LINE OF SAID APPELLO ADDITION S 30°10'19" E ALONG THE NORTHEASTELY LINE OF SAID FOURCO DEVELOPMENT PARTNERS, LLC, TRACT A DISTANCE OF 294.83 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "P.R.S. 5544" BEARS S 30°10'19" E, 294.83 FEET;  
THENCE ALONG THE NORTHWESTELY LINE OF SAID EAKIN PIPELINE CONSTRUCTION INC., TRACT S 60°15'42" W, A DISTANCE OF 115.93 FEET TO THE WESTERN CORNER OF SAID EAKIN PIPELINE CONSTRUCTION INC., TRACT AND FOR THE MOST SOUTHERLY CORNER OF SAID FOURCO DEVELOPMENT PARTNERS, LLC, TRACT;  
THENCE N 31°28'14" W ALONG SAID NORTHEASTELY RIGHT-OF-WAY LINE, A DISTANCE OF 255.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.151 ACRES OF LAND, MORE OR LESS.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ANDREW WOODWARD  
FOURCO DEVELOPMENT PARTNERS LLC.  
**STATE OF TEXAS**  
**COUNTY OF JOHNSON**  
I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ANDREW WOODWARD, KNOWN TO ME OR PROVIDED 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 PURPOSE AND CONSIDERATION HEREBY EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**NOTARY PUBLIC, STATE OF TEXAS**  
**NOTES:**  
1. THE SUBJECT PROPERTY SHOWN HEREON WAS A CITY OF BURLESON ZONING DESIGNATION OF PLANNED DEVELOPMENT (PD) WITH BASE DISTRICT OF INDUSTRIAL (I). (ORDINANCE 07-01-2017).  
2. ALL OF THIS PROPERTY LIES WITHIN THE CITY OF BURLESON CITY LIMITS.  
3. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENTS.  
4. NO LOTS SHALL HAVE DIRECT ACCESS TO I.H. 35 W.  
5. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION SHOWN 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.  
6. 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.  
7. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW ON JUNE 10, 2024 TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES NOT SHOWN ON THIS PLAT ARE THE RESPONSIBILITY OF THE DEVELOPER.  
8. ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT TO REMOVE ALL RESPECTIVE SYSTEMS TO 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.  
9. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

**SURVEYOR'S CERTIFICATE:**  
I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF SAID PLAT AND THAT THE SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

MATT POWELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 123456  
DATED: 07/18/24

A FINAL PLAT OF  
LOT 5, BLOCK 1,  
**HIGHPOINT BUSINESS PARK EAST**  
PHASE 2  
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE A.J. PATTON SURVEY ABSTRACT NO. 685, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVERTED TO FOURCO DEVELOPMENT PARTNERS, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-40281, JOHNSON COUNTY, TEXAS.  
CASE NO. FP24-147

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Emilio Sanchez, Development Services Assistant Director

**MEETING:** August 27, 2024

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**SUBJECT:**

Taylor Bridge Estates (Case 24-160): Consider approval of a Replat for Taylor Bridge Estates, Lot 13R, Block 1; addressed as 1702 Taylor Bridge Court. (*Staff Contact: Emilio Sanchez, Development Services Assistant Director*)

**SUMMARY:**

On April 29, 2024, an application for a replat was submitted by Marshall Miller (applicant) on behalf of Michael Johnson (owner) for a replat of approximately 4.280 acres. The property is being replatted to create 1 residential lot.

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

**RECOMMENDATION:**

Approve the Replat for Taylor Bridge Estates, Lot 13R, BLK 1

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

None

**REFERENCE:**

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

**FISCAL IMPACT:**

None

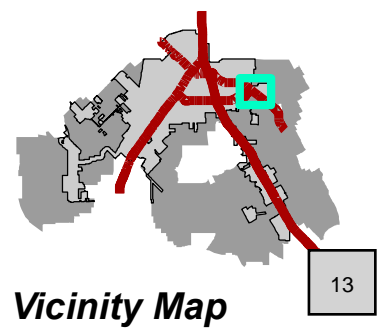
**STAFF CONTACT:**

Emilio Sanchez  
Development Services Assistant Director  
[esanchez@burlesontx.com](mailto:esanchez@burlesontx.com)  
817-426-9686



THE CITY OF  
**BURLESON**  
 TEXAS

**Replat**  
**Lot 13R, Block 1**  
**Taylor Bridge Estates**  
**Case 24-160**



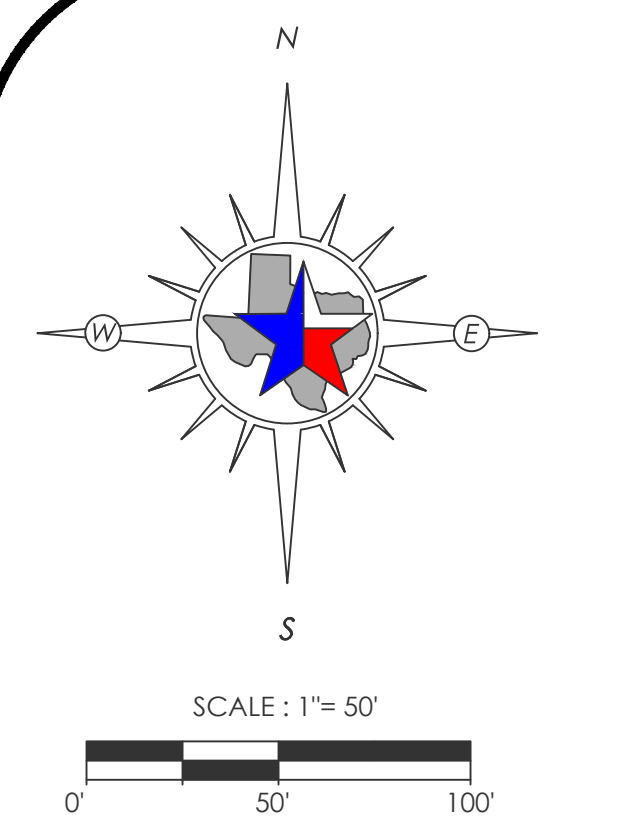
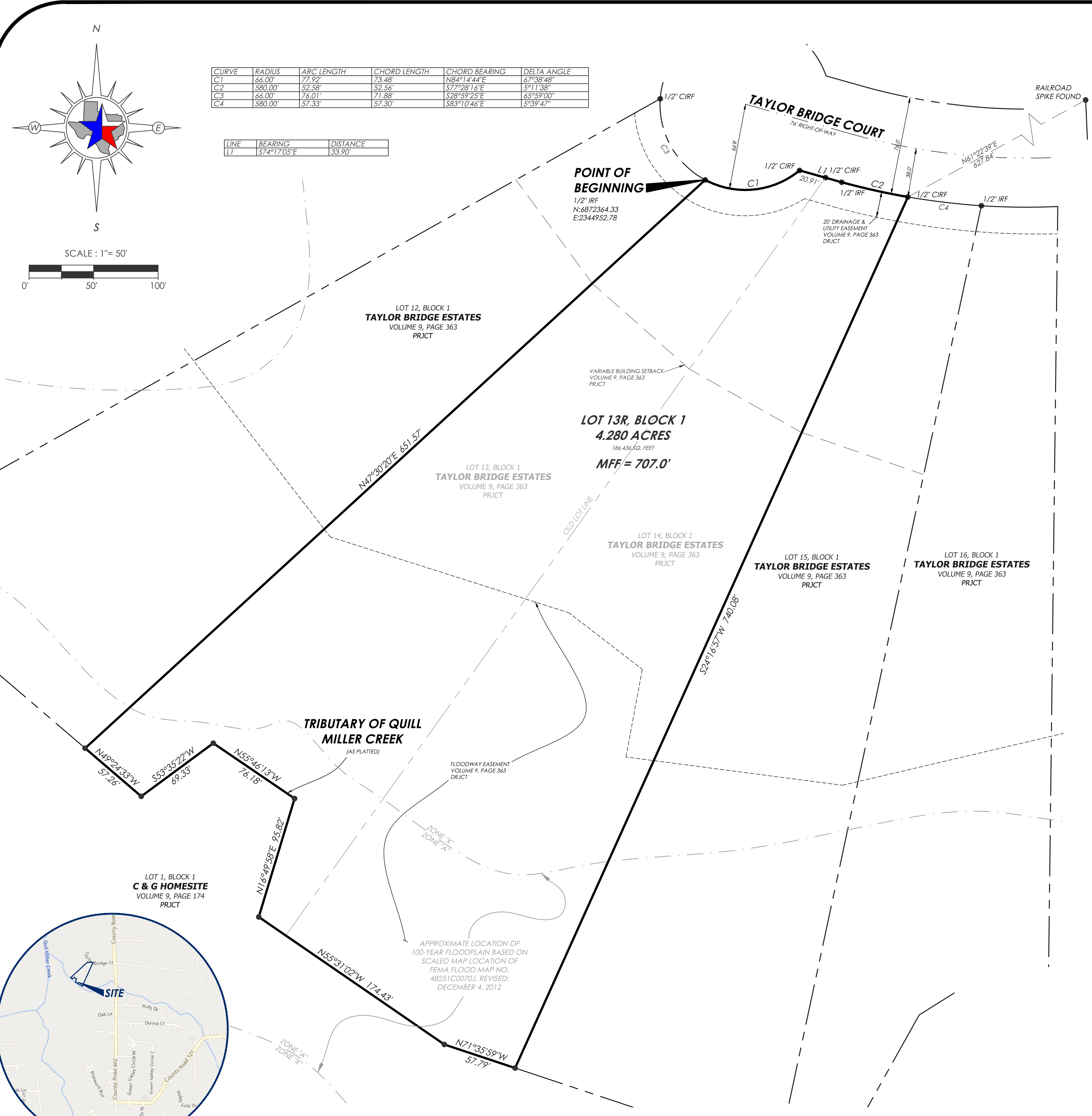


Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Includes data for curves C1 through C4.

Table with columns: LINE, BEARING, DISTANCE. Includes data for line LT.



FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NUMBER 48251C0070J, DATED DECEMBER 4, 2012, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY LIES WITHIN 'ZONE A' WHICH IS A SPECIAL FLOOD HAZARD AREA...

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...

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: 240263 DATE: JULY 10, 2024 SHEET 1 OF 1

- NOTES: 1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202. 2. CITY OF BURLESON WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT...

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT MICHAEL WAYNE JOHNSON AND SHARON MARIE JOHNSON, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS LOT 13R, TAYLOR BRIDGE ESTATES, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS...

MICHAEL WAYNE JOHNSON DATE: / /

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE DAY OF MAY, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SHARON MARIE JOHNSON DATE: / /

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE DAY OF MAY, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STANDARD NOTES

- 1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED. 2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS...

