
Tuesday, January 14, 2025
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

Texas Pledge:

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

2. **CITIZEN APPEARANCES**

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

3. **CONSENT AGENDA**

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

A. Consider approval of the minutes from December 17, 2024 Planning & Zoning Commission meeting.

B. Forest Meadows Lot 22R (Case 24-232): Consider approval of a replat of Forest Meadows, Lot 22R1 and 22R2, addressed as 1801 CR 529. (Staff Contact: Lidon Pearce, Principal Planner)

C. Alsbury Addition (Case 24-276): Consider approval of a final plat for Alsbury Addition, Lot 3, Block 1; addressed as 1000 SW Alsbury BLVD (Staff Contact: Emilio Sanchez, Development Services Deputy Director)

4. **PUBLIC HEARING**

- A. 7430, 7350 and 7226 FM 1902 (Case 24-315): Hold a public hearing and consider a recommendation of disapproval for an ordinance for a zoning change request from "A", Agriculture to "PD" Planned Development for a proposed hybrid flex business park with commercial uses. (Staff Contact: Lidon Pearce, Principal Planner)
- B. 3301 N CR 810 (Case 24-329): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "A" Agricultural to "C" Commercial district for a proposed tractor trailer repair and tire service center. (Staff Contact: Lidon Pearce, Principal Planner)

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

7. **COMMUNITY INTERESTS ITEMS**

8. **EXECUTIVE SESSION**

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

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

9. **ADJOURN**

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

CERTIFICATE

I hereby certify that the above agenda was posted on this the 8th of January 2025, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the

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



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: January 14, 2025

SUBJECT:

Approve the minutes from December 17, 2024 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the December 17, 2024 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the December 17, 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
817-426-9611

PLANNING AND ZONING COMMISSION

December 17, 2024
MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Cobi Tittle
Ashley Brookman
Bill Janusch
Michael Tune (Chair)
Clint Faram
Brandon Crisp
Bobby Reading

Commissioners Absent

Michael Kurmes

Staff

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

REGULAR SESSION

1. Call to Order – 6:00 PM

Invocation – David Hadley

Pledge of Allegiance

Texas Pledge

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from December 3, 2024 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** HCCA Addition (Case 24-296): Consider approval of a final plat for Holy Cross Christian Academy HCCA Addition, Lot 1, Block 1; addressed as 390 County Road 715 (*Staff Contact: Emilio Sanchez, Development Services Assistant Director*)

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

Motion passed, 8-0. Commissioner Michael Kurmes was absent.

4. Public Hearing

None

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 – 6:01PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: January 14, 2025

SUBJECT:

Forest Meadows Lot 22R (Case 24-232): Consider approval of a replat of Forest Meadows, Lot 22R1 and 22R2, addressed as 1801 CR 529. (*Staff Contact: Lidon Pearce, Principal Planner*)

SUMMARY:

On August 5, 2024, an application for a replat was submitted by James Carroll (owner) for a replat of approximately 6.63 acres. The property is being subdivided from 1 lot (22R) into 2 lots (22R1 and 22R2) for the purpose of creating two single-family residential lots within the ETJ.

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

RECOMMENDATION:

Approve the replat for Forest Meadows, Lots 22R1 and 22R2.

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

June 7, 2016 – Amended plat for Lot 22R was approved by DAC.

REFERENCE:

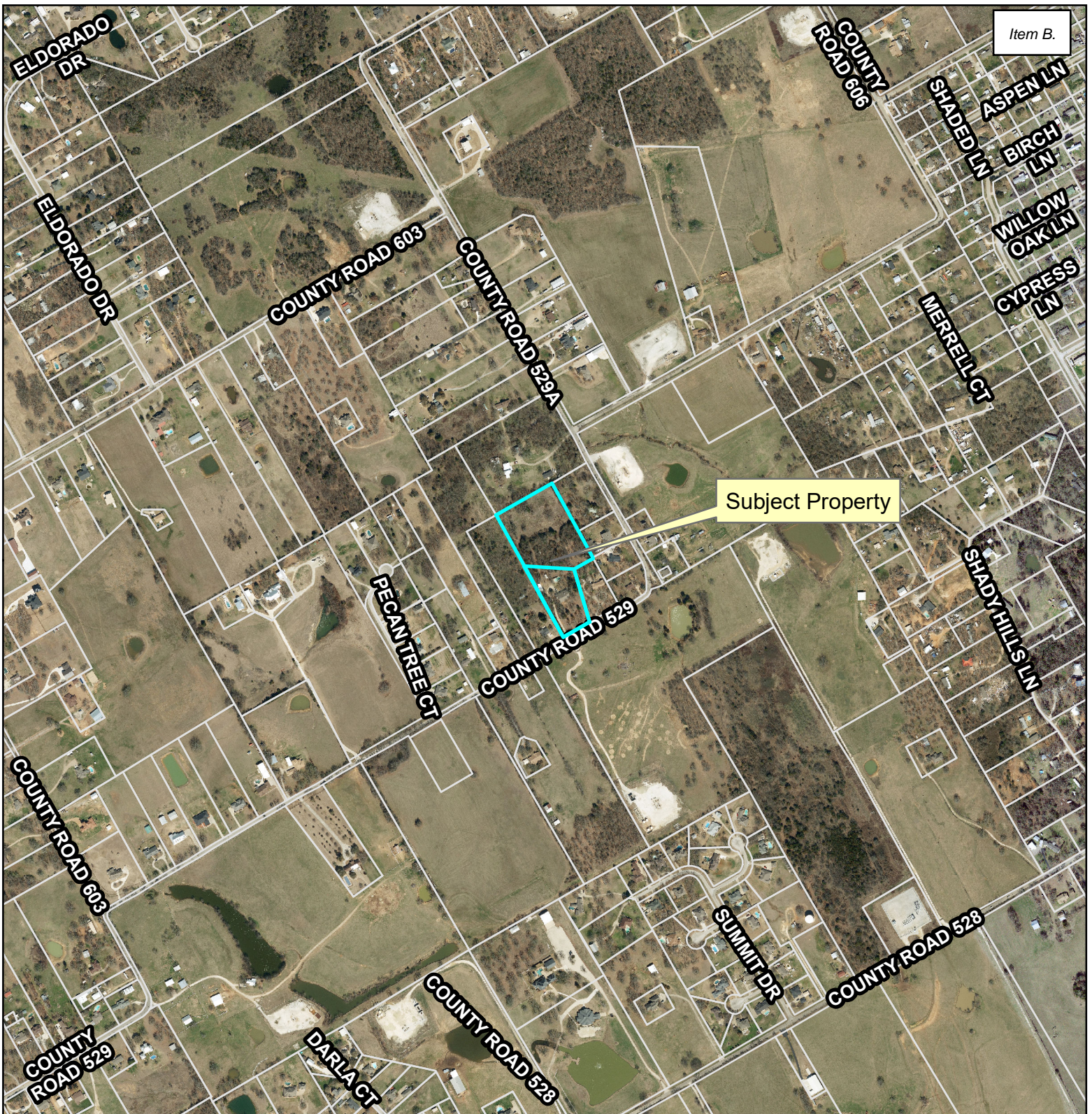
[City of Burleson, TX PLAT REQUIREMENTS \(ecode360.com\)](#)

FISCAL IMPACT:

None

STAFF CONTACT:

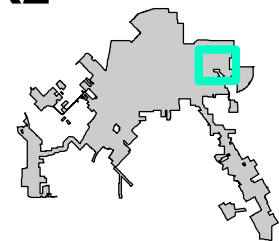
Lidon Pearce, CNU-A, AICP
Principal Planner
lpearce@burlesontx.com
817-426-9649



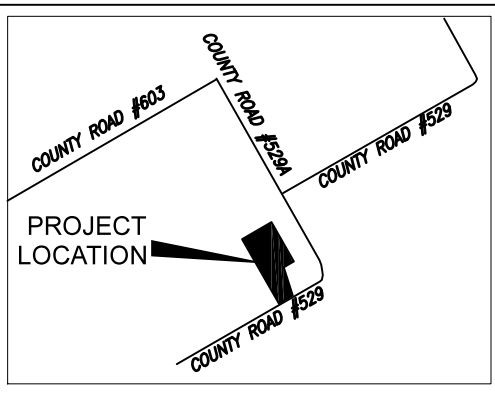
Forest Meadows; Lots 22R1 & 22R2

Replat

Case 24-232



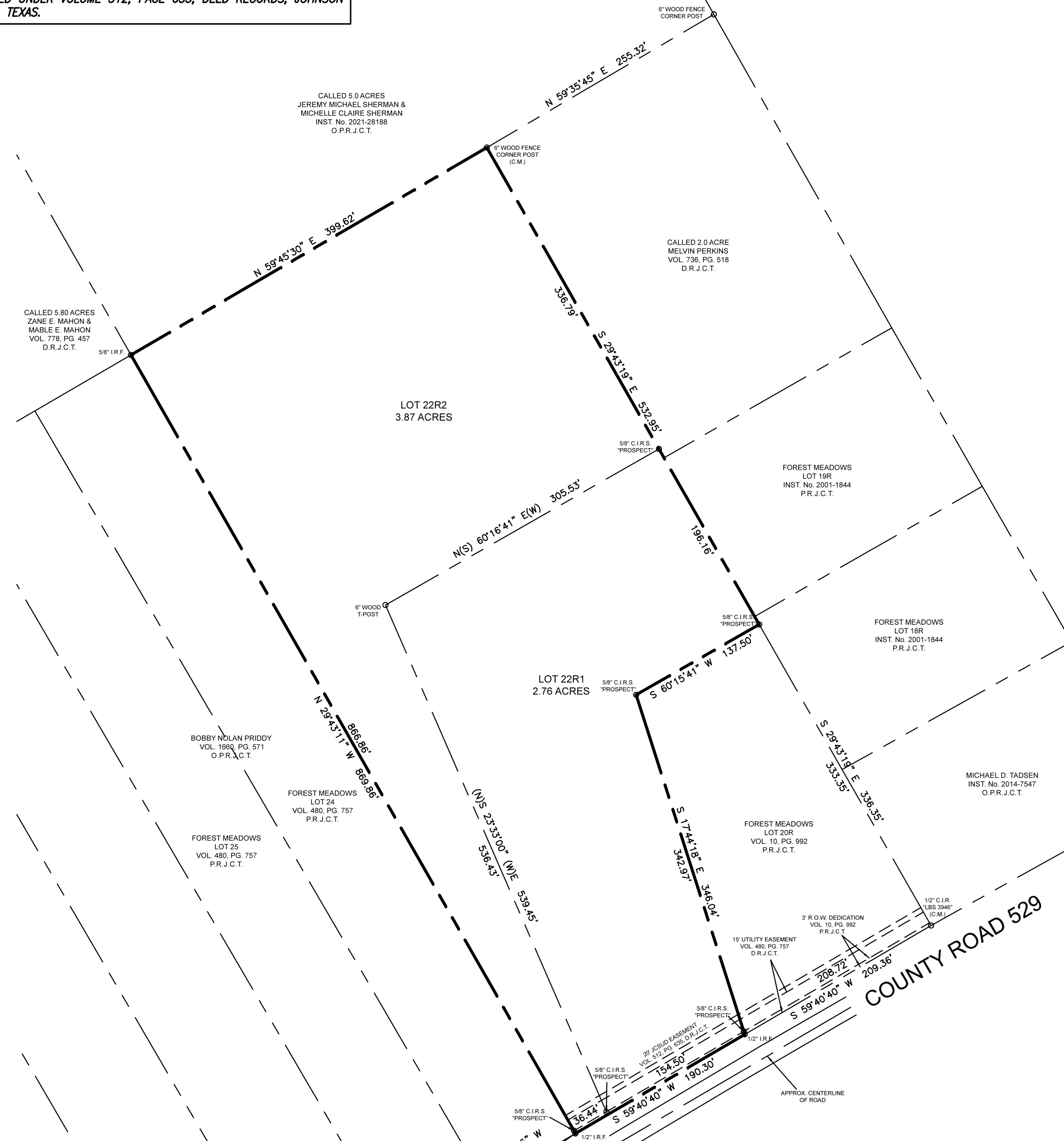
Vicinity Map



N.T.S.
OWNERS:
 CARROLL JAMES D & JACQUELINE
 1801 COUNTY ROAD 529
 BURLESON, TEXAS 76028

- NOTES:**
- 1) BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL TEXAS ZONE 4202, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.
 - 2) THE SOLE PURPOSE OF THIS PLAT IS TO CREATE LOT 22R1 & 22R2 FROM A 6.63 ACRE TRACT.
 - 3) THIS SUBDIVISION OR ANY PART THEREOF IS LOCATED IN THE BURLESON ETJ, JOHNSON COUNTY, TEXAS
 - 4) THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
 - 5) THE 20' BETHESDA WATER SUPPLY CORPORATION EASEMENT IS RECORDED UNDER VOLUME 512, PAGE 635, DEED RECORDS, JOHNSON COUNTY, TEXAS.

NOTE:
 THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.
 THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.
 NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.



- * LEGEND ***
- BM BENCHMARK
 - CIRF CAPPED IRON ROD FOUND
 - CIRS CAPPED IRON ROD SET
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - X-CUT "X" CUT ON CONCRETE
 - (CM) CONTROLLING MONUMENT
 - D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
 - P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
 - INST# INSTRUMENT NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - NO. NUMBER
 - R.O.W. RIGHT-OF-WAY
 - ESMT. EASEMENT
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - NTS NOT TO SCALE



PROSPECT SURVEYING

DRAWN BY: VAF JOB NO: 24-571

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

PRELIMINARY

Michael W. Myers, R.P.L.S.
 Texas Registration No. 5803
 Surveyed on the ground: 07/27/22

Private Sewage Facility

- 1) 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.
- 2) Inspections and/or acceptance of a private sewage facility by the 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.
- 3) A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

Duties of Developer/Property Owner

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which the property is located. The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or impose, impute or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County. Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices, or features portrayed hereon are actually existing on the property portrayed by this plat do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas, or the United States. Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

Flood Statement

- 1) According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0325J, effective date December 04, 2012, this property is located in zone "X", (Areas determined to be outside the flood plain).
- 2) The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low area, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".
- 3) Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
- 4) 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.
- 5) Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.
- 6) Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
- 7) Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.

FIRE HYDRANT NOTE:

THE NEAREST FIRE HYDRANT IS LOCATED A DISTANCE OF 520.80 FEET GOING IN THE SOUTHWEST DIRECTION, CROSSING THE STREET, FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACTS.

The Right-of-Way dedication is granted in fee simple to the Johnson County for use as storm water, public utility, pedestrian, or other purposes.

PRE DIRECTION	STREET NAME	STREET TYPE/ SUFFIX	R.O.W. (ACRES)
NORTHEAST	529	COUNTY ROAD	0.013 ACRES

Filing a Plat

- 1) It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other executor contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.
- 2) A purchaser may not use or occupy property described in a plat or replat of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

The approval and filing of a Plat which dedicates roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street or passageway set aside in this Plat shall be maintained by Johnson County, Texas in the absence of an express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County, Texas specifically identifying any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.

Indemnity

The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials, and employees of Johnson County from any and all claims of damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

Utility Easement

Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths, or improvements which in any way endanger or interfere with the construction or maintenance, or efficacy of its respective systems in any of the easements shown on the plat, and any public utility including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permissions of anyone.

APPROVED BY JOHNSON COUNTY COMMISSIONERS

COURT ON THE _____ DAY OF _____ 20____

COUNTY JUDGE

PLAT RECORDED IN:

INSTRUMENT #: _____ SLIDE _____

DATE: _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY

REPLAT

OF
LOT 22R1 & LOT 22R2
FOREST MEADOWS
 BEING A 6.63 ACRE TRACT OF LAND
 KNOWN ORIGINALLY AS
 LOT 22R OF FOREST MEADOWS
 SITUATED OUT OF THE
 MICHAEL S. HOFFMAN SURVEY, ABSTRACT No. 359,
 JOHNSON COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF JOHNSON:

LEGAL DESCRIPTION

WHEREAS, JAMES D. CARROLL & JACQUELINE CARROLL, ARE THE OWNERS OF THE ORIGINAL 6.63 ACRE TRACT OF LAND SITUATED OUT OF THE MICHAEL S. HOFFMAN SURVEY, ABSTRACT No. 359, JOHNSON COUNTY, TEXAS AND ORIGINALLY DESCRIBED AS LOT 22R OF FOREST MEADOWS, AN ADDITION TO JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 992, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BASIS OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, NORTH CENTRAL TEXAS ZONE 4202);

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER, BEING THE ORIGINAL SOUTHWEST CORNER OF SAID LOT 22R, AND IN THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 529. SAME BEING THE SOUTHEAST CORNER OF LOT 24 OF FOREST MEADOWS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 480, PAGE 757, PLAT RECORDS, JOHNSON COUNTY, TEXAS AND CONVEYED TO BOBBY NOLAN PRIDDY BY QUIT CLAIM DEED RECORDED IN VOLUME 1660, PAGE 571, DEED RECORDS, JOHNSON COUNTY, TEXAS FROM WHICH A 5/8" IRON ROD FOUND BEARING S59°34'55"W A DISTANCE OF 424.79 FEET CONTINUING FROM SAID IRON ROD ANOTHER 1/2" IRON ROD FOUND BEARING S59°34'55"W A DISTANCE OF 225.00 FEET;

THENCE N29°43'11"W, DEPARTING SAID COUNTY ROAD AND ALONG THE WEST LINE OF SAID CARROLL TRACT AND THE EAST LINE OF SAID PRIDDY TRACT, PASSING A 5/8" IRON ROD SET WITH CAP STAMPED "PROSPECT" AT A DISTANCE OF 3.00 FEET, IN TOTAL A DISTANCE OF 869.86 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER AND BEING THE NORTHEAST CORNER OF SAID PRIDDY TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 5.80 ACRE TRACT CONVEYED TO ZANE E. MAHON & MABLE E. MAHON BY WARRANTY DEED RECORDED IN VOLUME 778, PAGE 457, DEED RECORDS, JOHNSON COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER OF A CALLED 5.0 ACRE TRACT CONVEYED TO JEREMY MICHAEL SHERMAN & MICHELLE CLAIRE SHERMAN BY WARRANTY DEED RECORDED IN INSTRUMENT No. 2021-28188, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.);

THENCE N59°45'30"E, ALONG THE NORTH LINE OF SAID CARROLL TRACT AND THE SOUTH LINE OF SAID SHERMAN TRACT A DISTANCE OF 399.62 FEET TO A 6" WOOD FENCE POST FOUND FOR THE NORTHEAST CORNER AND BEING THE NORTHWEST CORNER OF A CALLED 2 ACRE CONVEYED TO MELVIN PERKINS BY WARRANTY DEED RECORDED IN VOLUME 736, PAGE 518, DEED RECORDS, JOHNSON COUNTY, TEXAS FROM WHICH A 6" WOOD FENCE CORNER POST FOUND BEARING N59°35'45"E A DISTANCE OF 255.32 FEET;

THENCE S29°43'19"E, ALONG THE EAST LINE OF SAID CARROLL TRACT AND THE WEST LINE OF SAID PERKINS TRACT, PASSING A 5/8" IRON ROD SET WITH CAP STAMPED "PROSPECT" A DISTANCE OF 336.79 FEET, IN TOTAL A DISTANCE OF 532.95 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "PROSPECT" TO A POINT FOR CORNER AND BEING THE NORTHEAST CORNER OF LOT 20R OF FOREST MEADOWS RECORDED IN VOLUME 10, PAGE 992, SAME BEING IN THE WEST LINE OF LOT 18R OF SAID FOREST MEADOWS RECORDED IN INSTRUMENT No. 2001-1844, PLAT RECORDS, JOHNSON COUNTY, TEXAS FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "LBS 3946" FOUND BEARING S29°43'19"E A DISTANCE OF 336.35 FEET;

THENCE S60°15'41"W, ALONG THE SOUTH LINE OF SAID CARROLL TRACT AND THE NORTH LINE OF SAID LOT 20R, A DISTANCE OF 137.50 FEET TO A 5/8" IRON ROD SET WITH CAP STAMPED "PROSPECT" FOR A POINT FOR CORNER AND BEING THE NORTHWEST CORNER OF SAID LOT 20R;

THENCE S17°44'18"E, CONTINUING ALONG SAID COMMON LINE, PASSING A 5/8" IRON ROD SET WITH CAP STAMPED "PROSPECT" AT 342.97 FEET, IN TOTAL A DISTANCE OF 346.04 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER AND IN SAID NORTHWEST RIGHT-OF-WAY LINE, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 20R;

THENCE S59°40'40"W, ALONG THE SOUTH LINE OF SAID CARROLL TRACT AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 190.30 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 6.63 ACRES (289,028.62 SQ. FT.) MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, JAMES D. CARROLL & JACQUELINE CARROLL, do (does) hereby adopt this plat designating the herein above-described property as LOT 22R1 & LOT 22R2 of FOREST MEADOWS, an addition to Johnson County, Texas and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon.

WITNESS, my hand, this the ____ day of _____, 20____.

By

James D. Carroll, Owner

Jacqueline Carroll, Owner

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared JAMES D. CARROLL & JACQUELINE CARROLL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

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

James D. Carroll, Owner

Jacqueline Carroll, Owner

NOTARY PUBLIC in and for the STATE OF _____

NOTARY PUBLIC in and for the STATE OF _____

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES: _____

* LEGEND *

- BM BENCHMARK
CIRF CAPPED IRON ROD FOUND
CIRS CAPPED IRON ROD SET
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
X-CUT "x" CUT ON CONCRETE
(CM) CONTOLLING MONUMENT
D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
INST# INSTRUMENT NUMBER
VOL. VOLUME
PG. PAGE
NO. NUMBER
R.O.W. RIGHT-OF-WAY
ESMT. EASEMENT
POC POINT OF COMMENCING
POB POINT OF BEGINNING
NTS NOT TO SCALE

9231 BOAT CLUB RD., FORT WORTH TX 76179
PH: 817-999-7385 FIRM NO. 10194267



PROSPECT SURVEYING

DRAWN BY: VAF JOB NO: 24-571

NOTE:

-THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.

-THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.

-NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.

-THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON XXXXXXXX1 TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND FIRE HYDRANT(S) TO BE INSTALLED FOR FIRE PROTECTION.

-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.

-THE FIRE LANE SHALL BE 24 FOOT IN WIDTH WITH 30 FOOT INSIDE RADII AND 54' OUTSIDE RADII. 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.

-FOR ALL SINGLE-FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOMES 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.

-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.

-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 THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.

-THE MINIMUM FIRE FLOW AND FLOW DURATION FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED IN THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.

-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.

-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.

-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.

-BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

-THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

-JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

-JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

-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 SYSTEM)

Item B.

-ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.

-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.

-ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.

REPLAT

OF

LOT 22R1 & LOT 22R2

FOREST MEADOWS

BEING A 6.63 ACRE TRACT OF LAND

KNOWN ORIGINALLY AS

LOT 22R OF FOREST MEADOWS

SITUATED OUT OF THE

MICHAEL S. HOFFMAN SURVEY, ABSTRACT No. 359, JOHNSON COUNTY, TEXAS

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED: I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof. PRELIMINARY Michael W. Myers, R.P.L.S. Texas Registration No. 5803 Surveyed on the ground: 07/27/22

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Assistant Director

MEETING: January 14, 2025

SUBJECT:

Alsbury Addition (Case 24-276): Consider approval of a final plat for Alsbury Addition, Lot 3, Block 1; addressed as 1000 SW Alsbury BLVD (*Staff Contact: Emilio Sanchez, Development Services Deputy Director*)

SUMMARY:

On September 16, 2024, an application for a Final Plat was submitted by Priya Acharya with Wier & Associates, INC. (applicant) on behalf of Texas Health Huguley Hospital, INC. (owners) for a final plat of approximately 1.853 acres. The property is being platted into 1 lot for the construction of a new medical office building.