LEGAL DESCRIPTION

BEING A 4.280 ACRE TRACT OF LAND SITUATED IN THE HALL NEILSON SURVEY, ABSTRACT NUMBER 658, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 13 AND 14, BLOCK 1, TAYLOR BRIDGE ESTATES, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 363, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 13, SAME BEING THE NORTHEAST CORNER OF LOT 12, SAID BLOCK 1, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF TAYLOR BRIDGE COURT, A 76' RIGHT-OF-WAY, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH A 1/2" CAPPED IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID LOT 12 BEARS A CHORD BEARING AND DISTANCE OF NORTH 28 DEGREES 59 MINUTES 25 SECONDS WEST, A CHORD LENGTH OF 71.88 FEET:

THENCE 77.92 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE CURVE TO THE LEFT, HAVING A RADIUS OF 66.00 FEET, A CENTRAL ANGLE OF 67 DEGREES 38 MINUTES 48 SECONDS, WHOSE LONG CHORD BEARS NORTH 84 DEGREES 14 MINUTES 44 SECONDS EAST, A CHORD LENGTH OF 73.48 FEET, TO A 1/2" CAPPED IRON ROD FOUND:

THENCE SOUTH 74 DEGREES 17 MINUTES 05 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 20.91 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 13, AND CONTINUING IN ALL 33.90 FEET, TO A 1/2" IRON ROD FOUND, BEING AT THE BEGINNING OF A CURVE TO THE LEFT:

THENCE 52.58 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE CURVE TO THE LEFT, HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 11 MINUTES 38 SECONDS, WHOSE LONG CHORD BEARS SOUTH 77 DEGREES 28 MINUTES 16 SECONDS EAST, A CHORD LENGTH OF 52.56 FEET, TO A 1/2" CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 14, SAME BEING THE NORTHWEST CORNER OF LOT 15, SAID BLOCK 1, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 15 BEARS A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 10 MINUTES 46 SECONDS EAST, A DISTANCE OF 57.30 FEET:

THENCE SOUTH 24 DEGREES 16 MINUTES 57 SECONDS WEST, DEPARTING SAID SOUTH LINE AND RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID LOT 14, BEING COMMON WITH THE WEST LINE OF SAID LOT 15, A DISTANCE OF 740.08 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 14, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 15, AND BEING ON THE NORTHEAST LINE OF LOT 1, BLOCK 1, C & G HOMESITE, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 174, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF A TRIBUTARY OF QUILL MILLER CREEK:

THENCE NORTHWESTERLY, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINES OF SAID LOTS 14 AND 13, BEING COMMON WITH THE NORTHEAST LINE OF SAID LOT 1, AND WITH THE APPROXIMATE CENTERLINE OF SAID TRIBUTARY, THE FOLLOWING CALLS:

- NORTH 71 DEGREES 35 MINUTES 59 SECONDS WEST, A DISTANCE OF 57.79 FEET, TO A POINT FOR CORNER; NORTH 55 DEGREES 31 MINUTES 02 SECONDS WEST, A DISTANCE OF 174.43 FEET, TO A POINT FOR CORNER; NORTH 16 DEGREES 49 MINUTES 58 SECONDS EAST, A DISTANCE OF 95.82 FEET, TO A POINT FOR CORNER; NORTH 55 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 76.18 FEET, TO A POINT FOR CORNER; SOUTH 53 DEGREES 35 MINUTES 22 SECONDS WEST, A DISTANCE OF 69.33 FEET, TO A POINT FOR CORNER; NORTH 49 DEGREES 24 MINUTES 33 SECONDS WEST, A DISTANCE OF 57.26 FEET, TO A THE SOUTHWEST CORNER OF SAID LOT 13, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 12;

THENCE NORTH 47 DEGREES 30 MINUTES 20 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE WEST LINE OF SAID LOT 13, BEING COMMON WITH THE EAST LINE OF SAID LOT 12, A DISTANCE OF 651.57 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 4.280 ACRES OR 186,436 SQUARE FEET OF LAND, MORE OR LESS.

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE DAY OF 2024. CHAIR OF PLANNING AND ZONING COMMISSION. FILING BLOCK PLAT FILED, YEAR, SLIDE, VOL., PG. JOHNSON COUNTY PLAT RECORDS. COUNTY CLERK, JOHNSON COUNTY, TEXAS.

LEGEND: D.R./C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS. P.R./C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS. CCH# = COUNTY CLERK'S FILE NUMBER. IRF = IRON ROD FOUND. IR5 = 5/8" CAPPED IRON ROD SET STAMPED 'REALSEARCH'. JCSD = JOHNSON COUNTY SPECIAL UTILITY DISTRICT. OWNER(S): MICHAEL AND SHARON JOHNSON, 437 NUTMEG AVE, BURLESON, TX 76028.

REPLAT LOT 13R TAYLOR BRIDGE ESTATES BEING A REPLAT OF A LOTS 13 AND 14, TAYLOR BRIDGE ROAD, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS. PREPARED: JULY, 2024. 1 LOT LOCATED WITHIN THE CITY OF BURLESON, TEXAS. CASE: 24-160

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

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Emilio Sanchez, Development Services Assistant Director

**MEETING:** August 27, 2024

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**SUBJECT:**

Space Acres (Case 24-161): Consider approval of a Replat for Space Acres, Lots 8R and 8R-1, Block 1; addressed as 7313 Skylark Court. (*Staff Contact: Emilio Sanchez, Development Services Assistant Director*)

**SUMMARY:**

On April 29, 2024, an application for a replat was submitted by Marshall Miller (applicant) on behalf of Norman Johnston (owner) for a replat of approximately 3.414 acres. The property is being replatted to create 2 residential lots in the ETJ.

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

**RECOMMENDATION:**

Approve the Replat for Space Acres, Lots 8R and 8R-1, BLK 1

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

None

**REFERENCE:**

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

**FISCAL IMPACT:**

None

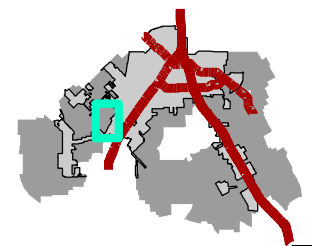
**STAFF CONTACT:**

Emilio Sanchez  
Development Services Assistant Director  
[esanchez@burlesontx.com](mailto:esanchez@burlesontx.com)  
817-426-9686



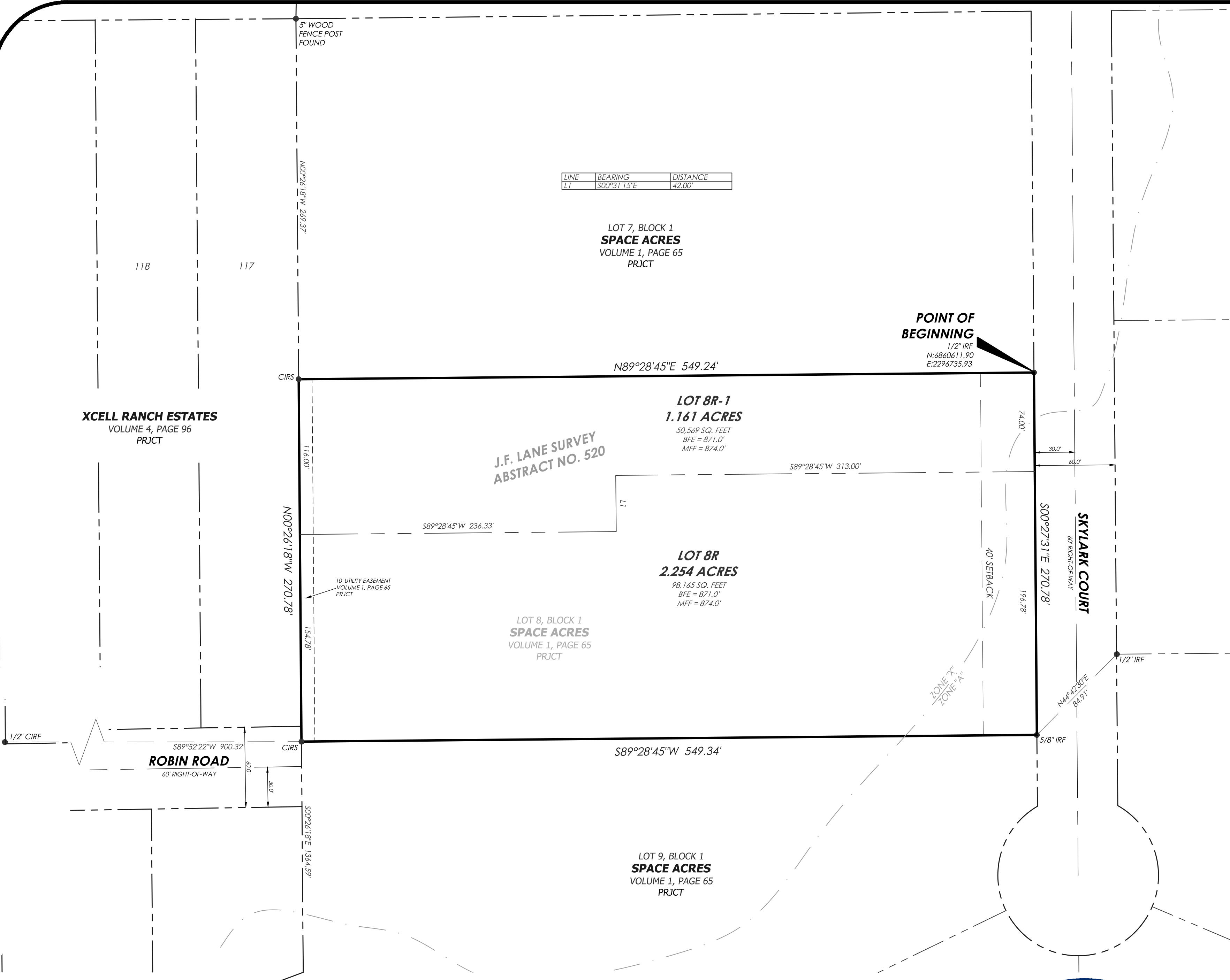
THE CITY OF  
**BURLESON**  
TEXAS

**Replat**  
**Lots 8R and 8R-1, Block 1**  
**Sapce Acres**  
**Case 24-161**



*Vicinity Map*





| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S00°31'15"E | 42.00'   |

LOT 7, BLOCK 1  
SPACE ACRES  
VOLUME 1, PAGE 65  
PRJCT

LOT 8R-1  
1.161 ACRES  
50,549 SQ. FEET  
BFE = 871.0'  
MFF = 874.0'

LOT 8R  
2.254 ACRES  
98,165 SQ. FEET  
BFE = 871.0'  
MFF = 874.0'

LOT 8, BLOCK 1  
SPACE ACRES  
VOLUME 1, PAGE 65  
PRJCT

LOT 9, BLOCK 1  
SPACE ACRES  
VOLUME 1, PAGE 65  
PRJCT

**LEGEND**  
DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS  
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
CC# = COUNTY CLERK'S FILE NUMBER  
IRF = IRON ROD FOUND  
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882"  
BFE = BASE FLOOD ELEVATION  
MFF = MINIMUM FINISHED FLOOR ELEVATION

**OWNER(S)**  
NORMAN AND CARRIE JOHNSTON  
7313 SKYLARK COURT  
JOSHUA, TX 76058

**FLOOD STATEMENT**  
ACCORDING TO COMMUNITY PANEL NUMBER 48251C01401, DATED DECEMBER 4, 2012, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "A" WHICH IS A SPECIAL FLOOD HAZARD AREA AND A PORTION OF THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**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 \_\_\_\_\_, 2024.  
**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

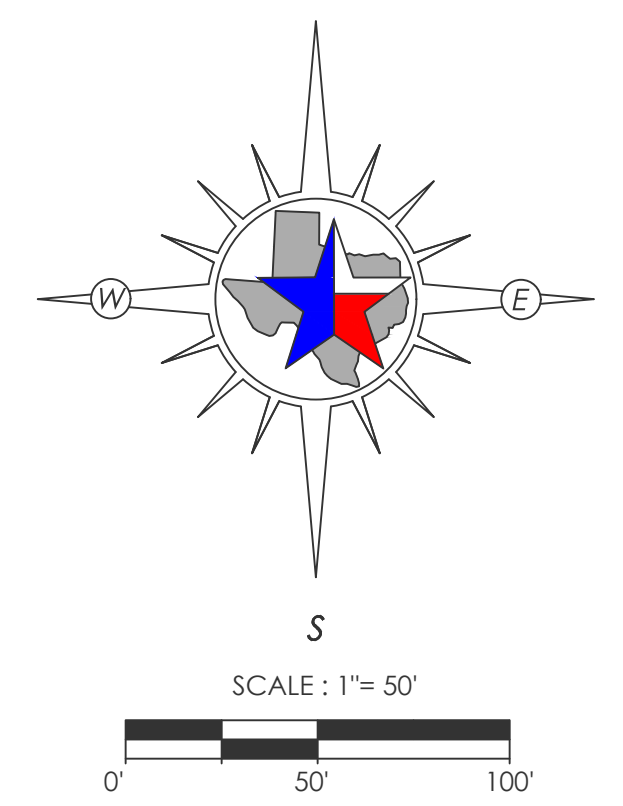
PROJECT NUMBER: 240278 DATE: JULY 10, 2024  
REVISED DATE:  
REVISION NOTES:

**FILING BLOCK**  
PLAT FILED \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
INSTRUMENT #: 2024 - \_\_\_\_  
DRAWER \_\_\_\_ SLIDE \_\_\_\_  
BY: \_\_\_\_\_  
JOHNSON COUNTY CLERK  
BY: \_\_\_\_\_  
DEPUTY CLERK

**APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS**  
THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

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



**NOTES**

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. THE SUBJECT PROPERTY LIES WITHIN THE ETJ OF THE CITY OF BURLESON.
3. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 1 INTO TWO SEPARATE LOTS.
4. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

**STANDARD NOTES**

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
3. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
4. ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
5. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE JOHNSON COUNTY, OR THEIR DESIGNEE, SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT BELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS, PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
6. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.
7. ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
8. A MINIMUM OF 1 ACRE PER RESIDENTIAL STRUCTURE IS REQUIRED FOR ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS), IF MORE THAN ONE STRUCTURE IS PROPOSED FOR CONSTRUCTION ON A LOT IN THE FUTURE, RE-PLATTING MAY BE REQUIRED. JOHNSON COUNTY PUBLIC WORKS SHALL REVIEW AND APPROVE PROPOSED LOCATION AND DESIGN OF ANY ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS).
9. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
10. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C01401, 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 "A" - FLOOD HAZARD AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN
11. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED APRIL 22, 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.
12. WATER PROVIDER - MONARCH UTILITIES I L.P. - (866)654-7992
13. ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES - (817) 447-9222
14. THE JOHNSON COUNTY RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.
15. 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.
16. 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.
17. THE MINIMUM FIRE FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,500 GALLONS PER MINUTE. FIRE FLOW AND FLOW DURATION FOR DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA IN EXCESS OF 3,600 SQUARE FEET SHALL NOT BE LESS THAN THAT SPECIFIED IN TABLE B105.1 OF THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
18. ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
19. 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.
20. 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. THE 150 FEET IS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. IF THE 150 FEET CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE WILL BE REQUIRED ON SITE. THIS DISTANCE MAY BE EXTENDED TO 200 FEET FOR SINGLE-FAMILY DWELLINGS WITH APPROVAL OF THE FIRE MARSHAL. EXCEPT FOR SINGLE OR TWO-FAMILY RESIDENCES, THE PATH OF MEASUREMENT SHALL BE ALONG A MINIMUM OF A TEN (10) FEET WIDE UNOBSTRUCTED PATHWAY AROUND THE EXTERIOR WALLS OF THE STRUCTURE.
21. THE FIRE LANE SHALL BE 24 FOOT IN WIDTH WITH 30 FOOT INSIDE RADIUS AND 54' OUTSIDE RADIUS. THE FIRE LANE SECTION SHALL EITHER FOLLOW DETAIL P-11 OR 8 INCHES OF CONCRETE ON 95% COMPACTED BASE IS ACCEPTABLE. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL TESTING AND SHALL PROVIDE THE RESULTS TO THE CITY INSPECTORS.
22. A FIRE HYDRANT IS REQUIRED WITHIN 500 FEET OF ANY RESIDENTIAL STRUCTURES (EXCLUDING TOWNHOMES AND APARTMENTS AS MEASURED BY THE HOSE LAYING DISTANCE. FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE AN EFFECTIVE RADIUS OF 300 FEET OR A FIRE HOSE LAY DISTANCE NO GREATER THAN 300 FEET TO THE FRONT ENTRANCE OF THE BUILDING, WHICHEVER RESULTS IN THE CLOSER FIRE HYDRANT SPACING, OR AS REQUIRED IN THE CURRENT INTERNATIONAL FIRE CODE.
23. FIRE HYDRANTS ARE REQUIRED WITHIN 300 FEET OF ALL EXTERIOR PORTIONS OF A COMMERCIAL BUILDING. THE DISTANCE SHALL BE EQUAL TO THE LAYING DISTANCE FOR FIRE APPARATUS HOSE LINES ALONG PUBLIC STREETS AND FIRE LANES FROM THE NEAREST WATER SUPPLY.
24. THE JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
25. 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.

**LEGAL DESCRIPTION**

WHEREAS NORMAN KENT JOHNSTON AND CARRIE JOHNSTON ARE THE SOLE OWNERS OF A 3.414 ACRE TRACT OF LAND SITUATED IN THE J.F. LANE SURVEY, ABSTRACT NO. 520, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 8, BLOCK 1, SPACE ACRES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 65, PLAT RECORDS, JOHNSON COUNTY, TEXAS, SAID 3.414 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
**BEGINNING** AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 8, SAME BEING THE SOUTHEAST CORNER OF LOT 7, OF SAID BLOCK 1, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SKYLARK COURT, A 60' RIGHT-OF-WAY, SAID BEGINNING POINT HAVE A TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE (GRID) COORDINATE OF N: 6860611.90 E: 2296735.93 (US SURVEY FEET);  
**THENCE** SOUTH 00 DEGREES 27 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 8, BEING COMMON WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 270.78 FEET, TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 8, SAME BEING THE NORTHEAST CORNER OF LOT 9, OF SAID BLOCK 1, FROM WHICH A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID SKYLARK COURT BEARS NORTH 44 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 84.91 FEET;  
**THENCE** SOUTH 89 DEGREES 28 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 8, BEING COMMON WITH THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 549.34 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE SOUTHWEST CORNER OF SAID LOT 8, SAME BEING THE NORTHWEST CORNER OF SAID LOT 9, AND BEING IN THE EAST LINE OF XCELL RANCH ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 96, PLAT RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 00 DEGREES 26 MINUTES 18 SECONDS EAST, A DISTANCE OF 1344.59 FEET;  
**THENCE** NORTH 00 DEGREES 26 MINUTES 18 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 8, BEING COMMON WITH THE EAST LINE OF SAID XCELL RANCH ESTATES, AT A DISTANCE OF 11.4 FEET, PASSING THE SOUTHEAST CORNER OF LOT 117, OF SAID XCELL RANCH ESTATES, AND CONTINUING FOR A TOTAL DISTANCE OF 207.78 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS6882" FOR THE NORTHWEST CORNER OF SAID LOT 8, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 7;  
**THENCE** NORTH 89 DEGREES 28 MINUTES 45 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 8, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 549.24 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 3.414 ACRES (148,735 SQUARE FEET) OF LAND, MORE OR LESS.

**NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:**  
THAT NORMAN KENT JOHNSTON AND CARRIE JOHNSTON, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOTS 8R AND 8R-1, BLOCK 1, SPACE ACRES** AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS, AND EASEMENTS SHOWN THEREON, THE CITY, COUNTY, OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND THE CITY, COUNTY, OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS OR JOHNSON COUNTY.

\_\_\_\_\_  
NORMAN KENT JOHNSTON  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
CARRIE JOHNSTON  
DATE \_\_\_\_/\_\_\_\_/\_\_\_\_.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REPLAT  
LOTS 8R AND 8R-1, BLOCK 1  
**SPACE ACRES**  
BEING A REPLAT OF LOT 8, BLOCK 1 AND 3.414 ACRES  
OF LAND SITUATED IN THE J.F. LANE SURVEY, ABSTRACT  
NUMBER 520, ETJ OF THE CITY OF BURLESON,  
JOHNSON COUNTY, TEXAS.  
PREPARED: JULY, 2024

2 LOTS LOCATED WITHIN THE ETJ OF THE CITY OF  
BURLESON, TEXAS.  
CASE: 24-161



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

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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** August 27, 2024

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**SUBJECT:**

Highpoint Business Park East (Case 24-205): Consider approval of a final plat of Highpoint Business Park East, Phase 3, Lot 3; Block 1 addressed as 465 Forgotten LN (*Staff Contact: Lidon Pearce, Principal Planner*)

**SUMMARY:**

On July 8, 2024, an application for a final plat was submitted by Zachary Holzem with Kimley-Horn on behalf of Bryce Wegman of National DCP (owners) for a final plat of approximately 13.1743 acres. The property is being platted for future business park development.

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

**RECOMMENDATION:**

Approve the final plat for Highpoint Business Park East.

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

N/A

**REFERENCE:**

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

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

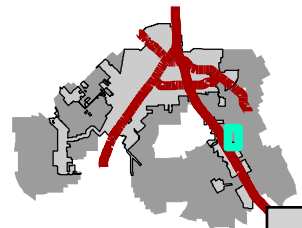
Lidon Pearce, CNU-A, AICP  
Principal Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649





THE CITY OF  
**BURLESON**  
 TEXAS

**Final Plat**  
**Lots 3, Block 1**  
**Highpoint Business Park East**  
**Case 24-205**



Vicinity Map



**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** August 27, 2024

**SUBJECT:**

201 S Hurst (Case 24-207): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from “SF10” Single-family dwelling district 10 and “A” Agricultural to “PD”, Planned Development to allow for an existing school (Centennial High School) and the colocation of an antenna on a stadium light pole. *(Staff Contact: Lidon Pearce, Principal Planner)*

**SUMMARY:**

On July 8, 2024, a zoning change request was submitted by Bill Bauman representing AT&T on behalf of Steve Logan (Burleson Independent School District) to change the zoning of approximately 154.871 acres of land to PD, Planned Development.

**DEVELOPMENT OVERVIEW:**

The school district is proposing a PD, Planned Development with a base zoning district of NS, Neighborhood Services to allow for the colocation of a cell tower antenna on a stadium light pole to replace one of the existing football field light poles. The current stadium light pole is approximately 81 feet and 3 inches in height and would be replaced with a 100 foot monopole / stadium light pole. The stadium lights will remain at the same height (81 ft.), with the proposed AT&T antenna being located at approximately 96 ft. and the overall pole being 100 ft. with a lightning rod on top. The proposed tower is setback greater than 200 feet from the nearest residentially zoned parcel. Only one tower will be allowed on the property and must be located in accordance with the proposed exhibit that is attached within the ordinance (Exhibit 3).

**Zoning and Land Use Table**

|              | Zoning   | Use                    |
|--------------|--|------------------------|
| Subject Site | SF10, Single-family dwelling district 10 and A, Agricultural | Centennial High School |
| North        | SF10, Single-family dwelling district 10 and A, Agricultural | Undeveloped, Gas Well  |

|       |  |                          |
|-------|--|--------------------------|
| East  | SFR, Single-family rural and A, Agricultural   | Residential              |
| South | E Renfro and SF10, Single-family dwelling district 10                                  | Residential              |
| West  | SF10, Single-family dwelling district 10 and SF-16, Single-family dwelling district 16 | Residential and a Church |

### **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. Supporting and complementary uses, such as open space, schools and other public or civic uses, and limited small-scale neighborhood commercial uses, are also encouraged in this category.

The following uses may be appropriate at certain locations: NS, Neighborhood Services

*Staff has determined the requested zoning and use align with the Comprehensive Plan based on the existing use of a school being complimentary to the adjacent neighborhoods.*

#### **Engineering:**

Permit reviews 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):**

January 20, 2009– Final Plat approved by City Council.