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

RECOMMENDATION:

Approve the Final Plat for Alsbury Addition, Lot 3, BLK 1

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

None

REFERENCE:

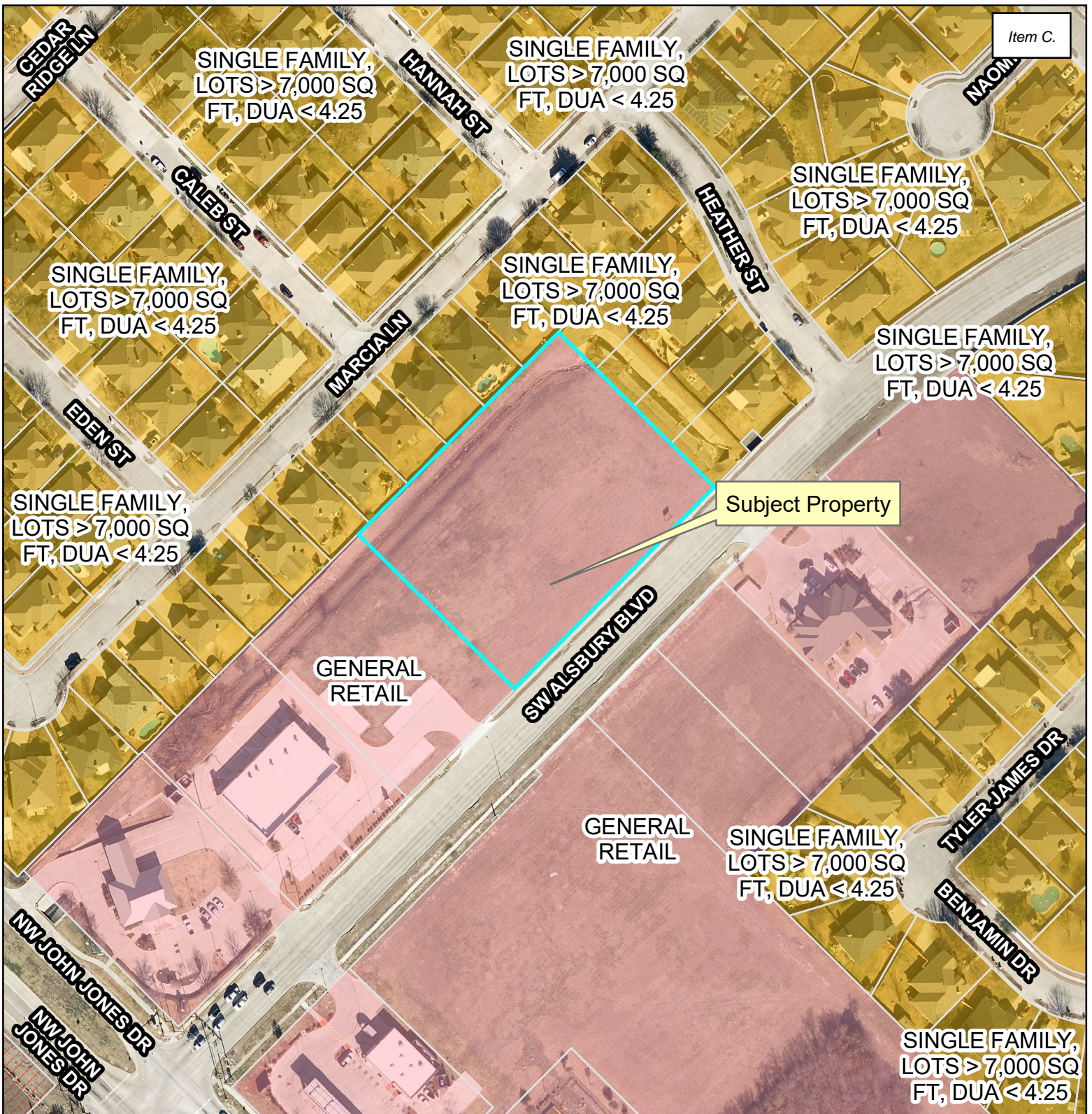
[City of Burleson, TX PLAT REQUIREMENTS:
§ 3.6 Replat. \(ecode360.com\)](#)

FISCAL IMPACT:

None

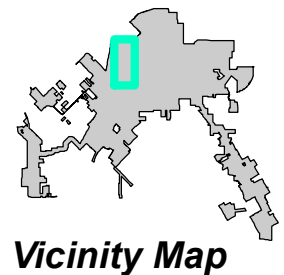
STAFF CONTACT:

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



**Alsbury Addition
Final Plat
Case 24-276**

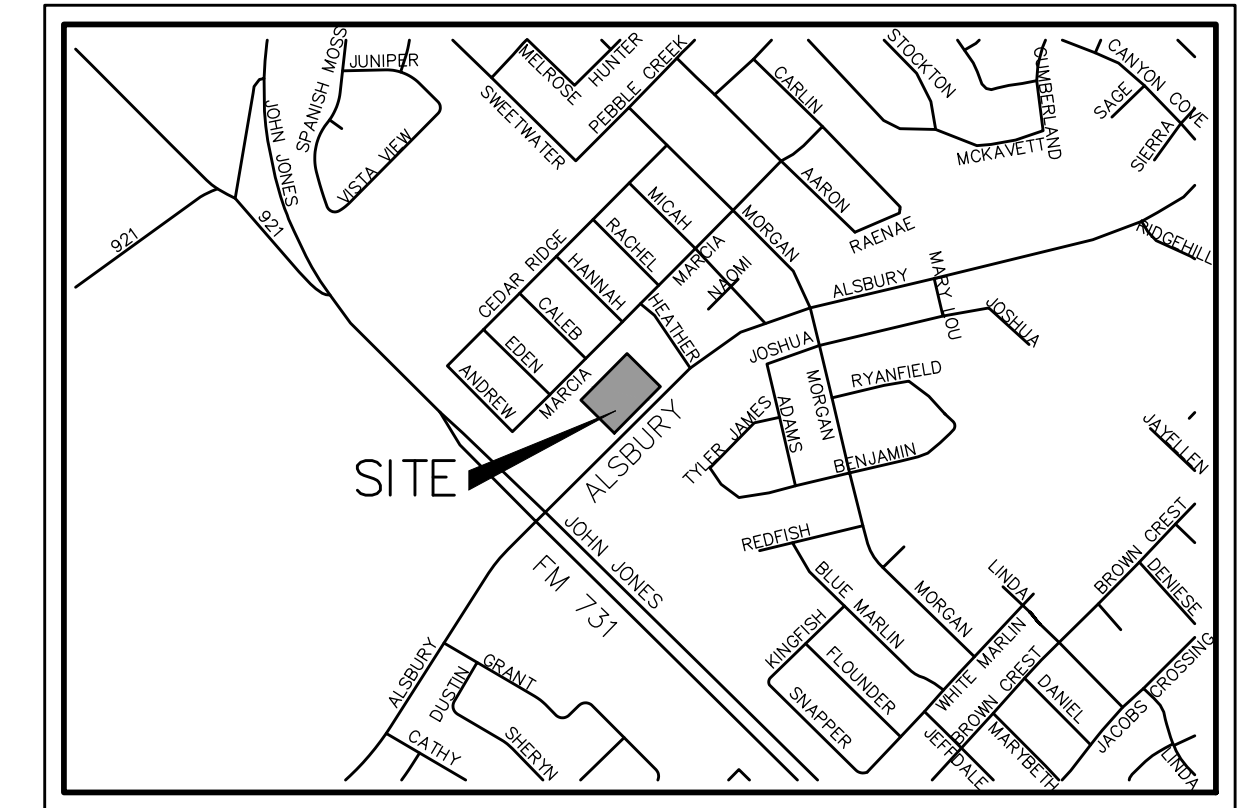
THE CITY OF
BURLESON
TEXAS



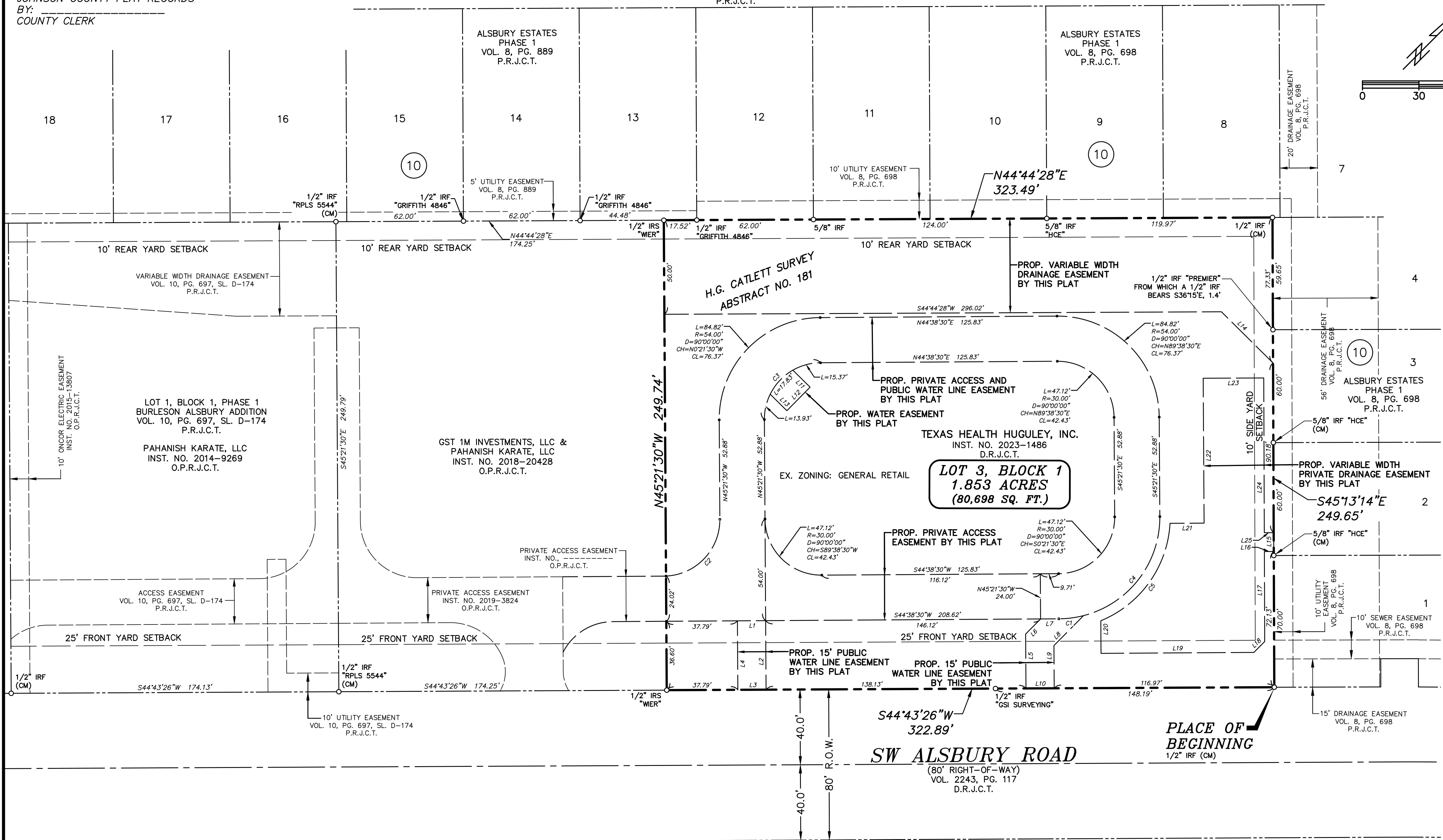
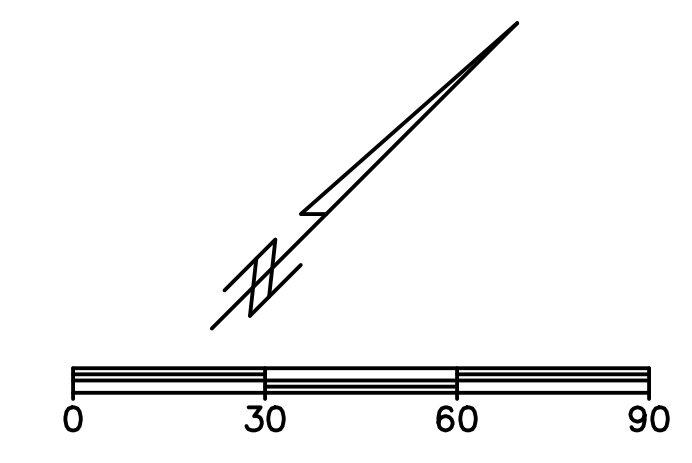
MARCIA LANE

(50' RIGHT-OF-WAY)
VOL. 8, PG. 698
P.R.J.C.T.

PLAT FILED _____ 2024.
SLIDE _____ VOL. _____ PG. _____
JOHNSON COUNTY PLAT RECORDS
BY: _____
COUNTY CLERK



VICINITY MAP
NOT TO SCALE



Tables for EASEMENT LINE TABLE, EASEMENT CURVE TABLE, and LEGEND. Includes notes on bearings, distances, and curve data.

- 1. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0065J DATED DECEMBER 4, 2012 THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- 2. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC.
- 3. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- 4. 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.
- 5. THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR USE OF ANY STORM WATER 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 3, BLOCK 1, ABUTTING, ADJACENT OR SERVED BY THE IMPROVEMENTS THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS.
- 6. 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 3, BLOCK 1, ABUTTING, ADJACENT OR SERVED BY THE FEATURE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID FEATURE.
- 7. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
- 8. THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE PRIVATE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN, ALONG, UPON, AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF BURLESON, ITS AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON, AND ACROSS SAID PREMISES. MAINTENANCE OF PRIVATE ACCESS EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

STATE OF TEXAS
COUNTY OF JOHNSON
BEING A TRACT OF LAND LOCATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 181, JOHNSON COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO BURLESON/ALSBURY JOINT VENTURE, RECORDED IN VOLUME 2289, PAGE 591, 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 IN THE NORTHWEST RIGHT-OF-WAY LINE OF SOUTHWEST ALSBURY ROAD (80' RIGHT-OF-WAY), SAID IRON ROD BEING THE SOUTH CORNER OF LOT 1, BLOCK 10, ALSBURY ESTATES PHASE 1, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 698, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.);
THENCE S 44°43'26" W, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SOUTHWEST ALSBURY ROAD, 322.89 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", BEING THE EAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO GST 1M INVESTMENTS, LLC AND PAHANISH KARATE, LLC, RECORDED IN INSTRUMENT NO. 2018-20428, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" BEARS S 44°43'26" W, 174.25 FEET, SAID IRON ROD BEING THE SOUTH CORNER OF SAID GST 1M INVESTMENTS TRACT AND THE EAST CORNER OF LOT 1, BLOCK 1, BURLESON ALSBURY ADDITION, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 697, SLIDE D-174, P.R.J.C.T.;
THENCE N 45°21'30" W, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID SOUTHWEST ALSBURY ROAD, ALONG THE NORTHEAST LINE OF SAID GST 1M INVESTMENTS TRACT, 249.74 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC" IN THE SOUTHEAST LINE OF LOT 13, BLOCK 10 OF SAID ALSBURY ESTATES PHASE 1, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" BEARS S 44°43'26" W, 174.25 FEET, SAID IRON ROD BEING THE WEST CORNER OF SAID GST 1M INVESTMENTS TRACT AND THE NORTH CORNER OF SAID LOT 1, BLOCK 1, BURLESON ALSBURY ADDITION;
THENCE N 44°44'28" E, ALONG A SOUTHWEST LINE OF SAID BLOCK 10, A DISTANCE OF 323.49 FEET TO A 1/2" IRON ROD FOUND, BEING THE WEST CORNER OF LOT 4 OF SAID BLOCK 10;
THENCE S 45°13'14" E, ALONG A SOUTHWEST LINE OF SAID BLOCK 10, A DISTANCE OF 249.65 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.853 ACRES (80,698 SQUARE FEET) OF LAND, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS
THAT WE, TEXAS HEALTH HUGULEY, INC., OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 3, BLOCK 1, ALSBURY ADDITION, 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 GROUWTHS 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 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 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

SURVEYOR'S STATEMENT
I, AARON L. STRINGFELLOW, 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 SUPERVISION.
AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS No. 6373
E-MAIL: AARONLS@WierAssociates.com

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

OWNER / DEVELOPER
TEXAS HEALTH HUGULEY HOSPITAL, INC.
11801 S FREEWAY
FORT WORTH, TEXAS 76115
CONTACT: PENNY JOHNSON
PH: (817) 551-2704
EMAIL: PENNY.JOHNSON@ADVENTHEALTH.COM
SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
CONTACT: AARON L. STRINGFELLOW, R.P.L.S.
PH: (817) 467-7700
EMAIL: AARONS@WIERASSOCIATES.COM

FINAL PLAT
LOT 3, BLOCK 1
ALSBURY ADDITION
AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS
BEING 1.853 ACRES OF LAND LOCATED IN THE
H. G. CATLETT SURVEY, ABSTRACT NO. 181,
JOHNSON COUNTY, TEXAS
CASE NO.: FP24-276
PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006
5518 QUARTERS DR., SUITE 15 PLANO, TEXAS 75224
Texas Firm Registration No. F-2773 www.WierAssociates.com (817) 467-7700
Texas Board of Professional Land Surveying Registration No. 10033900
SHEET 1 OF 1
DATE: 12/5/2024
W.A. No. 22104

PRINTED: 12/5/2024 1:16 PM STB FILE: WER-SURVEY.STB LAST SAVED: 12/5/2024 1:16 PM SAVED BY: LUISG FILE: FINAL PLAT--22104.DWG

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: January 14, 2025

SUBJECT:

7430, 7350 and 7226 FM 1902 (Case 24-315): Hold a public hearing and consider a recommendation of disapproval for an ordinance for a zoning change request from “A”, Agriculture to “PD” Planned Development for a proposed hybrid flex business park with commercial uses. (Staff Contact: Lidon Pearce, Principal Planner)

SUMMARY:

On October 14, 2024, an application for a zoning change request was submitted by Grant Decker with Kimley-Horn with authorization from Richard Hawpe (property owner) for a zoning change request of approximately 16.343 acres for a future hybrid flex business park with commercial uses as outlined in the proposed ordinance attached as Exhibit 3.

DEVELOPMENT OVERVIEW:

The property is currently zoned A, Agriculture and will require platting and commercial site plan review and approvals if the zoning request is approved. Traffic and drainage studies would occur with the site plan and engineering civil construction. This request is to develop commercial, retail, office, warehouse and industrial flex pad sites at the intersection of FM 1903 and CR 913. The site is approximately 0.7 miles north of Caddo Grove Elementary and RC Loftin Middle School.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	A, Agricultural	Undeveloped / residential
East	A, Agricultural	Undeveloped
South	A, Agricultural	Undeveloped / residential
West	A, Agricultural	Undeveloped

This site is designated in the Comprehensive Plan as Neighborhoods

The Neighborhoods 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. The following non-residential uses may be appropriate at certain locations: NS, Neighborhood Services and GR, General Retail.

Staff has determined the uses contained within the proposed PD, Planned Development zoning ordinance do not align with the Comprehensive Plan.

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.

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

N/A

REFERENCE:

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

FISCAL IMPACT:

None

STAFF CONTACT:

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

ZC – 7226 FM 1902

Location:

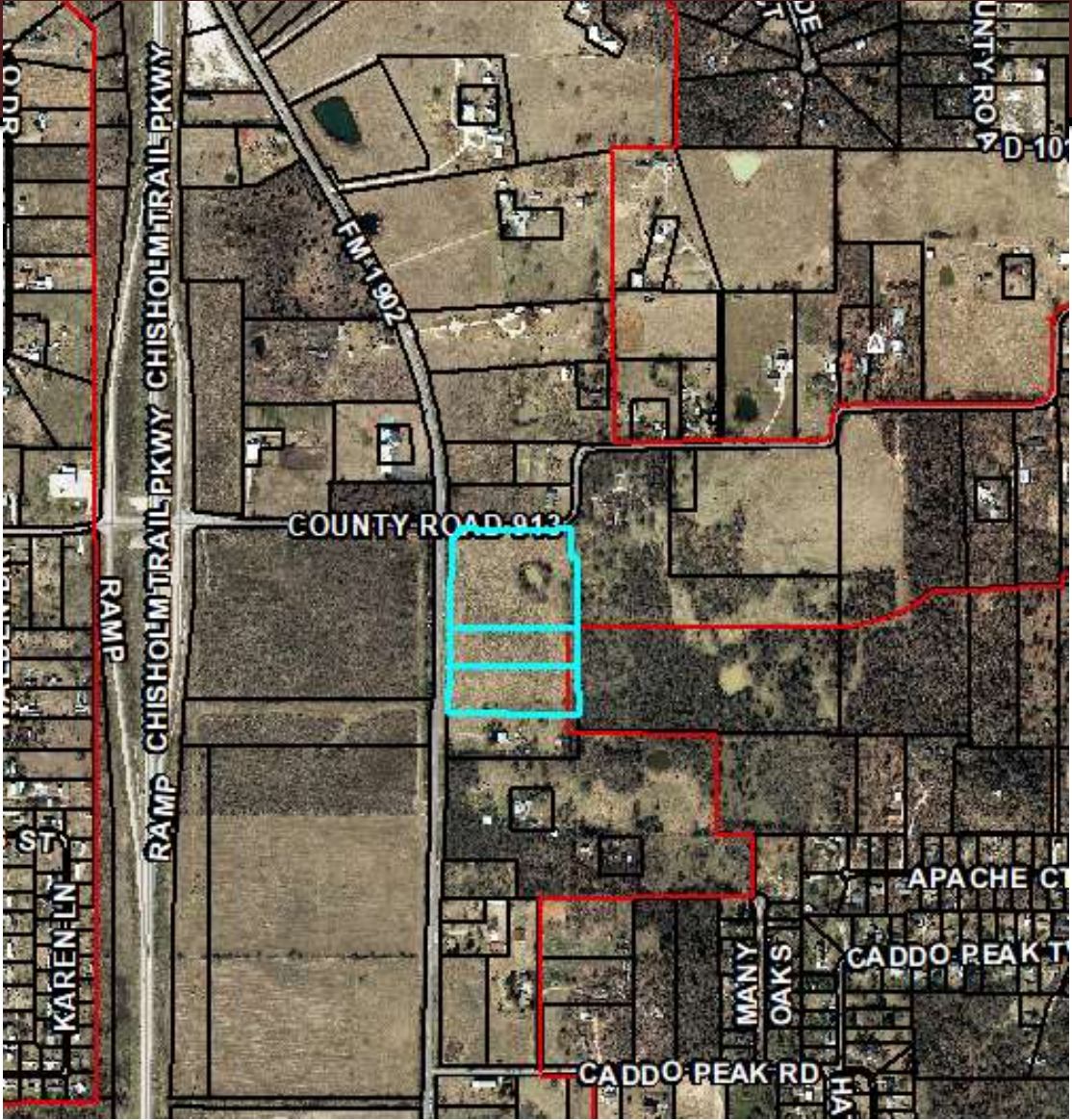
- SE Intersection of FM 1902 / CR 913
- 41.54 acres

Applicant:

Grant Decker (Kimley-Horn)
Richard Hawpe (Owner)

Item for approval:

Zoning Change from "A" Agriculture to "PD" Planned Development (Case 24-315)