#### **REFERENCE:**

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://ecode360.com)

[City of Burleson, TX SUPPLEMENTAL REGULATIONS \(ecode360.com\)](http://ecode360.com)

#### **FISCAL IMPACT:**

None

#### **STAFF CONTACT:**

Lidon Pearce, CNU-A, AICP

[burlesontx.com](http://burlesontx.com) | 817.426.9611 | 141 W Renfro Street, Burleson, Texas 76028

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



# ZC – 201 S Hurst

**Location:**

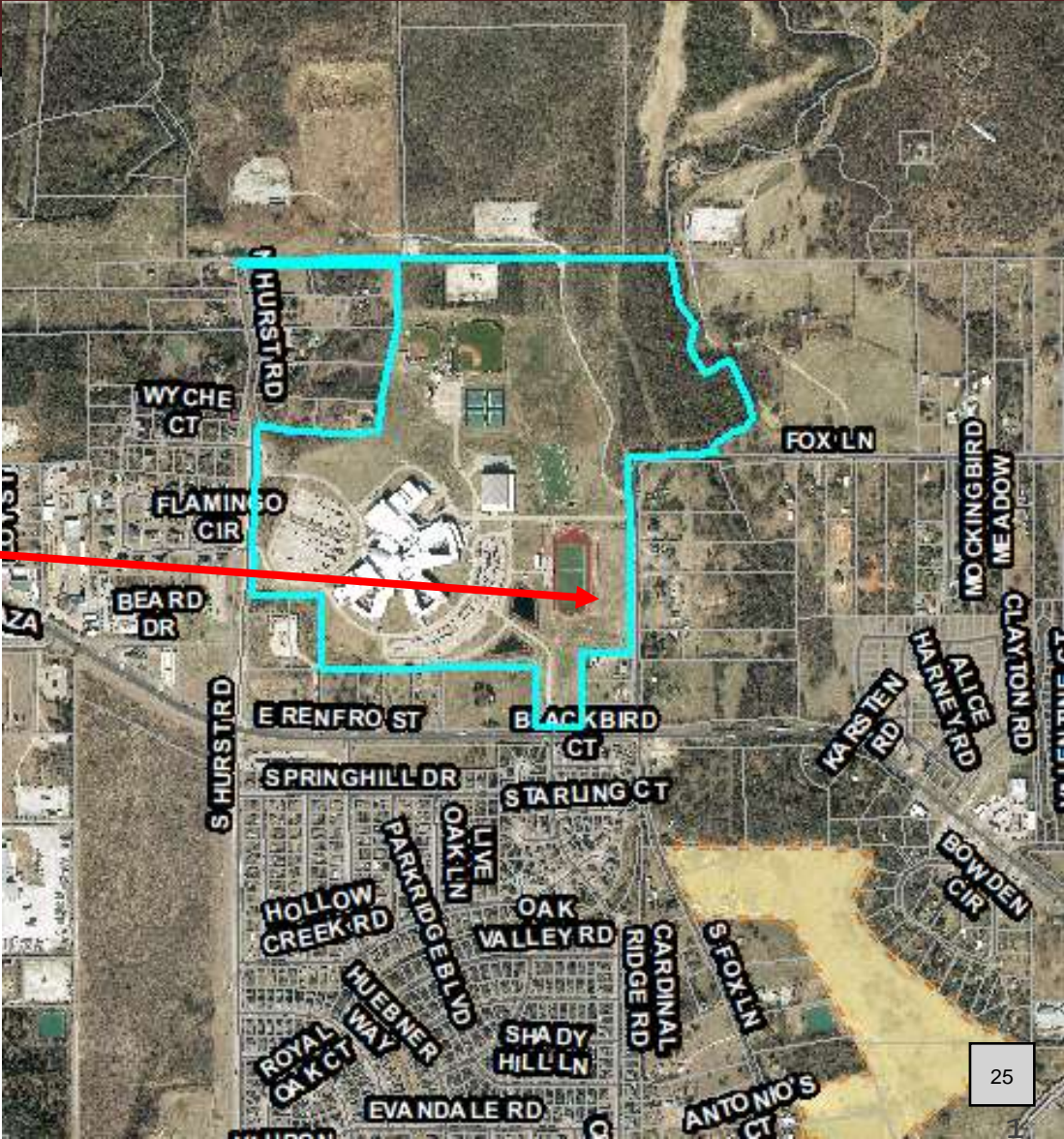
- 201 S Hurst (Centennial High School)

**Applicant:**

Bill Bauman (representing AT&T)  
Steve Logan (representing Burleson ISD)

**Item for approval:**

Zoning Change from "SF10" Single-family dwelling district 10 and "A" Agricultural to "PD" Planned for an existing school and colocation of an antenna on a stadium light pole (Case 24-207).

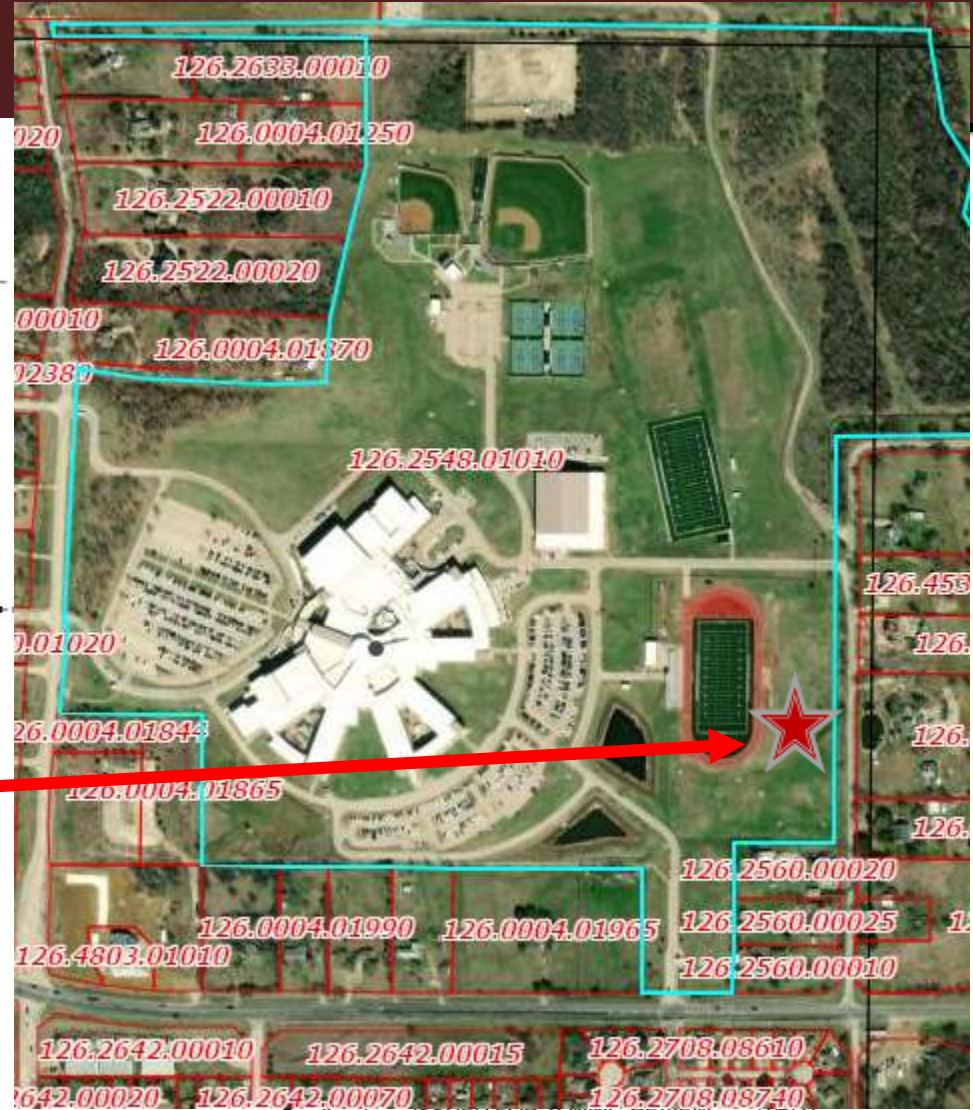
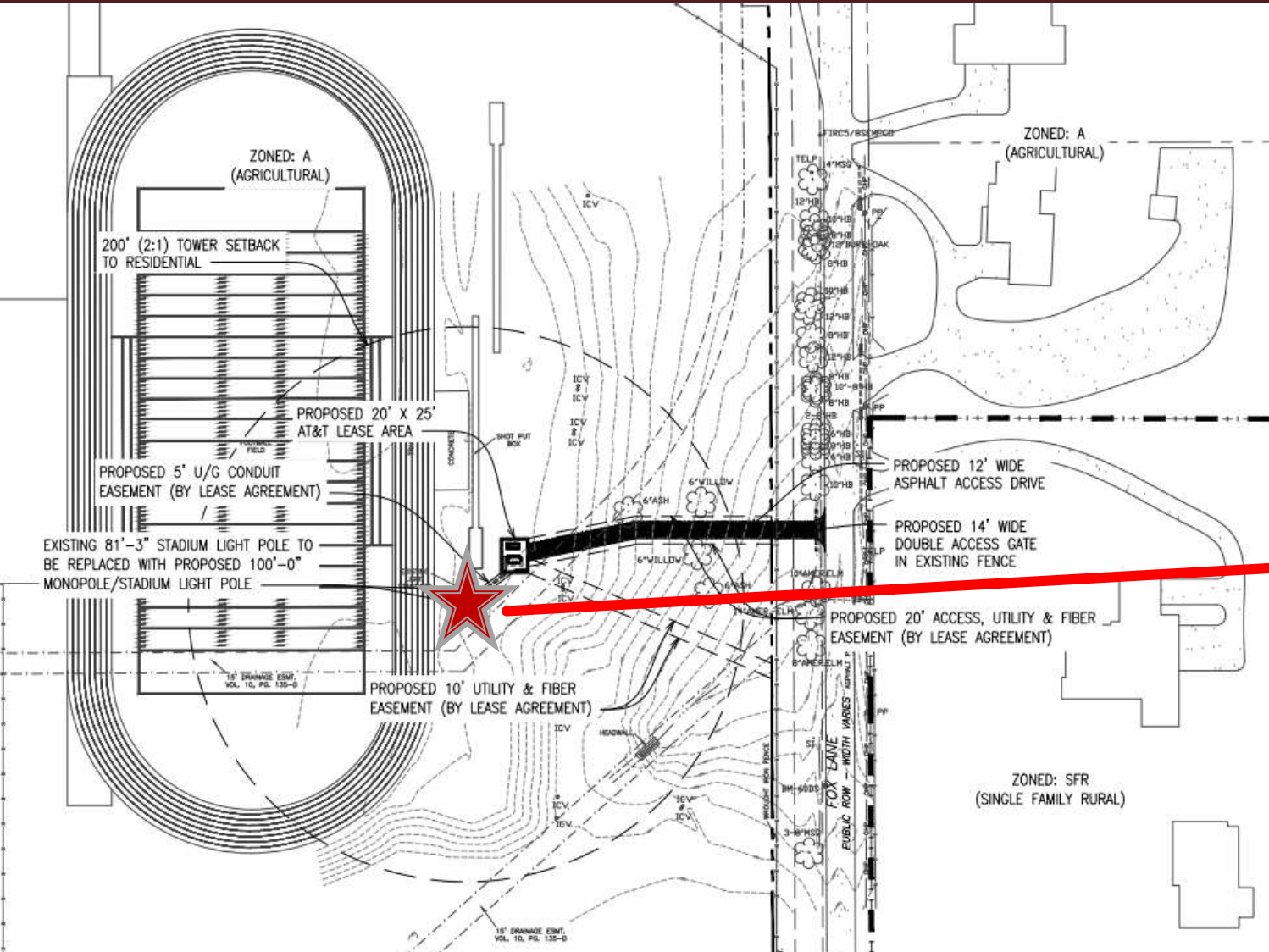




## PD Regulations

- **Development Regulations in accordance NS, Neighborhood Services zoning district (Primary use of school is allowed – already developed)**
- **Allows for the colocation of 1 cell tower with a stadium light pole in accordance with ordinance site exhibit**
  - **Location meets 2:1 height/setback ratio from residential (200 ft radius)**
  - **Only 1 cell antenna allowed**
  - **Height cannot exceed 100 feet**
  - **Stadium lighting will remain at existing height (approximately 81 feet)**

# ZC – 201 S Hurst



|  |                          |       |
|--|--------------------------|-------|
|  | ISSUED FOR ZONING REVIEW | 06/21 |
|  |                          |       |
|  |                          |       |
|  |                          |       |

# ZC – 201 S Hurst

Item A.