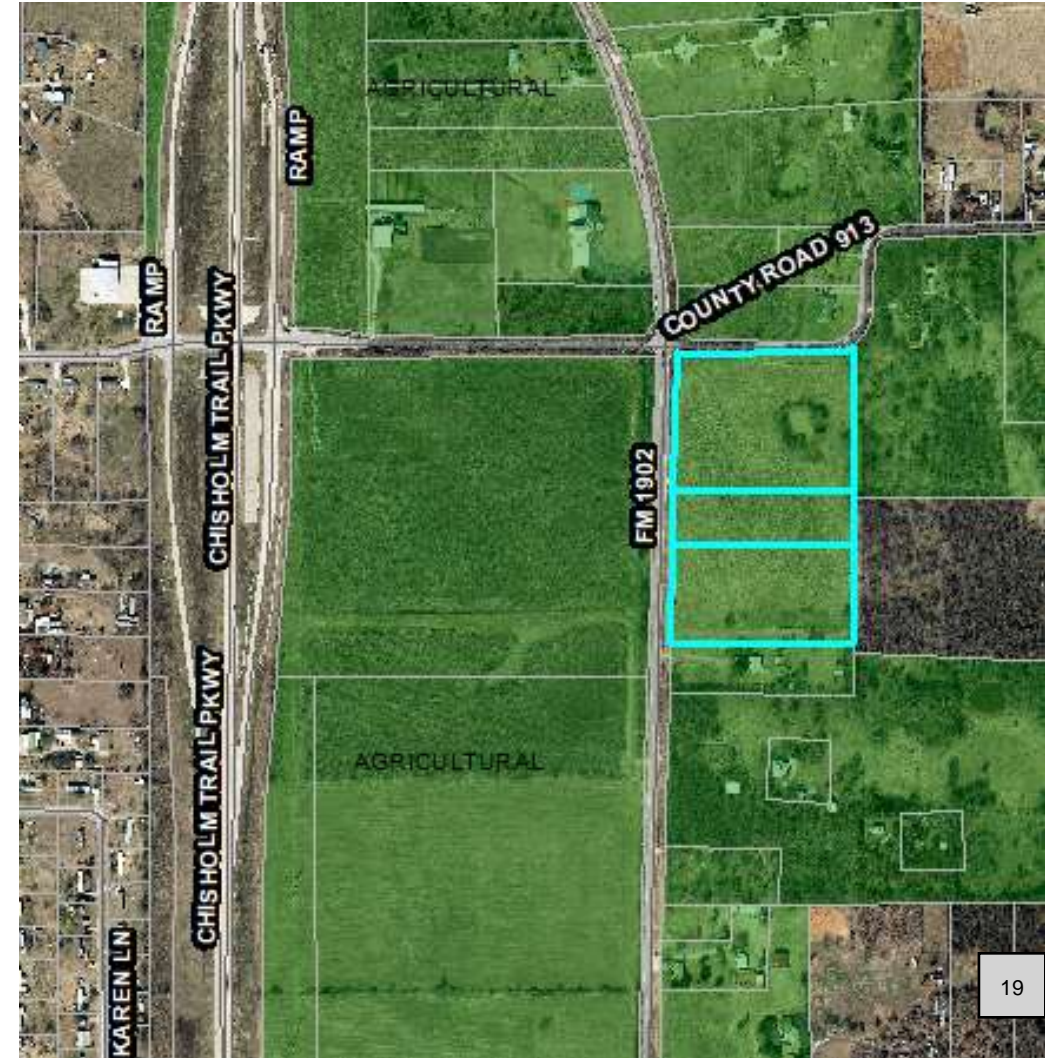
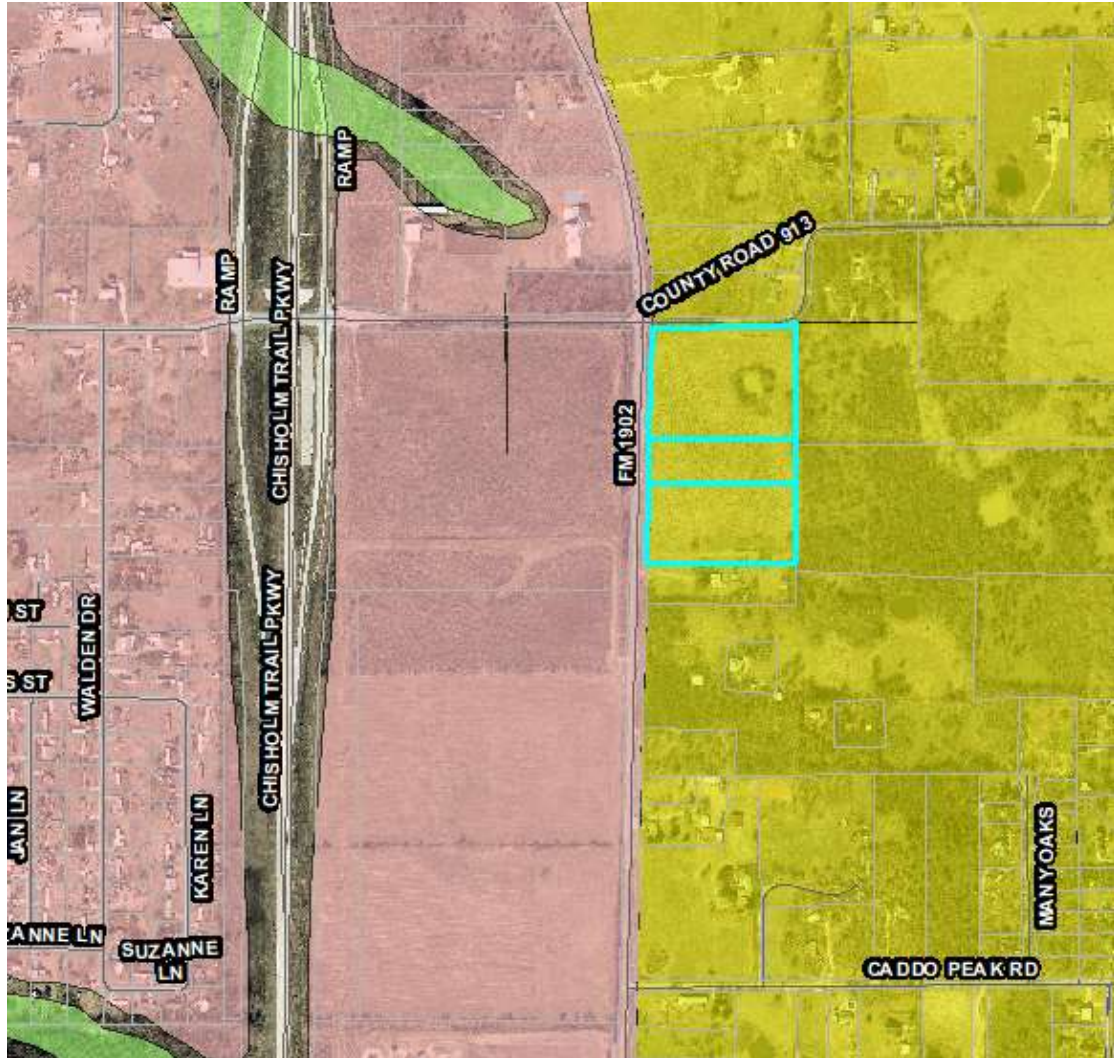
Comprehensive Plan

Neighborhoods

Zoning

A, Agriculture

Item A.



ZC – 7226 FM 1902

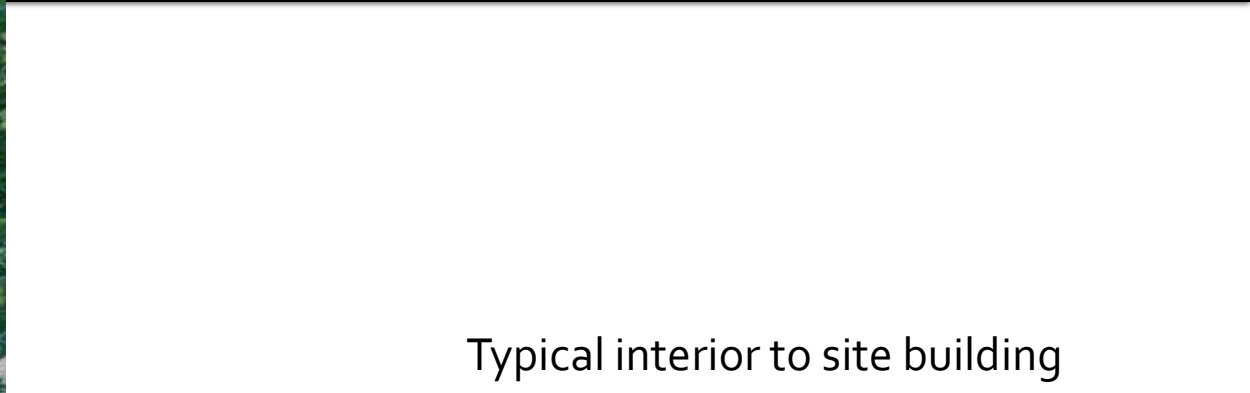
Conceptual site plan provided by applicant



ZC – 7226 FM 1902



Typical building view from FM 1902



Typical interior to site building



Conceptual (visual reference only)

ZC – 7226 FM 1902

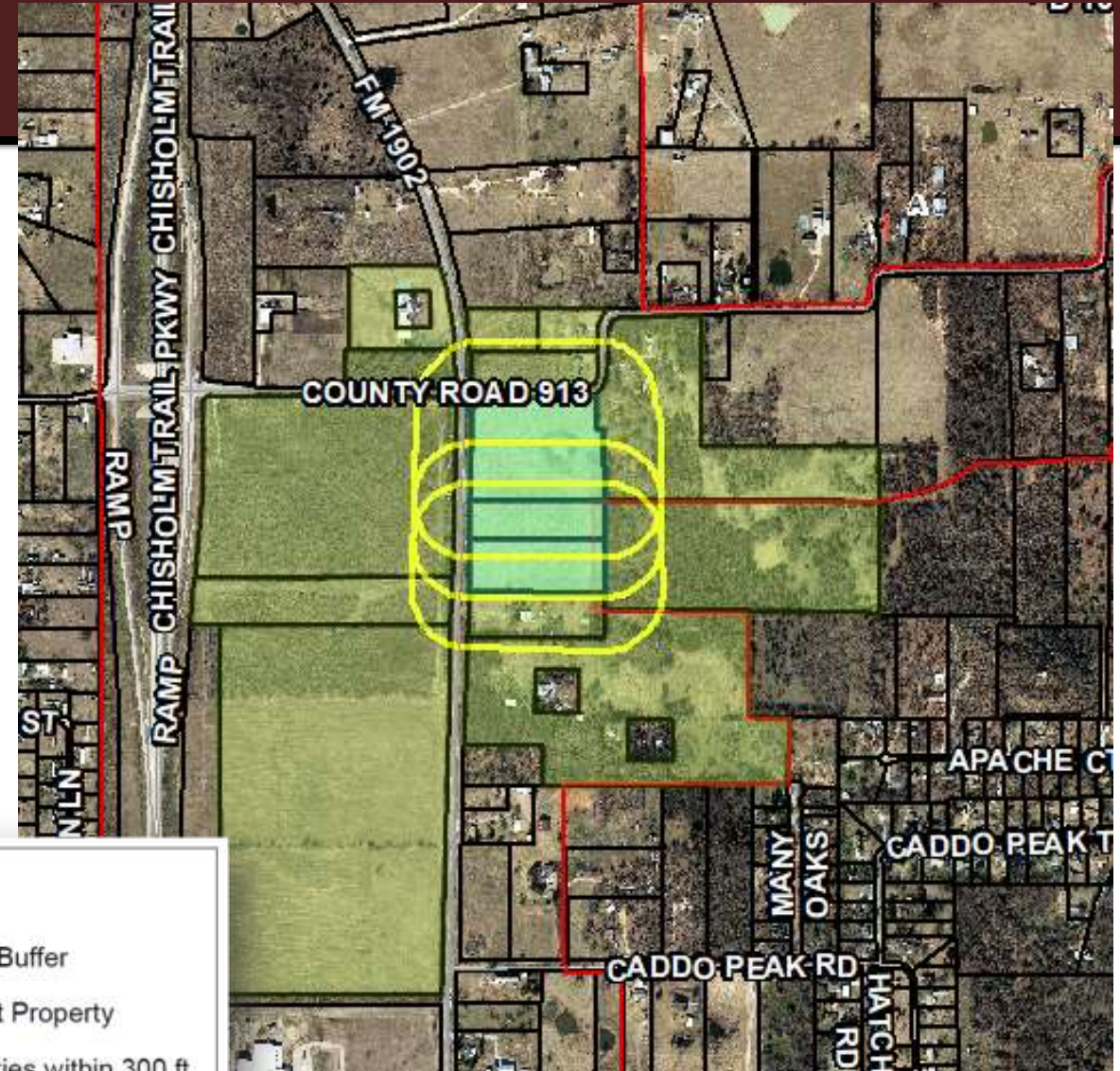
Allowed Uses	SUP required	Prohibited Uses
Antique shops and art galleries	Liquor Store	Auto impound or auto salvage, sales (outdoor) and rental
Auto sales (indoor), Auto glass, seat cover, or muffler shop	Meat processing or manufacturing (retail only)	Asphalt/concrete batching – Sand/gravel extraction
Contractors office		Brick kiln or tile plan
Office; business, tech, medical or dental		Landfill
Mini warehouse		Livestock auction
Restaurant and retail		Sexually Oriented Business
Studio; health, music, dance, fitness		Tattoo Studio
Trade school		Manufactured home sales, assembly

Full list of allowed and prohibited uses contained within ordinance


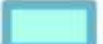
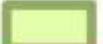

ZC – 7226 FM 1902

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



Legend

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

ZC – 7226 FM 1902

Staff's Recommendation

- Staff recommends disapproval of an ordinance for the zoning change request to “PD” Planned Development
- Does not conform with the Comprehensive Plan



Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 16.343 ACRES TOTAL; 16.343 OF SAID ACRES BEING A TRACT OF LAND SITUATED A TRACT OF LAND SITUATED IN THE J.M. MCKINSEY SURVEY, ABSTRACT NO. 610, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO RICHARD M. HAWPE IN THAT DEED RECORDED IN VOLUME 1357, PAGE 354, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MARY HAWPE, LIFE ESTATE ONLY THAT DEED RECORDED IN VOLUME 1357, PAGE 358, D.R.J.C.T., TOGETHER WITH A PORTION OF A TRACT OF LAND CONVEYED TO WILLIAM ROLLEN HAWPE IN THAT DEED RECORDED IN VOLUME 2098, PAGE 123, D.R.J.C.T., LOCATED AT THE INTERSECTION OF FM 1902 AND CR 1019, CITY OF BURLESON, JOHNSON COUNTY, TEXAS FROM THE DEFAULTED "A" AGRICULTURE 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 **Grant Decker** on **October 14, 2024**, under **Case Number 24-315**, 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 0 to recommend XXX to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **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 **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 described as 16.343 of said acres being a tract of land situated in the J.M. McKinsey survey, Abstract No. 610, Johnson County, Texas, included on Exhibit A, from Agriculture to PD, Planned Development District which are incorporated herein as Exhibit B, being attached hereto and incorporated herein by reference for all purposes.

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 & LEGALITY:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

Exhibit A
Property Description

A TRACT OF LAND SITUATED IN THE J.M. MCKINSEY SURVEY, ABSTRACT NO. 610, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO RICHARD M. HAWPE IN THAT DEED RECORDED IN VOLUME 1357, PAGE 354, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT TRACT OF LAND CONVEYED TO MARY HAWPE, LIFE ESTATE ONLY IN THAT DEED RECORDED IN VOLUME 1357, PAGE 358, D.R.J.C.T., TOGETHER WITH A PORTION OF A TRACT OF LAND CONVEYD TO WILLIAM ROLLEN HAWPE IN THAT DEED RECORDED IN VOLUME 2098, PAGE 123, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY NO. 1902 (80' R-0-W) FOR THE SOUTHWESTERLY CORNER OF SAID MARY HAWPE, LIFE ESTATE ONLY TRACT AND FOR THE NORTHWESTERLY CORNER OF SAID WILLIAM ROLLEN HAWPE TRACT;

THENCE ALONG SAID RIGHT-OF-WAY LINE N 01°22'39" E, A DISTANCE OF 687.55 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 2904.79 FEET, WHOSE LONG CHORD BEARS N 01°19'24" E, 5.49 FEET;

THENCE WITH SAID TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 00°06'30", AN ARC LENGTH OF 5.49 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 52°30'39" E, A DISTANCE OF 64.54 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE N 00°19'21" W, A DISTANCE OF 16.57 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 913 (VARIABLE R-0-W) FOR THE MOST NORTHWESTERLY CORNER OF SAID RICHARD M. HAWPE TRACT;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF SAID RICHARD M. HAWPE TRACT S 89°35'21" E, A DISTANCE OF 607.21 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" FOR THE MOST NORTHEASTERLY CORNER OF SAID RICHARD M. HAWPE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS N 89°50'16" W, 1.69 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY LINE OF SAID RICHARD M. HAWPE TRACT S 00°05'21" E, A DISTANCE OF 164.64 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 89°54'39" E, A DISTANCE OF 33.66 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID RICHARD M. HAWPE TRACT, ALONG THE EASTERLY LINE OF SAID MARY HAWPE, LIFE ESTATE ONLY TRACT, AND ALONG THE EASTERLY LINE OF SAID WILLIAM ROLLEN HAWPE TRACT S 00°05'21" E, A DISTANCE OF 861.34 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544":

THENCE LEAVING SAID EASTERLY LINE N 89°01'02" W, A DISTANCE OF 716.80 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN SAID EASTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY NO. 1902 AND IN THE WESTERLY LINE OF SAID WILLIAM ROLLEN HAWPE TRACT;

THENCE N 01'22'39" E ALONG SAID RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, A DISTANCE OF 269.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.343 ACRES OF LAND, MORE OR LESS.

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0160J 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.

BASIS OF BEARINGS:

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

EASEMENT NOTES:

1. 20' RIGHT-OF-WAY EASEMENT GRANTED TO WEST PRAIRIE WATER SUPPLY CORPORATION RECORDED IN VOLUME 531, PAGE 525, DEED RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE FROM RECORD.
2. RIGHT-OF-WAY EASEMENT GRANTED TO THE PRAIRIE LINE CO. RECORDED IN VOLUME 230, PAGE 500, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND AFFECTED BY VOLUME 413, PAGE 476, DEED RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE FROM RECORD.
3. RIGHT-OF-WAY AND EASEMENT GRANTED TO THE PEREGRINE PIPELINE COMPANY, LP. RECORDED IN VOLUME 4523, PAGE 409, DEED RECORDS, JOHNSON COUNTY, TEXAS, AFFECTED BY VOLUME 4538, PAGE 304, DEED RECORDS, JOHNSON COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

Exhibit B – Development Standards

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 Regulations set forth below:

A. GENERAL DESCRIPTION: The purpose of this district is for Retail, Office, and Warehouse, Commercial Uses as specifically stated in this Ordinance. Access shall be allowed from access drives or parking areas connecting to adjacent public roadways. Requirements for development shall be governed by standards as described below.

B. PERMITTED USES: Land uses permitted are as follows:

Permitted Uses

Amusement, commercial (indoor)
 Antique shop
 Art gallery
 Art supply store
 Auto glass, seat cover, muffler shop (Indoor) (extra distance requirement)
 Auto parts and accessory sales, tint or wrap shop (No outside storage, no work on vehicles outdoors, extra distance requirement)
 Auto sales or auction (No outside storage, no outdoor storage or outdoor display of vehicles for sale)
 Building materials sales (No outside storage)
 Carpentry shop (extra distance requirement)
 Clean/press shop pickup
 Clothing or similar manufacturing (see extra distance requirement)
 Contractors, electrical/mechanical/plumbing/roofing
 Drapery, sewing or weaving shop
 Drugstore or pharmacy
 Electrical Supply Store (no outside storage)
 Exhibition area (Indoor)
 Feed store
 Florist shop
 Food/beverage sales store
 Furniture or appliance store
 Gym (indoor)
 Hardware or hobby shop
 Home or business service
 Household appliance repair
 Key shop
 Landscape service (no outside storage, extra screening requirement)
 Laboratory manufacturing (extra distance requirement)
 Laboratory research
 Laboratory, medical or dental
 Light manufacturing or assembly (extra distance requirement)
 Lithography or print shop
 Maintenance and repair services for buildings
 Medical appliances sale/rent
 Mini warehouse
 Motorcycle sales and repair (no outside storage, no outdoor storage of vehicles for sale)

Musical instrument sales and manufacturing
 Office, business and professional
 Office, medical or dental
 Office, tech
 Party rental (no outside storage)
 Pet shop
 Plumbing shop (no outside storage, extra distance requirement)
 Private club
 Restaurant or cafeteria
 Restoration service shop
 Retail shop
 School, commercial trade
 Small tractor and farm equipment sales and repair (no outside storage, extra distance requirement)
 Storage warehouse
 Studio, artist and/or photographer
 Studio, health and fitness
 Studio, music, dance, and/or drama
 Taxidermy
 Theater or indoor playhouse
 Tool rental (no outside storage)
 Variety or similar retail store
 Veterinarian
 Wholesale sales/storage (no outside storage)

Prohibited Uses

Amusement, commercial (outdoor)
 Animal pound
 Asphalt/concrete batching
 Auto impoundment

 Auto, new used auto sales (outdoors)
 Automobile/truck rental service
 Brick kiln or tile plant
 Bus station or terminal
 Cement or hydrated lime
 Cemetery or mausoleum
 Cleaning plant commercial
 Community center: public
 Dump or sanitary landfill
 Dyeing/laundry plant; commercial
 Electrical generating station
 Exhibition area (Outdoor)
 Fairgrounds
 Go-cart track (Outdoor)
 Greenhouse or plant nursery (on-premises sales)
 Hatchery

Heliport
 Helistop
 Hotel
 Livestock auction
 Milk depot, ice cream plant
 Motor freight terminal
 Outdoor auto parts sales and accessory sales
 Outdoor auto sales or auction
 Outdoor batting cages
 Radio, microwave, TV tower
 Railroad freight terminal
 Railroad passenger terminal
 Railroad team track
 Railroad track or right-of-way
 Rodeo grounds
 Sand/gravel extraction/storage
 Sewage treatment plant
 Sexually oriented business
 Stable or barn, private
 Tattoo studio
 Telephone office
 Theater: open drive-in
 Topsoil/sand extraction/storage
 Trailer, manufactured home sales, rental, assembly and manufacturing
 TV tower
 Veterinarian with outside animal pens
 Wrecking or auto salvage yard
 School, primary and secondary

SUP Required

Liquor store
 Meat product processing or manufacturing (Retail only)

C. Bulk Restrictions

- a. Minimum Lot Area - forty thousand (40,000) square feet
- b. Maximum Lot Coverage - no more than fifty percent (50%) of the total lot area shall be covered by the combined area of the main buildings and accessory buildings.
- c. Minimum Lot Width - one hundred feet (100')
- d. Minimum Front Yard - twenty feet (20')
- e. Side Yard - a side yard adjacent to a public street shall be a minimum of fifteen feet (15'). A side yard adjacent to a residential or commercial lot shall be a minimum of twenty (20'). A minimum building separation of ten feet (10') shall be provided between building structures on a single lot. Nothing in this section is intended to or shall eliminate or supersede any requirements of the City of Burleson's

building or fire codes that establish regulations dealing with building separations or fire resistive construction.

- f. Minimum Rear Yard - minimum depth of the rear yard shall be thirty feet (30') when adjacent to a residential use. Otherwise it is zero feet (0').

D. Café Seating: Outdoor café seating for restaurant, café, deli or coffee shop uses shall be permitted but the café seating must be contained within the building's private lot. Café seating may not extend into public right-of-way or privately owned common areas.

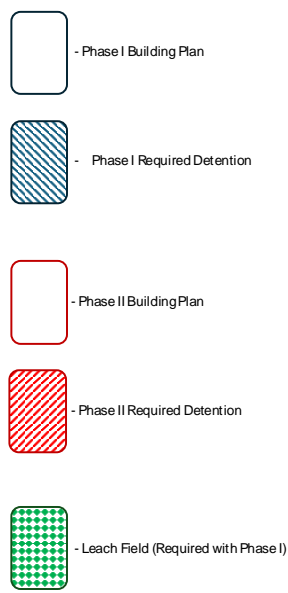
E. Required Parking: Parking requirements within the Planned Development Commercial Tracts shall be based on the City of Burleson Zoning Ordinance requirements for the types and sizes of proposed uses. Shared parking and loading zone agreements are permissible between allowed commercial uses with the prior approval of the City of Burleson. All commercial vehicles must be park in the rear of the building overnight or front of the dock door.

F. Building Standards

1. No building shall have an overhead door directly facing FM 1902 unless it is screened by another building or screening wall
2. No building shall have an overhead door directly facing CR 913 unless it is screened by another building or screening wall
3. All primary personnel doors facing public right of way of CR 913 and FM 1920 shall have a canopy (fire exit doors excluded)
4. Buildings in Phase 1 with a building footprint fronting 1902 or within one hundred and fifty feet (150') of FM 1902 public right of way shall be constructed with architectural design features including a single slope roof and at least thirty six inches (36") of roof overhang on the building side facing the roadway.

G. Attached Signs: All exposed conduit, junction boxes, and electrical transformer boxes must be concealed from public view. Individual channel letters (with or without internal illumination) are preferred. Channel letters incorporated on a cloud background are also acceptable. Wireways are preferred over exposed raceways, and shall be as thin and narrow as possible so as to not extend in width or height beyond the area of the sign's lettering or graphics, finished to match the color and texture of the façade background, or be integrated into the overall design of the sign. Exposed raceways are discouraged and subject to administrative review. Freestanding signage will be in accordance with the City of Burleson's sign ordinance.

- H. Lights:** Parking lot light standards shall not exceed 30 feet (30') in height and shall comply with City of Burleson shielding requirements. Pole lights max height next single-family zoning of 100' or less shall be no taller 15 feet (15'). Wall lights shall be cobra style head that is shielded light source to the ground. All lights must be a shielded light source.
- I. Landscaping:** Requirements for landscaping shall be in accordance with the City of Burleson Code of Ordinances for the size and type of use proposed. Detention ponds shown on the master plan shall be landscaping only. No structure shall be built in this area without approval of the City of Burleson, TX. The leach field shall be converted into a building site when sewer is available from the City of Burleson or JCSUD.
- J. Screening Requirement:** Phase 1: On South property line a 6' wood privacy fence shall be required next to residential uses and minimum of 30' set back with Eastern Red Cedars or similar tree 6' on center planting tree of min height of 6'-0". Phase 2: On East property line a 6' wood privacy fence shall be required next to residential uses and minimum of 30' set back with Eastern Red Cedars or similar tree 6' on center planting tree of min height of 6'-0".
- K. Extra Distance Requirement:** Permitted uses with "Extra Distance Requirement" noted will require at least one hundred feet (100') between suite overhead door and residential uses
- L. Dumpster Screening:** All free-standing dumpsters shall be screened on all four sides with CMU split face block an opaque closure measuring to a height of at least six inches (6") above the top of the dumpster. Dumpster gates cannot face single family district or public ROW.
- M. Building Height:** Maximum Building Height within the Planned Development shall be three (3) stories or 45'. Additional height may be granted by City Council with the formal submittal of a site plan.
- N. Phase I and Phase II shall be constructed as shown below:**



O. Ambiguity in Regulations: If these standards do not regulate a particular aspect of development, or there is ambiguity between these regulations and the base zoning district requirements, then such aspect of development shall be treated as follows:

If the type of land use affected by the ambiguity in regulation or lack of regulation is related to the development of commercial property, then the standards applied for resolving an issue shall be those that would be applicable if the property in question was zoned C.