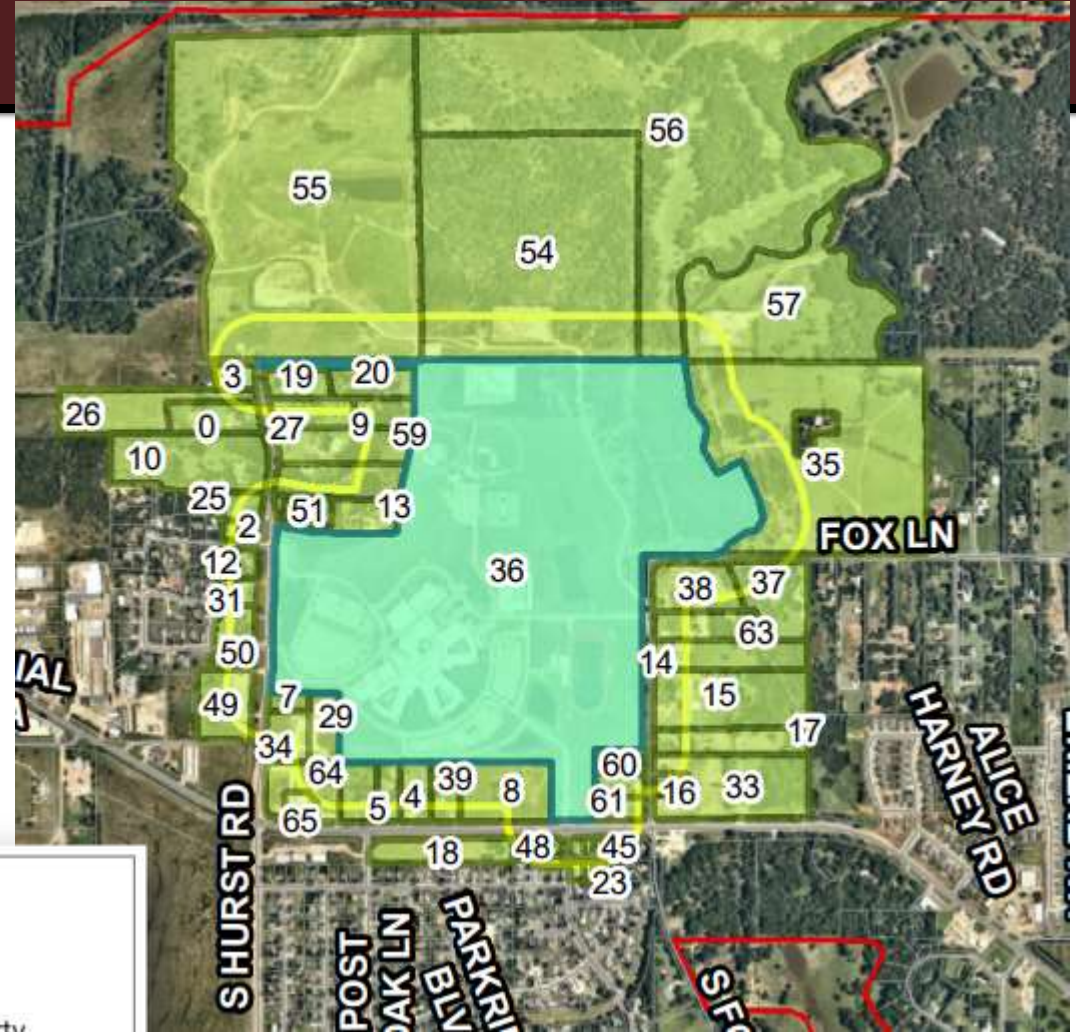


View of existing light pole (81 ft.) from Fox

# ZC – 201 S Hurst

## Public Hearing Notice

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

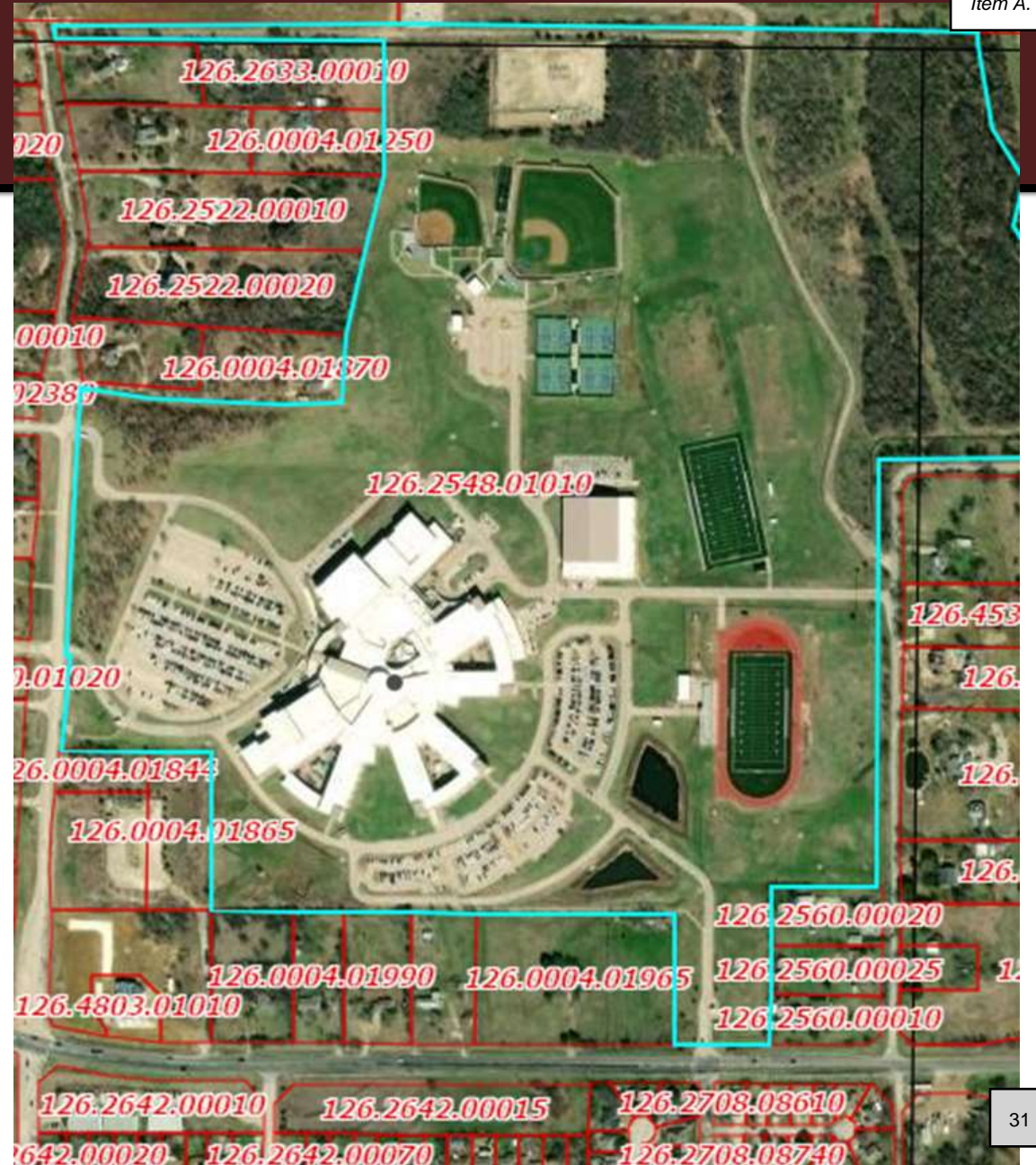


# ZC – 201 S Hurst

## Staff's Recommendation

Staff has determined that the requested zoning and use align with the Comprehensive Plan.

Staff recommends approval of the ordinance for a zoning change.



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 154.871 ACRES OF LAND KNOWN AS LOT 1, BLOCK 1, BURLESON HIGH SCHOOL EAST, BY RECORDED PLAT, JOHNSON COUNTY PLAT RECORDS (J.C.P.R.T.), JOHNSON COUNTY, TEXAS, FROM ‘SF10’ SINGLE-FAMILY DWELLING DISTRICT 10 AND ‘A’ AGRICULTURAL TO ‘PD’ PLANNED DEVELOPMENT DISTRICT; 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 **Steve Logan** on **July 8, 2024**, under **Case Number 24-207**, 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 **7 to 0** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Single-family dwelling district 10 (SF-10) and Agricultural (A)** to **Planned Development (PD)**; 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 **Single-family dwelling district 10 (SF-10) and 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 SF10, Single-family dwelling district 10 and A, Agriculture district to the PD, Planned Development district industrial development.

**Section 2**

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances, as amended, except to the extent modified by the Development Standards attached as Exhibit B.

**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:

STATE OF TEXAS §

COUNTY OF JOHNSON §

WHEREAS, BURLESON INDEPENDENT SCHOOL DISTRICT is the owner of all that tract of land in the City of Burleson, Johnson County, Texas, a part of the D. ANDERSON SURVEY, ABSTRACT No. 4, a part of the J. M. ZOMBRANO SURVEY, ABSTRACT No. 934, and being all of that 5.00 acre tract of land conveyed to Monty Montgomery as recorded in Book 3462, Page 538, Johnson County Deed Records, all of that called 147.140 acre tract of land conveyed to Burleson Independent School District as recorded in Volume 4188, Book 337, Johnson County Deed Records, all of that 2.723 acre tract of land conveyed to Burleson Independent School District as recorded in Volume 4372, Book 107, Johnson County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the most southerly southwest corner of said 147.140 acre tract, said point being in the east line of that tract of land conveyed to J.A. Shetter as recorded in Volume 502, Page 83, Johnson County Deed Records, said point being in the north line of E. Renfro Street (variable width right-of-way);

THENCE North 00 degrees 12 minutes 24 seconds West, 405.31 feet to a fence corner post found for corner in the south line of said 147.140 acre tract, said point being the northeast corner of said Shetter tract;

THENCE South 89 degrees 40 minutes 21 seconds West, 1460.14 feet with a south line of said 147.140 acre tract to a fence corner post found for corner, said point being the northwest corner of that tract of land conveyed to Deborah B. Johnstone as recorded in Volume 1632, Page 849, Johnson County Deed Records;

THENCE North 00 degrees 23 minutes 10 seconds West, 499.61 feet with a west line of said 147.140 acre tract to a three-fourths inch iron rod found for corner;

THENCE with a south line of said 147.140 acre tract as follows:  
North 89 degrees 33 minutes 17 seconds West, 206.67 feet to a three-fourths inch iron pipe found for corner;

North 89 degrees 56 minutes 19 seconds West, 338.34 feet to a point for corner from which a railroad spike found bears South 76 degrees 12 minutes 51 seconds West, 1.75 feet, said point being in the east line of Hurst Road (variable width right-of-way);

THENCE with a west line of said 147.140 acre tract and with the east line of Hurst Road as follows:  
North 01 degrees 50 minutes 52 seconds East, 935.01 feet to a five-eighths inch capped iron rod found for corner;

North 04 degrees 07 minutes 21 seconds East, 214.55 feet to a 60d nail found for corner, said point being the southwest corner of that tract of land conveyed to Richard G. Nugent and Jennifer L. Nugent as recorded Book 1960, Page 706, Johnson County Deed Records;

THENCE South 86 degrees 41 minutes 19 seconds East, 896.03 feet with a north line of said 147.140 acre tract to a one-half inch iron rod found for corner, said point being the southeast corner of said Nugent tract;

THENCE with a west line of said 147.140 acre tract as follows:  
North 03 degrees 41 minutes 26 seconds East, 209.33 feet to a fence corner post found for corner;

North 12 degrees 24 minutes 44 seconds East, 520.36 feet to a five-eighths inch iron rod found for corner;

North 00 degrees 15 minutes 06 seconds West, 417.60 feet to a one-half inch iron rod found for corner at an inner ell of said 147.140 acre tract;

THENCE South 89 degrees 39 minutes 22 seconds West, 1060.70 feet with a south line of said 147.140 acre tract to a T-post found for corner, said point being in the east line of Hurst Road;

THENCE North 10 degrees 43 minutes 22 seconds West, 40.08 feet with the east line of Hurst Road to a five-eighths inch iron rod found at the most northerly northwest corner of said 147.140 acre tract, said point being in the south line of that tract of land conveyed to Roy B. Robertson, et al as recorded in Volume 925, Page 121, Johnson County Deed Records;

THENCE with the north line of said 147.140 acre tract as follows:  
North 89 degrees 15 minutes 10 seconds East, 1068.83 feet to a point for corner;  
South 89 degrees 56 minutes 56 seconds East, at 1824.22 feet passing a 60d nail found for witness, in all a total of 1863.18 feet to a point at the northeast corner of said 147.140 acre tract, said point being in the approximate center of Quil Miller Creek;

THENCE with the east line of said 147.140 acre tract and with the meanders of Quil Miller Creek as follows:

South 03 degrees 55 minutes 55 seconds East, 35.76 feet to a point for corner;  
South 09 degrees 47 minutes 36 seconds East, 271.70 feet to a point for corner;  
South 33 degrees 04 minutes 16 seconds East, 187.70 feet to a point for corner;  
South 11 degrees 36 minutes 44 seconds West, 147.25 feet to a point for corner;  
South 30 degrees 13 minutes 16 seconds East, 196.20 feet to a point for corner;  
North 61 degrees 45 minutes 04 seconds East, 194.00 feet to a point for corner;  
South 23 degrees 33 minutes 56 seconds East, 295.10 feet to a point for corner;  
South 12 degrees 40 minutes 56 seconds East, 133.10 feet to a point for corner;  
South 29 degrees 54 minutes 04 seconds West, 91.28 feet to a point for corner;  
South 80 degrees 06 minutes 34 seconds West, 73.25 feet to a point for corner;  
South 56 degrees 20 minutes 34 seconds West, 163.00 feet to a point for corner;  
South 03 degrees 10 minutes 33 seconds East, 45.14 feet to a point for corner, said point being in the north line of Fox Lane (variable width right-of-way);

THENCE with a south line of said 147.140 acre tract and with the north line of Fox Lane as follows:  
 South 89 degrees 36 minutes 42 seconds West, 39.39 feet to a one-half inch iron rod found for corner;  
 South 73 degrees 27 minutes 48 seconds West, 34.24 feet to a point for corner;  
 South 00 degrees 23 minutes 40 seconds East, 8.46 feet to a five-eighths inch capped iron rod found for corner;  
 South 88 degrees 33 minutes 30 seconds West, 476.77 feet to a five-eighths inch iron rod found for corner, said point being in the west line of Fox Lane at this point;

THENCE with the east line of said 147.140 acre tract and with the west line of Fox Lane as follows:  
 South 00 degrees 43 minutes 58 seconds East, 569.22 feet to a point for corner;  
 South 00 degrees 08 minutes 09 seconds East, 293.07 feet to a point for corner;  
 South 00 degrees 19 minutes 04 seconds East, 111.36 feet to a five-eighths inch capped iron rod found for corner, said point being the northeast corner of said Montgomery tract;

THENCE South 00 degrees 12 minutes 56 seconds East, 362.43 feet with the west line of Fox Lane to a five-eighths inch iron rod found at the southeast corner of said Montgomery tract;

THENCE South 89 degrees 36 minutes 45 seconds West, 363.26 feet with the south line of said Montgomery tract to a one-half inch iron rod found for corner, said point being the northeast corner of said 2.723 acre tract, said point being the northwest corner of the C.A. Peterson Addition, an addition to the City of Burleson as recorded in Volume 8, Page 509, Drawer C, Johnson County Plat Records;

THENCE South 00 degrees 03 minutes 37 seconds East, 493.45 feet to a one-half inch iron rod with "LONE OAK" red cap set at the southeast corner of said 2.723 acre tract, said point being the southwest corner of said C.A. Peterson Addition, said point being in the north line of E. Renfro Street;

THENCE with the north line of E. Renfro Street as follows:  
 South 89 degrees 28 minutes 01 seconds West, 240.81 feet to a one-half inch iron rod found for corner;  
 South 89 degrees 32 minutes 05 seconds West, 62.55 feet to the POINT OF BEGINNING and containing 6,746,202 square feet or 154.871 acres of land.

## EXHIBIT “B”

### DEVELOPMENT STANDARDS

#### A. Applicability

All development located within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this zoning ordinance. All City of Burleson Engineering standards will be adhered to unless otherwise specified in this document or in the approval process of engineering plans.

#### B. Development area and Building Elevations.

Development of any property within the boundaries of this Planned Development District shall generally conform to the Site Exhibit and Elevation Examples (attached as Exhibit C). If there is any conflict between the text of this ordinance and the concept plan or elevation examples, the text of this article controls.

#### C. Base Zoning District

The property shall be developed and used in accordance with the base zoning district of the “NS, Neighborhood Service district” with additional development regulations as stated below for a telecommunication tower.

1. This Planned Development District allows for the colocation of 1 cell tower with a stadium light pole. Telecommunications tower use is allowed as shown in accordance with Exhibit C, referred to hereafter as the “site exhibit”, as well as any associated ground uses that support the telecommunications tower operations. These ground uses shall be limited to the associated compound and easements which are allowed to connect power and telephone to the existing network.

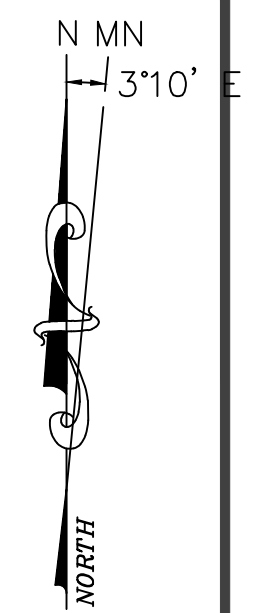
#### D. Development Regulations

1. The telecommunication tower shall not exceed the heights as shown on the attached site exhibit (100 feet), the number of telecommunication towers shall be limited in number to the amount shown on the attached site exhibit (1). Telecommunication towers shall be generally located as shown on the attached site exhibit, but in no instance be located within 200 feet of existing residential uses.
2. Stadium lighting on the telecommunication tower will remain at the currently existing height (approximately 81 feet).
3. Permitted setbacks shall be similar to those shown in the attached site exhibit.
4. Revisions to the uses and conditions allowed in this PD shall only be allowed by submitting a revised PD to the staff for administrative approval to school related uses. Telecommunication uses revisions shall be required to be approved by a formal revision to the PD through public hearing process.

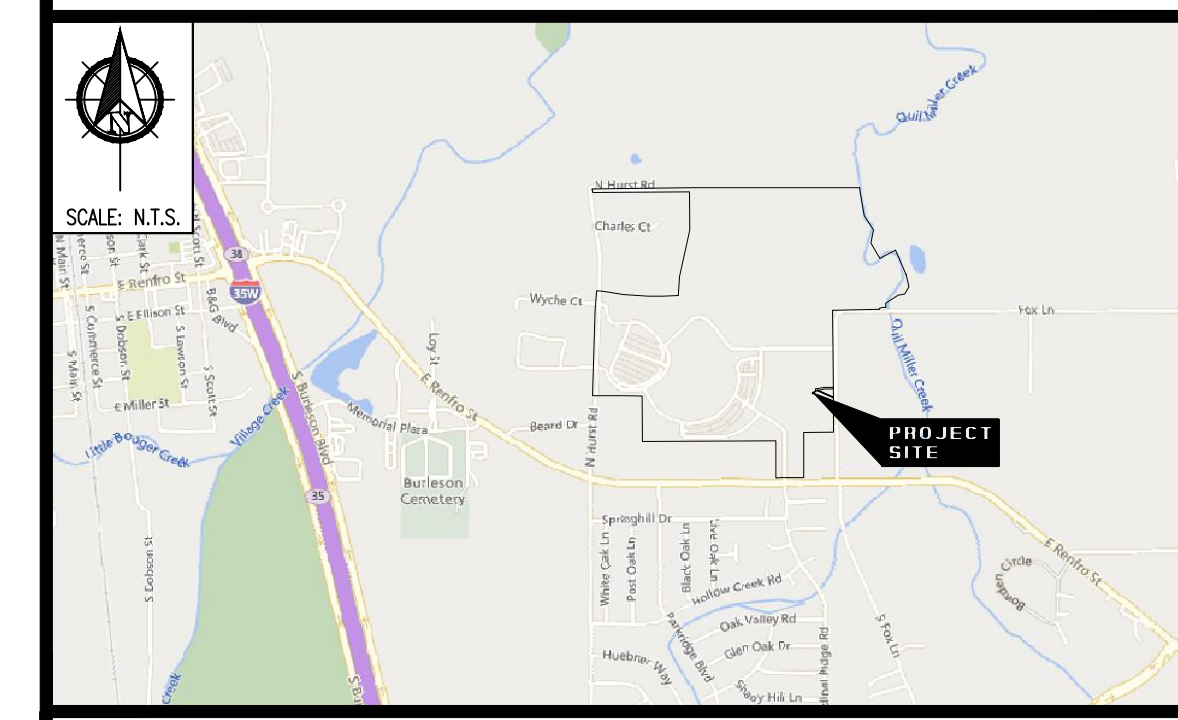








VICINITY MAP



**PROPERTY / TOWER OWNER:**

BURLESON I.S.D.  
 1160 SW Wilshire Blvd.  
 Burleson, TX 76028  
 Contact: Steve Logan  
 Phone: 817-245-1091

**Engineer:**

Celeris Group Consulting Engineers  
 605 E. Border Street  
 Arlington, TX 76010  
 Contact: Mark Stapleton  
 Phone: 817-446-1700

**Surveyor:**

Keeton Surveying Company  
 2037 Dalworth Street  
 Grand Prairie, TX 75053  
 Phone: 972-641-0843

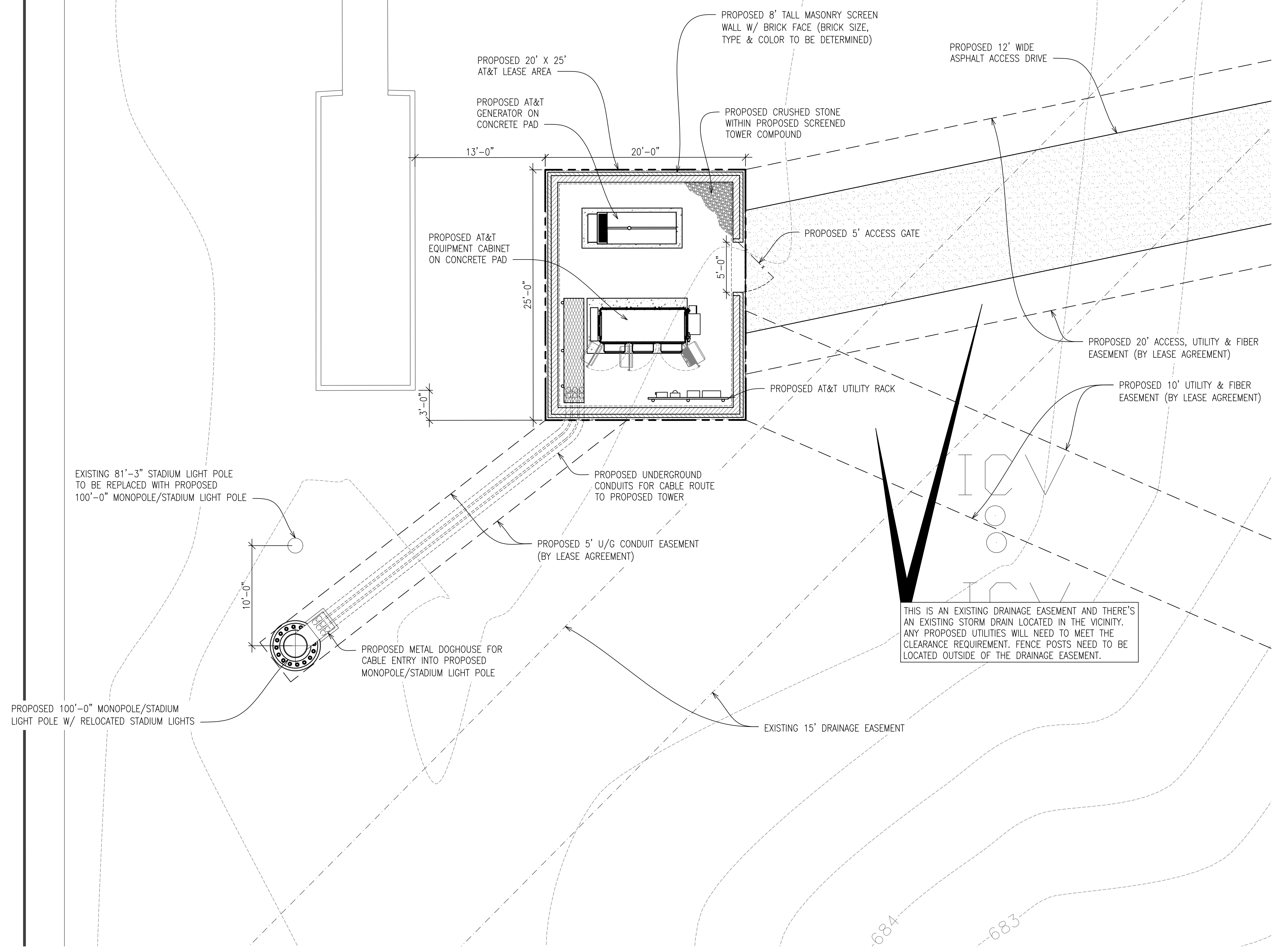
**REVISIONS**

| No. | Description              | Date       |
|-----|--------------------------|------------|
| A   | ISSUED FOR ZONING REVIEW | 06/27/2024 |
| B   | ISSUED FOR ZONING REVIEW | 07/19/2024 |
|     |                          |            |
|     |                          |            |
|     |                          |            |
|     |                          |            |