BURLESON OFFICE PARK



BURLESON, TEXAS



Park McCullah, LLC
5002 Village Place
Dallas, TX 75248

Date: September 26, 2024
Project Number: PM013
Scale: NA

1902 BURLESON BUSINESS PARK | BURLESON, TEXAS

Sheet: A0.0







Park McCullah, LLC
5002 Village Place
Dallas, TX 75248

Date: September 26, 2024
Project Number: PM013
Scale: NA

1902 BURLESON BUSINESS PARK | BURLESON, TEXAS AERIAL SITE PLAN



Sheet: A1.1



6 VIEW ON COUNTY ROAD 913
N.T.S.



5 VIEW TOWARDS - COUNTY ROAD 913
N.T.S.



4 VIEW TOWARDS - COUNTY ROAD 913
N.T.S.



3 VIEW 2 - EAST PROPERTY LINE
N.T.S.



2 VIEW 1 - EAST PROPERTY LINE
N.T.S.



1 WATER TOWER SIGNAGE
N.T.S.



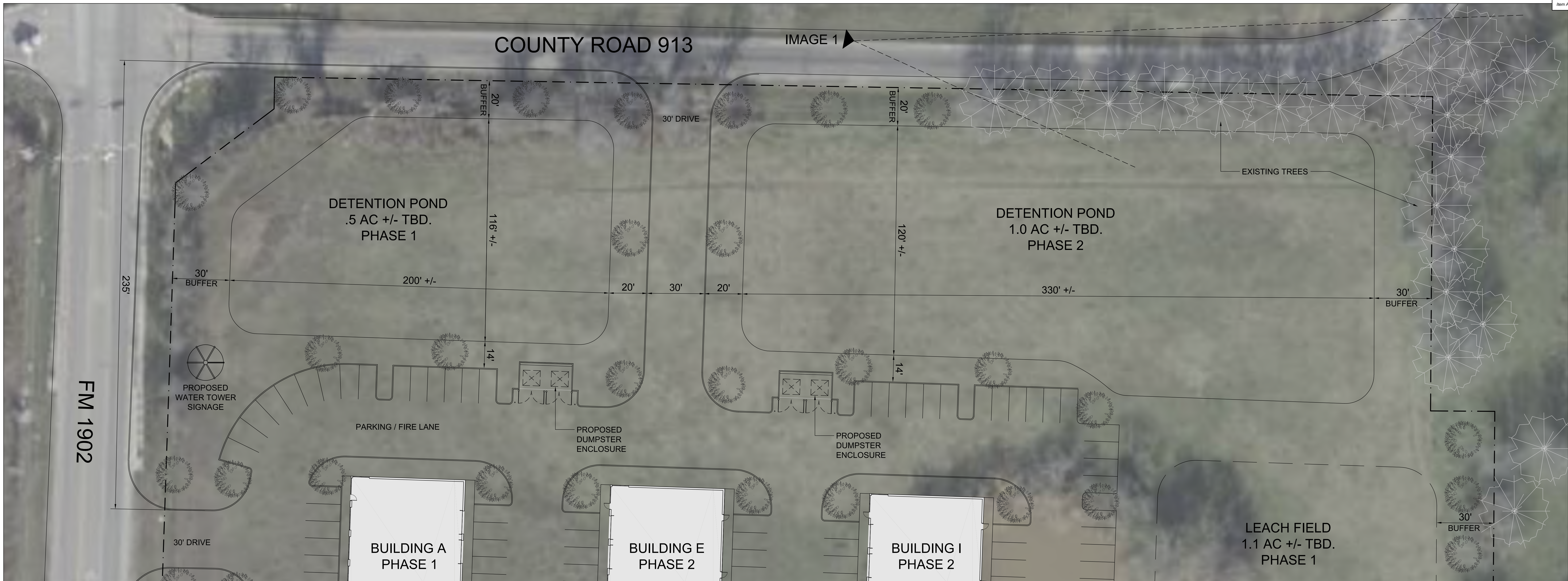
Park McCullah, LLC
5002 Village Place
Dallas, TX 75248