DATE PREPARED: JULY 19, 2024

**SUP SITE PLAN**  
**CENTENNIAL HIGH SCHOOL**  
**LOT 1, BLOCK 1**  
**BURLESON HIGH SCHOOL - EAST**  
**VOLUME 10, PAGE 135-D,**  
**P.R.J.C.T.**  
**201 S. HURST ROAD**  
**BURLESON, TEXAS 76028**  
**JOHNSON COUNTY**

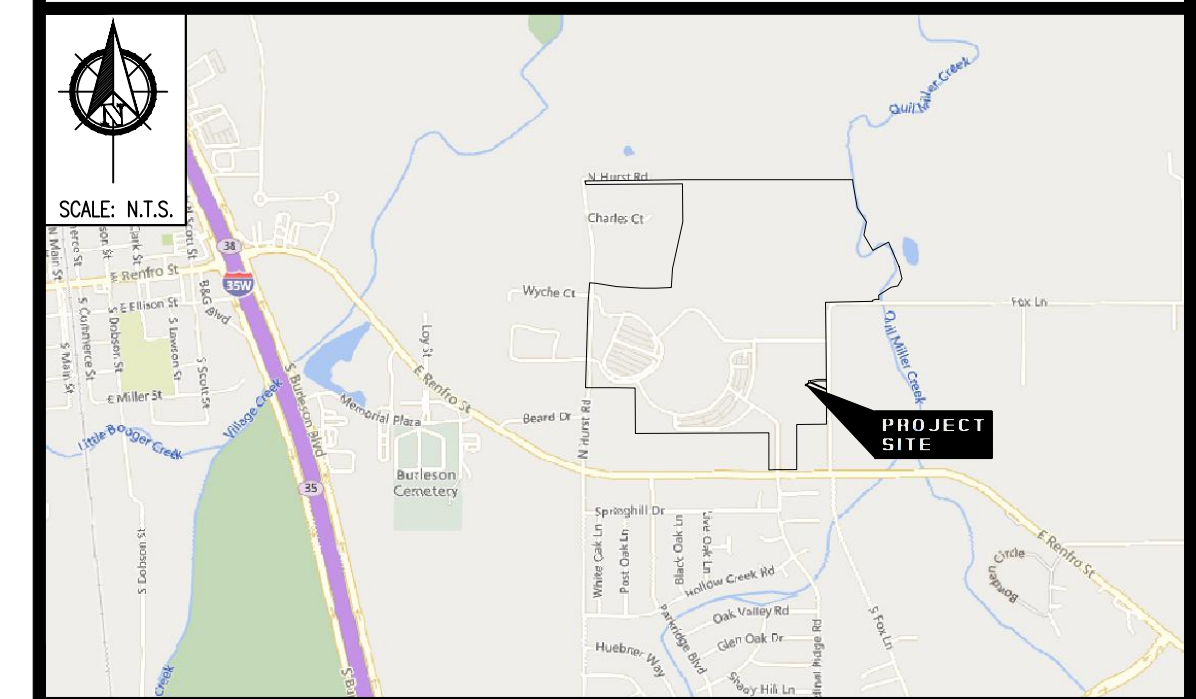
SHEET 2 OF 3



THIS IS AN EXISTING DRAINAGE EASEMENT AND THERE'S AN EXISTING STORM DRAIN LOCATED IN THE VICINITY. ANY PROPOSED UTILITIES WILL NEED TO MEET THE CLEARANCE REQUIREMENT. FENCE POSTS NEED TO BE LOCATED OUTSIDE OF THE DRAINAGE EASEMENT.

**1** **DETAIL SITE PLAN**  
 SCALE: (34" X 22") 3/16"=1'-0"  
 SCALE: (17" X 11") 3/32"=1'-0"  
 GRAPHIC SCALE

VICINITY MAP



**PROPERTY / TOWER OWNER:**

BURLESON I.S.D.  
 1160 SW Wilshire Blvd.  
 Burleson, TX 76028  
 Contact: Steve Logan  
 Phone: 817-245-1091

**Engineer:**

Celeris Group Consulting Engineers  
 605 E. Border Street  
 Arlington, TX 76010  
 Contact: Mark Stapleton  
 Phone: 817-446-1700

**Surveyor:**

Keeton Surveying Company  
 2037 Dalworth Street  
 Grand Prairie, TX 75053  
 Phone: 972-641-0843

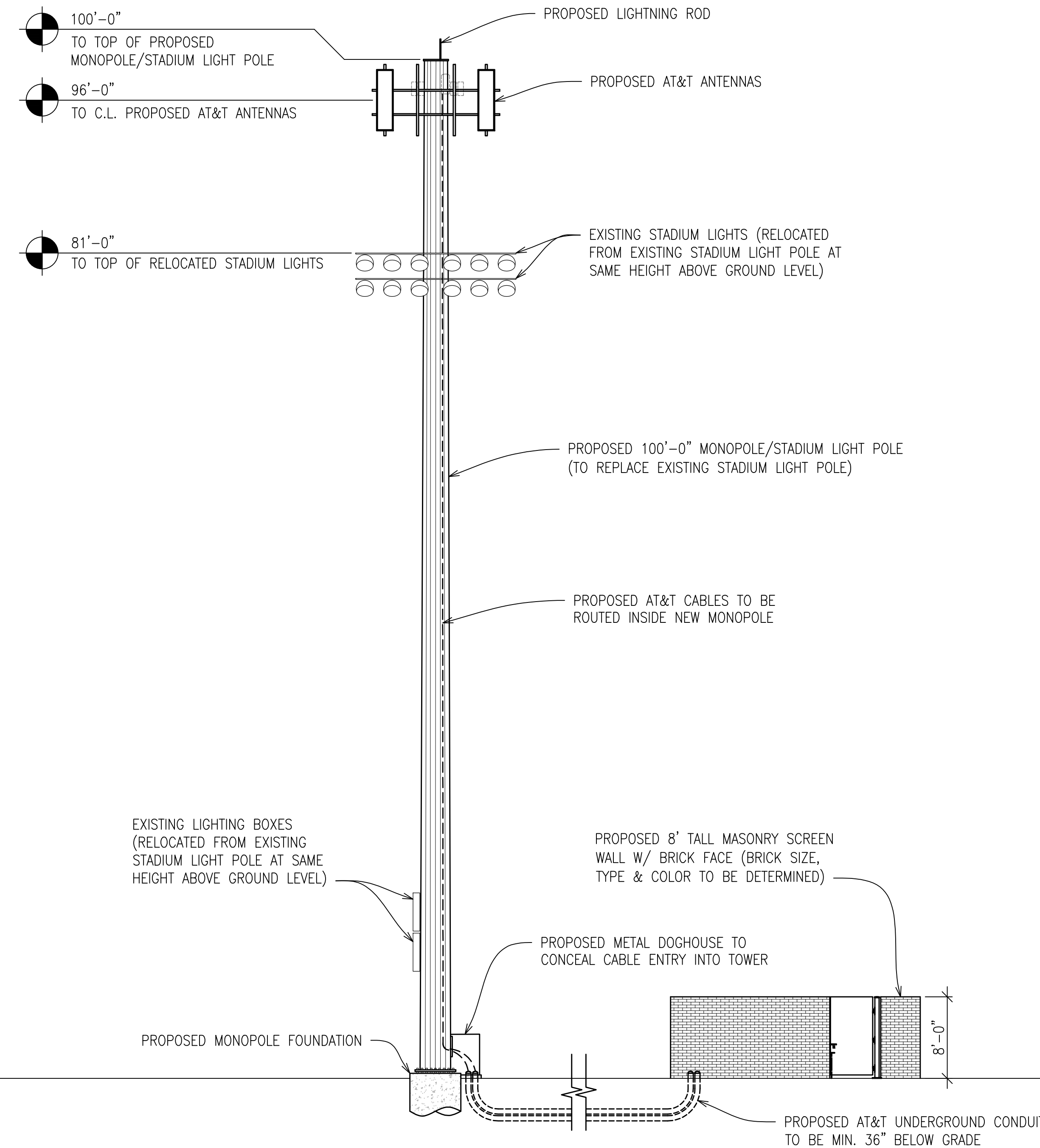
**REVISIONS**

| No. | Description              | Date       |
|-----|--------------------------|------------|
| A   | ISSUED FOR ZONING REVIEW | 06/27/2024 |
| B   | ISSUED FOR ZONING REVIEW | 07/19/2024 |
|     |                          |            |
|     |                          |            |
|     |                          |            |
|     |                          |            |

DATE PREPARED: JULY 19, 2024

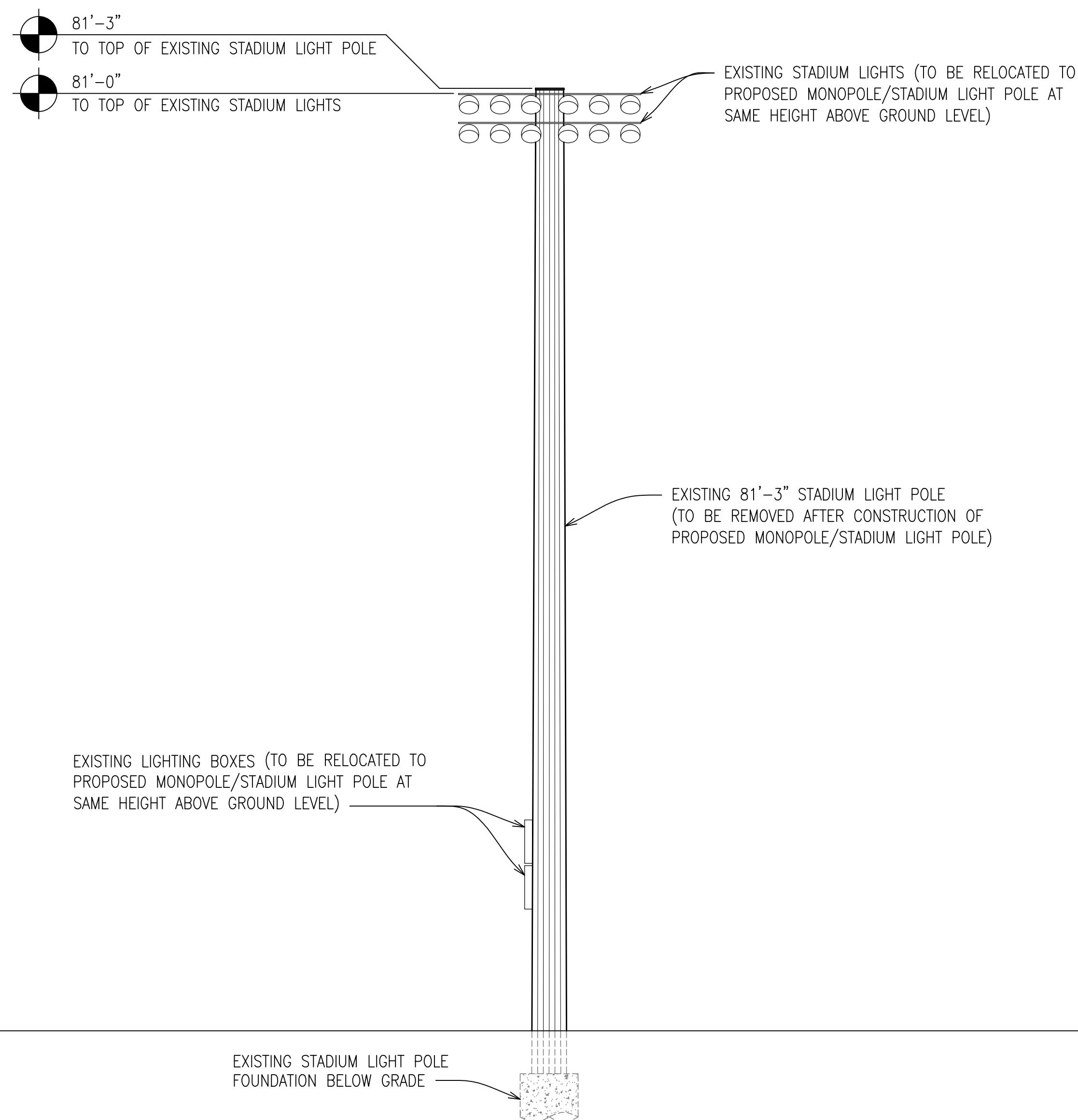
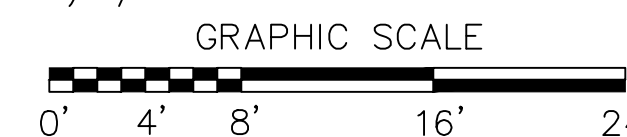
**SUP SITE PLAN**  
**CENTENNIAL HIGH SCHOOL**  
**LOT 1, BLOCK 1**  
**BURLESON HIGH SCHOOL - EAST**  
**VOLUME 10, PAGE 135-D,**  
**P.R.J.C.T.**  
**201 S. HURST ROAD**  
**BURLESON, TEXAS 76028**  
**JOHNSON COUNTY**

SHEET 3 OF 3



**1 PROPOSED MONOPOLE/LIGHT POLE ELEVATION**

SCALE: (34" X 22") 1/8"=1'-0"  
 SCALE: (17" X 11") 1/16"=1'-0"



**1 EXISTING LIGHT POLE ELEVATION**

SCALE: (34" X 22") 1/8"=1'-0"  
 SCALE: (17" X 11") 1/16"=1'-0"



**Planning & Zoning Commission Meeting**

**DEPARTMENT:** Development Services  
**FROM:** Emilio Sanchez, Development Services Assistant Director  
**MEETING:** August 27, 2024

**SUBJECT:**

216 W Eldred Street (Case 24-210): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from “SF7” Single-family dwelling district-7 to “CC” Central Commercial district for all of Lot 6, Block 30; Original Town of Burleson Addition. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

**SUMMARY:**

On July 8, 2024, an application was submitted by Derek Scheler (owner), to rezone approximately 0.132 acres of vacant land to CC, Central Commercial for the construction of a new multi-tenant building located in the Old Town Overlay.

**DEVELOPMENT OVERVIEW:**

The owner is proposing a “CC”, Central Commercial zoning district so that he can pursue the approvals necessary to construct a new multi-tenant building on the now vacant site. Previously there was a substandard vacant single-family home that was demolished in late 2021. The current “SF7” Single-family dwelling district is also within the Old Town Overlay district and new development is required to meet the overlay district standards.

**Zoning and Land Use Table**

|              | Zoning                 | Use                      |
|--------------|------------------------|--------------------------|
| Subject Site | SF7, Single-family 7   | Undeveloped, Residential |
| North        | CC, Central Commercial | Developed, Commercial    |
| East         | SF7, Single-family 7   | Developed, Residential   |
| South        | SF7, Single-family 7   | Developed, Residential   |
| West         | SF7, Single-family 7   | Developed, Commercial    |

The City's Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Old Town**. Development in the area should further the vision for a social and entertainment destination for the region. Typical uses include restaurants, offices, retail, personal services, community and educational services and mixed-use residential development. As Old Town continues to redevelop over time, the mix of uses and historic feel should be preserved and enhanced to support a pedestrian-friendly vibrant downtown.

Existing low-density, single-family residential (SF7) is suitable in the area, but the expansion should not be encouraged.

Development and redevelopment in this area are subject to the Old Town Overlay Standards.

The proposed zoning of CC, Central Commercial is in compliance with the corresponding zoning districts in the Comprehensive plan. This zoning request is a result of the need to construct a new multi-tenant building on the vacant lot. The proposed zoning will further the vision of the Old Town overlay by meeting the standards set forth in the district.

**Engineering:**

Engineering civil construction reviews will be required prior to the development of any additional development on the site.

**RECOMMENDATION:**

Approve a consideration of an approval of an ordinance for the zoning change request.

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

None

**REFERENCE:**

<https://ecode360.com/39939078#39939078>

**FISCAL IMPACT:**

None

**STAFF CONTACT:**

Emilio Sanchez  
Development Services Assistant Director  
[esanchez@burlesontx.com](mailto:esanchez@burlesontx.com)  
817-426-9686

# ZC – 216 W Eldred

**Location:**

- 216 W Eldred Street

**Applicant:**

Derek Scheler

**Item for approval:**

Zoning Change from "SF7" Single-family dwelling district-7 to "CC" Central Commercial district for all of Lot 6, Block 30; Original Town of Burleson Addition

(Case 24-207).



# Comprehensive Plan

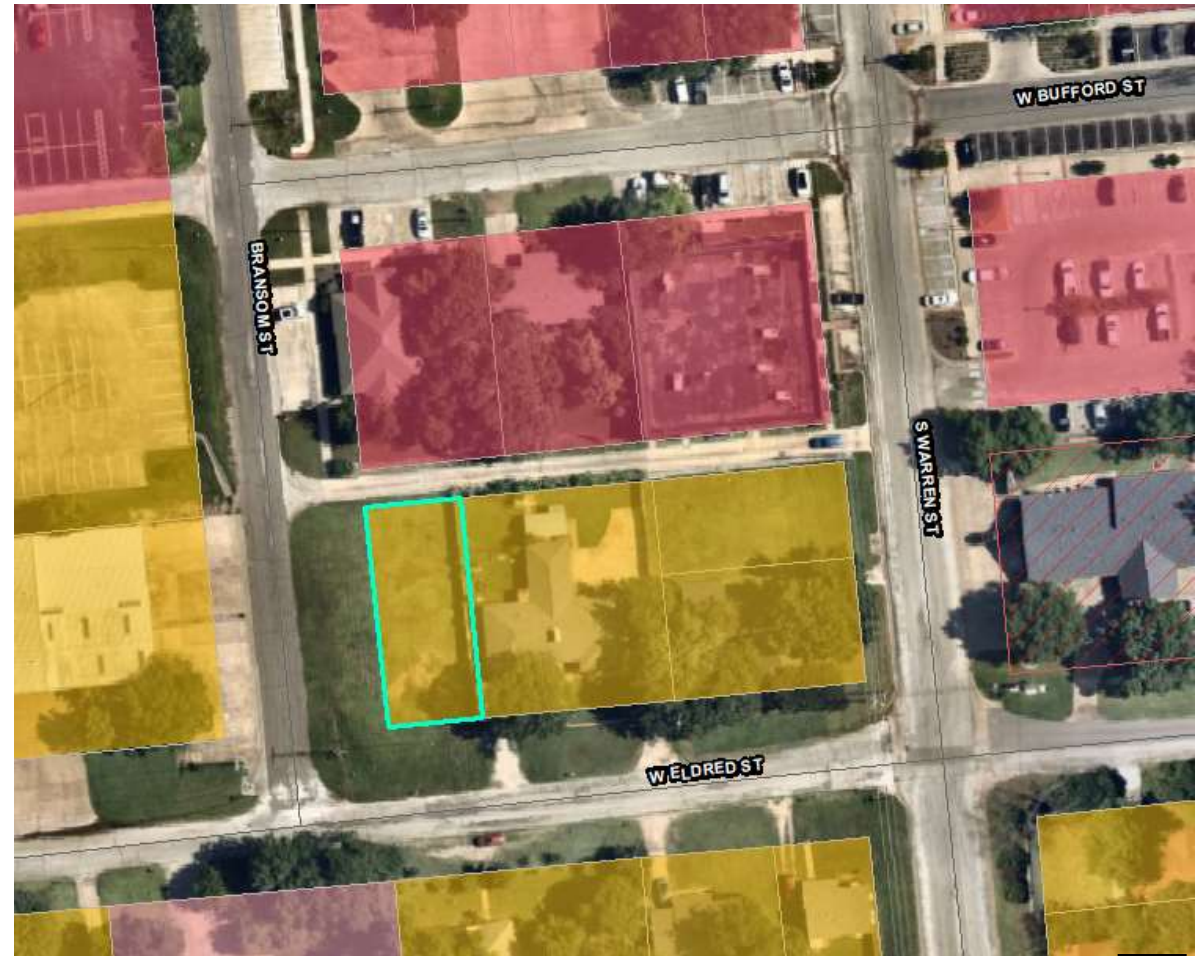
Old Town



# Zoning

Item B.

Single-family 7



# ZC – 216 W Eldred

## Public Hearing Notice

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

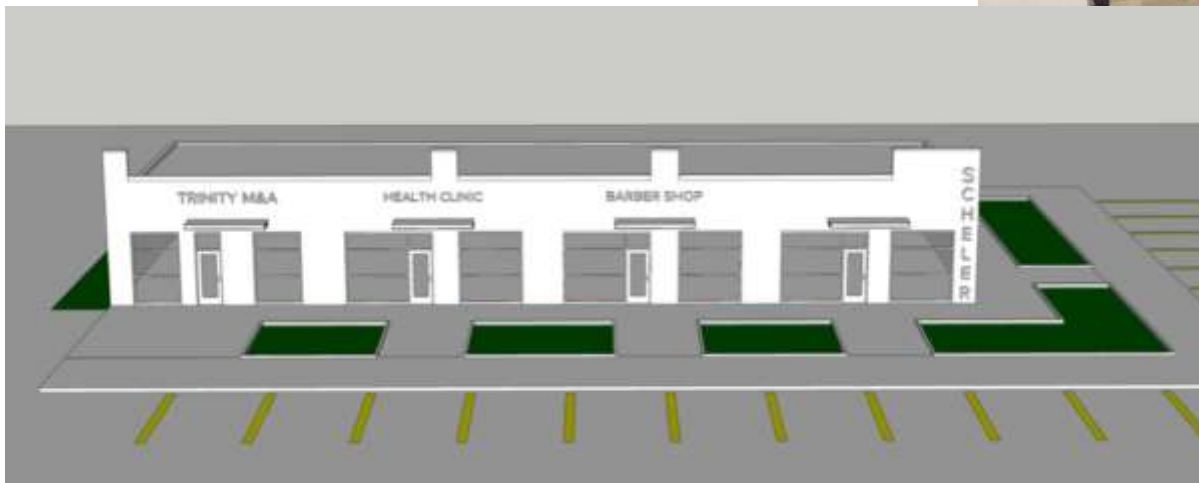


# ZC – 216 W Eldred

## Staff's Recommendation

Staff has determined that the requested zoning and use align with the Comprehensive Plan.

Staff recommends approval of the ordinance for a zoning change.





## 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 0.132 ACRES OF LAND BEING ALL OF LOT 6, BLOCK 30, ORIGINAL TOWN OF BURLESON, FROM SINGLE-FAMILY DWELLING DISTRICT 7(SF7) TO CENTRAL COMMERCIAL (CC); 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 **Derek Scheler (Owner)** on **July 8, 2024**, under **Case Number 24-210**, 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 **7 to 0** to recommend to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classification of **Single-Family Dwelling District 7 (SF7)** to **Central Commercial (CC)**; 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 **Single-Family Dwelling District 7 (SF7)**; 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**

The Zoning Ordinance and Map is hereby amended insofar as it relates to property being all of Lot 6, Block 30, Original Town of Burleson Addition as **described in Exhibit A**, by changing the zoning of said property from **Single-Family Dwelling District 7 (SF7)** to **Central Commercial (CC)** being further described and attached as **Exhibit A**.

**Section 2.**

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 3.**

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 4.**

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 5.**

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 6.**

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 7.**

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 8.**

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"**