Date: September 26, 2024
Project Number: PM013
Scale: NA

1902 BURLESON BUSINESS PARK | BURLESON, TEXAS EXISTING PROPERTY PHOTOS



Sheet: A1.2



1 ENLARGED PLAN - PROPOSED DETENTION PONDS
1" = 20'-0"



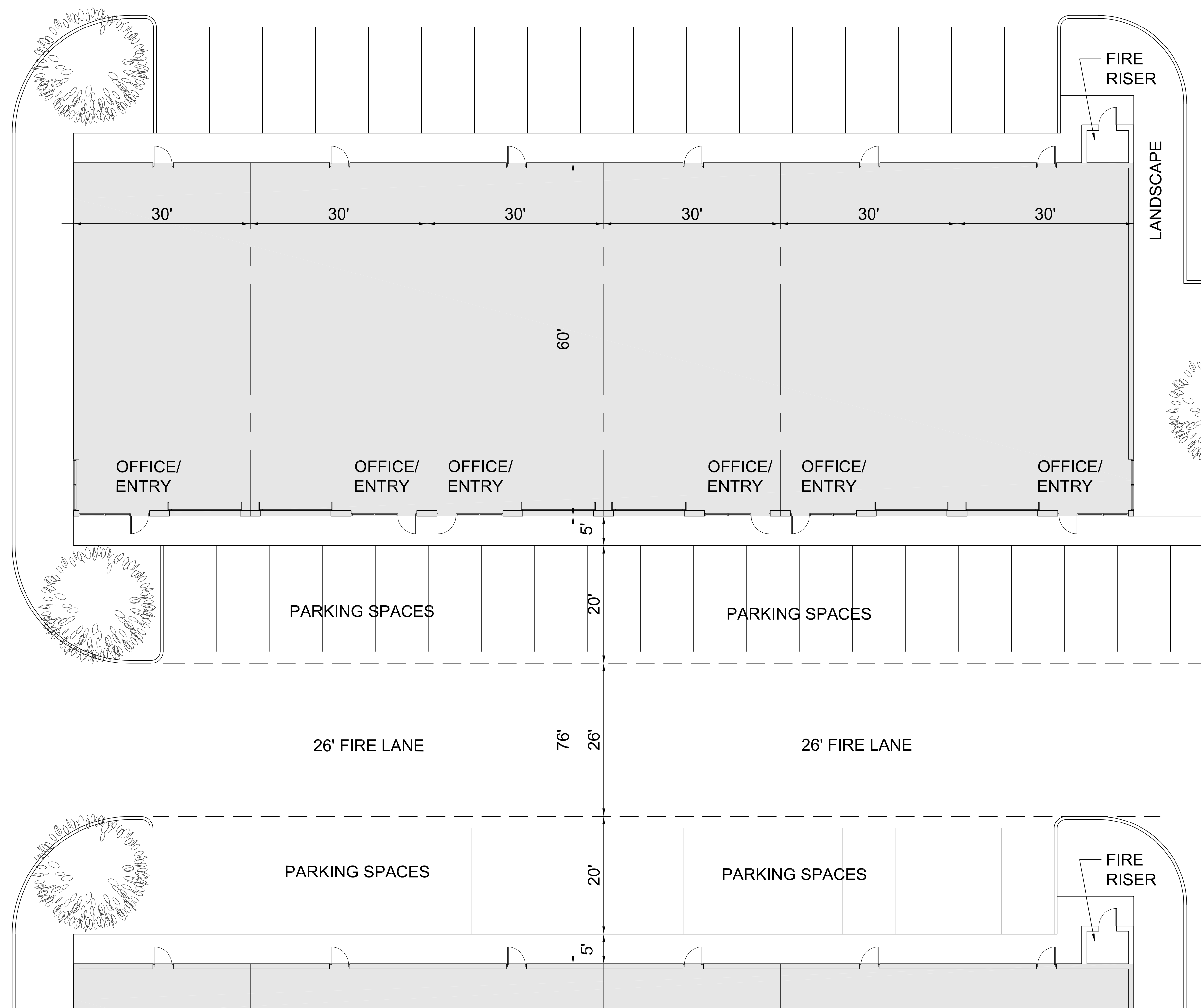
3 PROPOSED WATER TOWER SIGNAGE
NTS



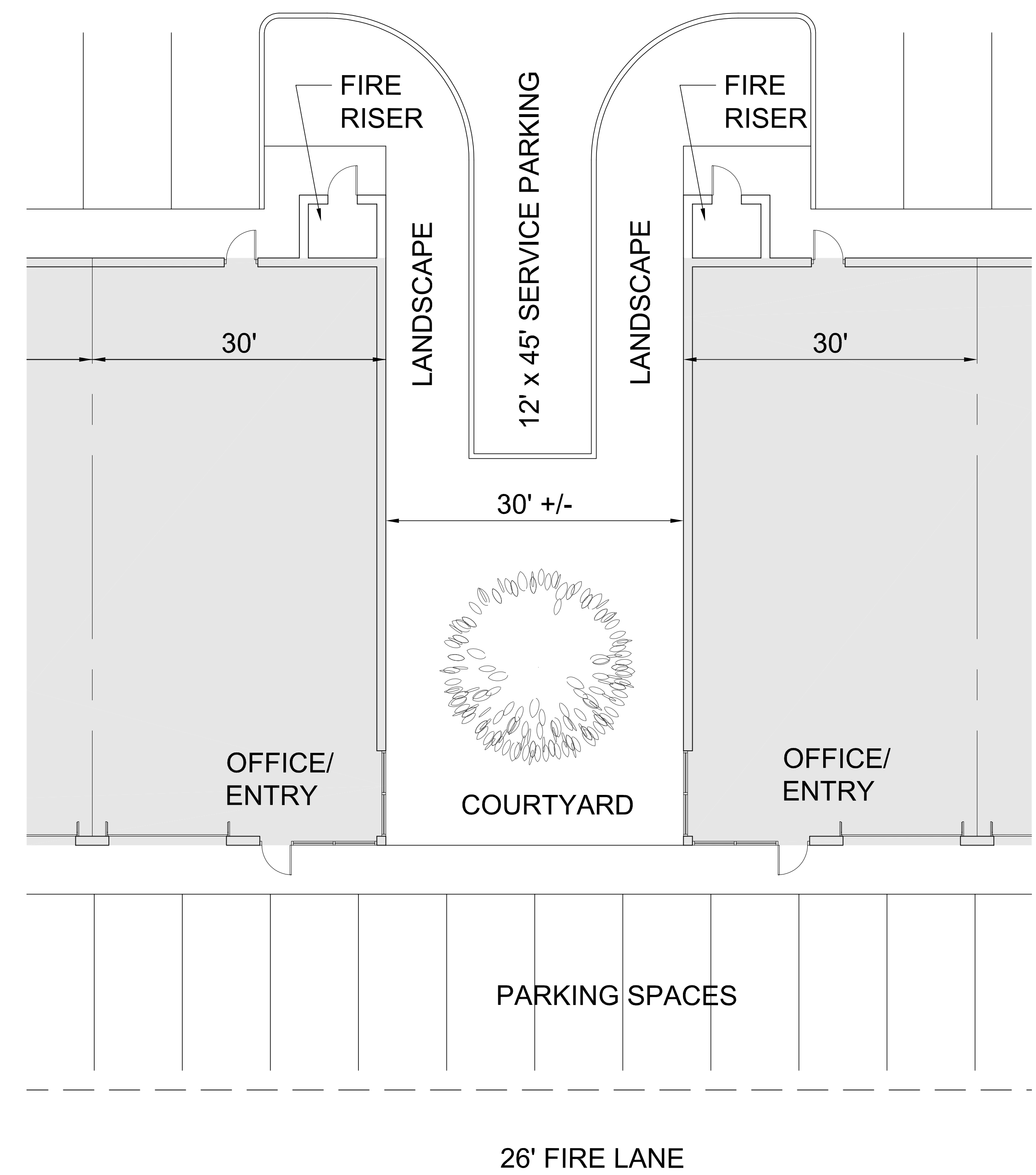
2 FM 913 - IMAGE 1 VIEW
NTS



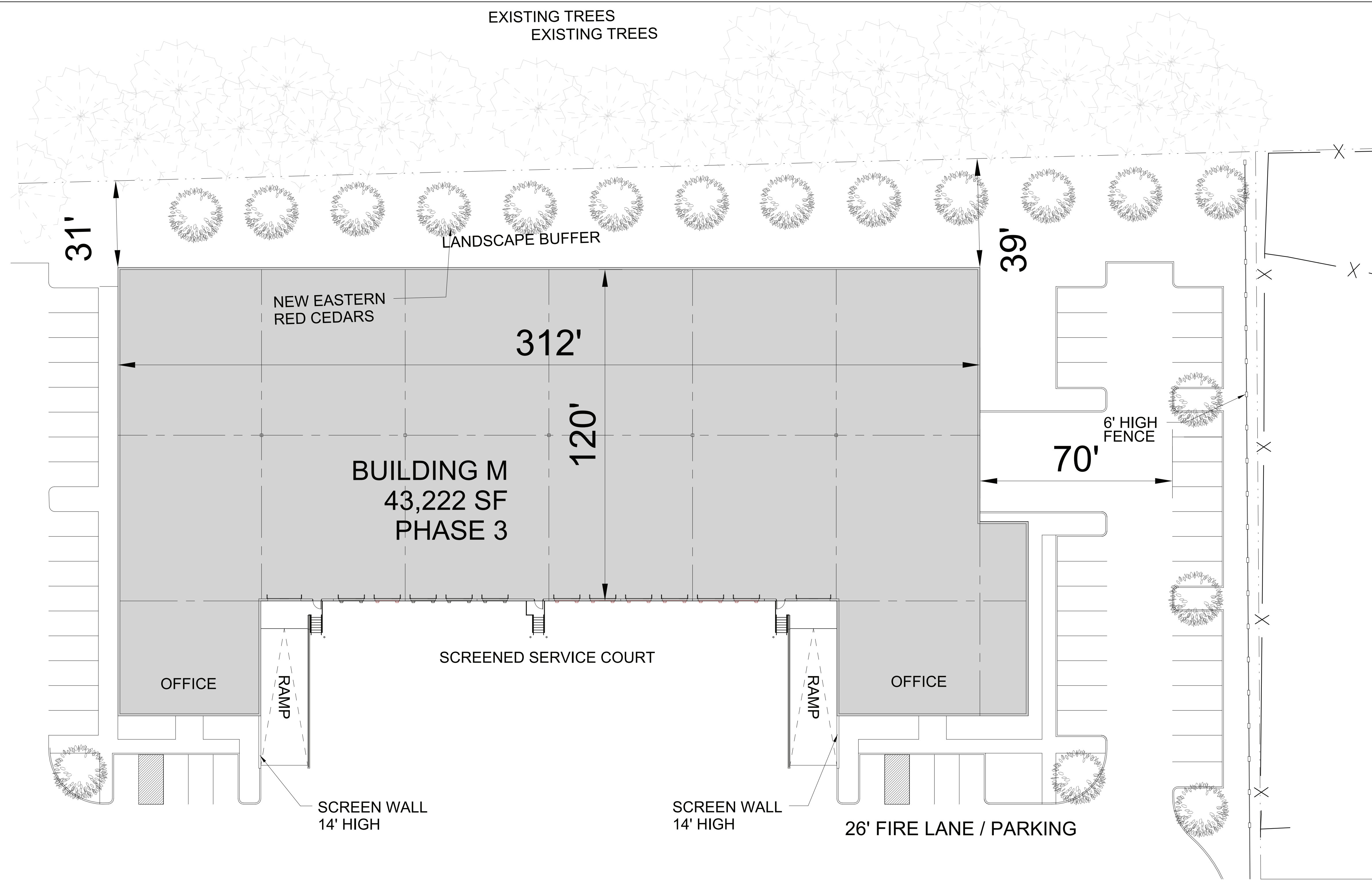
1 FM 913 - IMAGE 2 VIEW
NTS



2 TYPICAL BUILDING PLAN
3/32" = 1'-0"



1 COURTYARD PLAN VIEW
1/8" = 1'-0"



1 BUILDING M PLAN
1" = 20'-0"



2 BOARD ON BOARD CEDAR FENCE



3 EXISTING TREES



4 EAST PROPERTY LINE



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Project Number: PM013
Scale: 1" = 40'

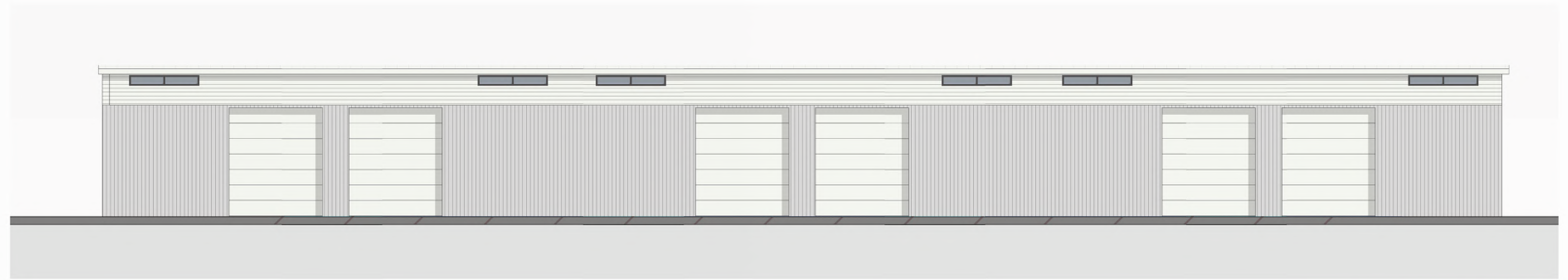
1902 BURLESON BUSINESS PARK | BURLESON, TEXAS
162,022 SF +/- | 16.34 AC +/-



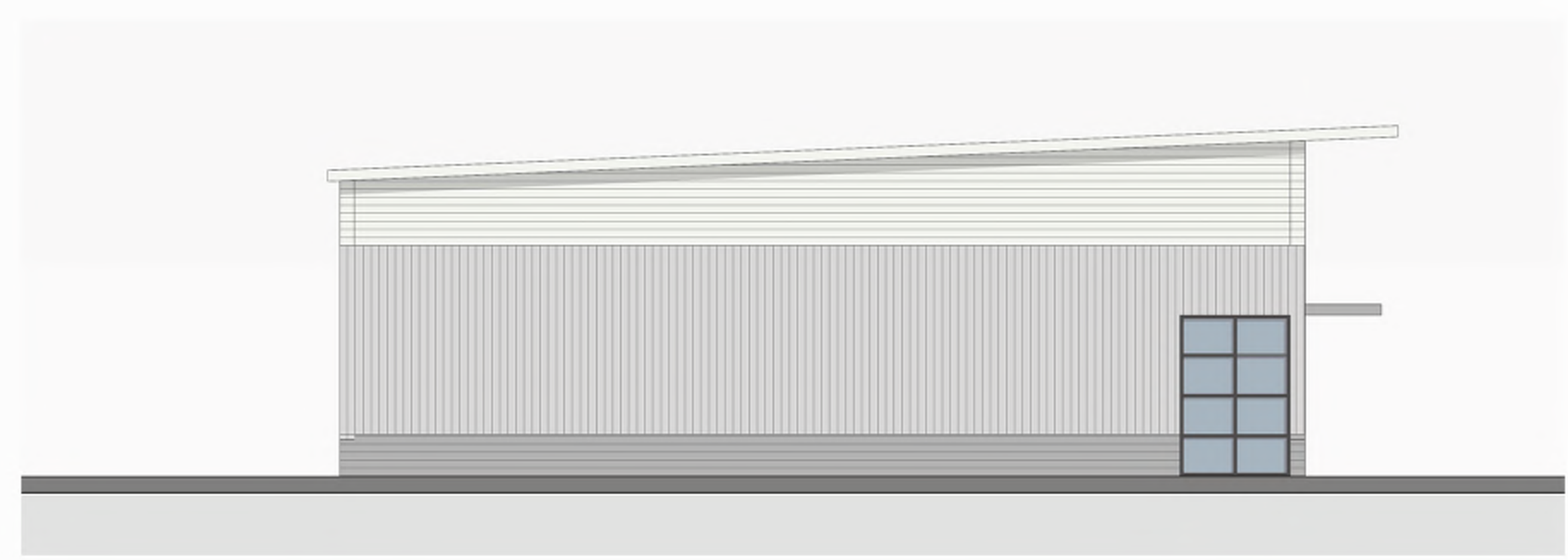
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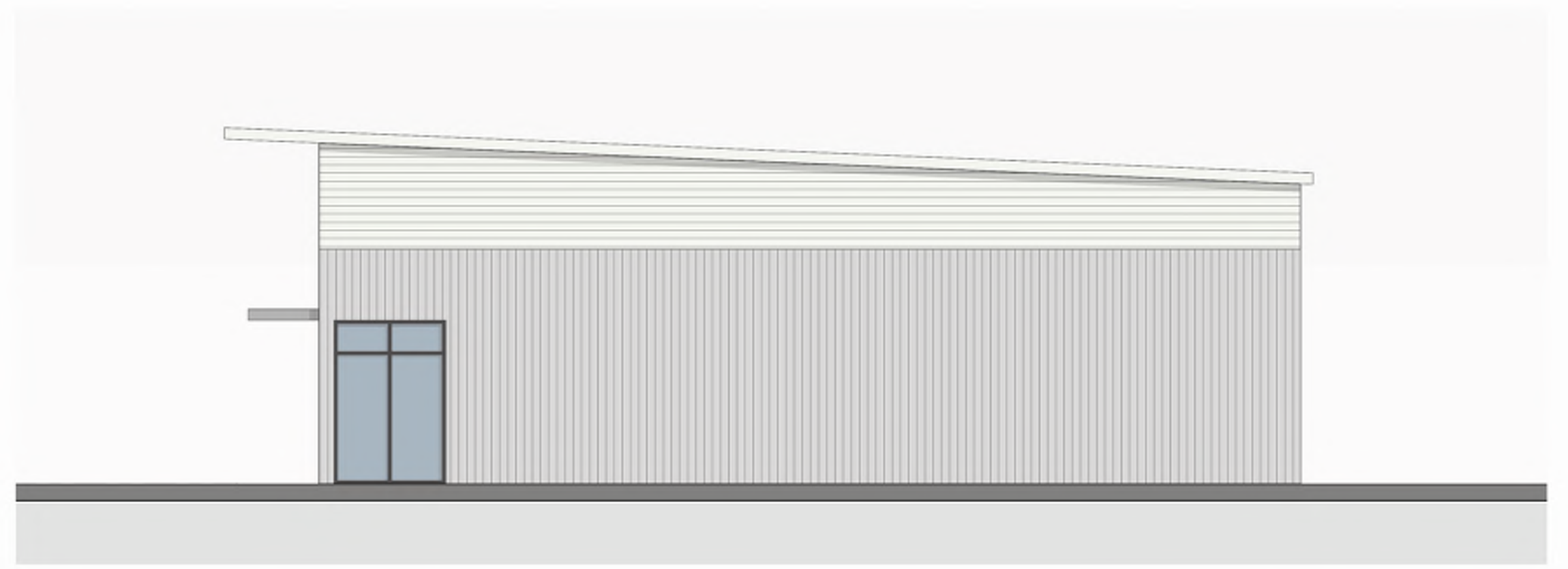
1 Building A Elevation - South
1/8" = 1'-0"



2 Building A Elevation - North
1/8" = 1'-0"



4 Building A Elevation - West
1/8" = 1'-0"



3 Building A Elevation - East
1/8" = 1'-0"



Park McCullah, LLC
5002 Village Place
Dallas, TX 75248

Date: September 26, 2024
Project Number: PM013
Scale: 1" = 40'

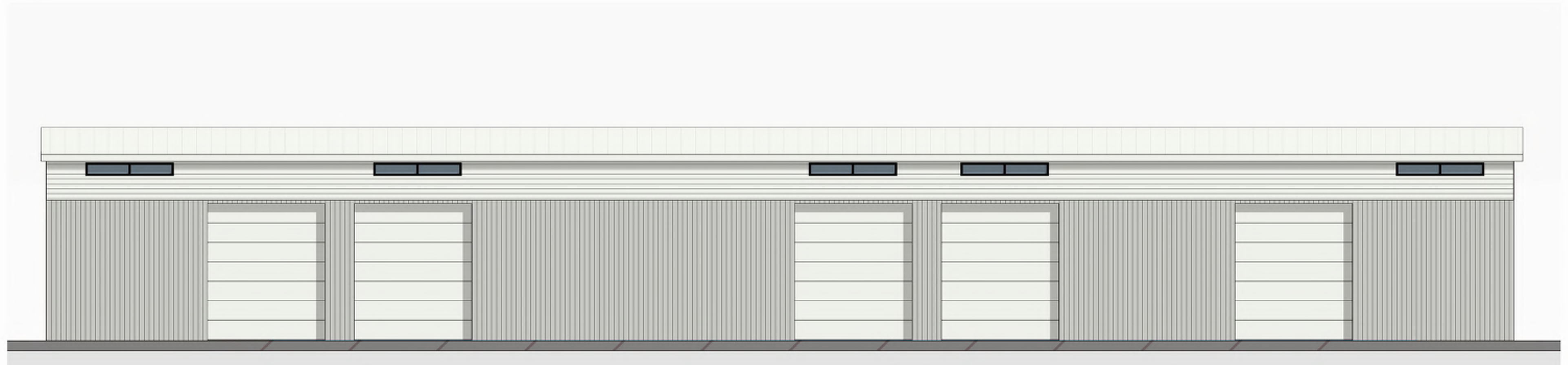
1902 BURLESON BUSINESS PARK | BURLESON, TEXAS
162,022 SF +/- | 16.34 AC +/-

Sheet: A4.0

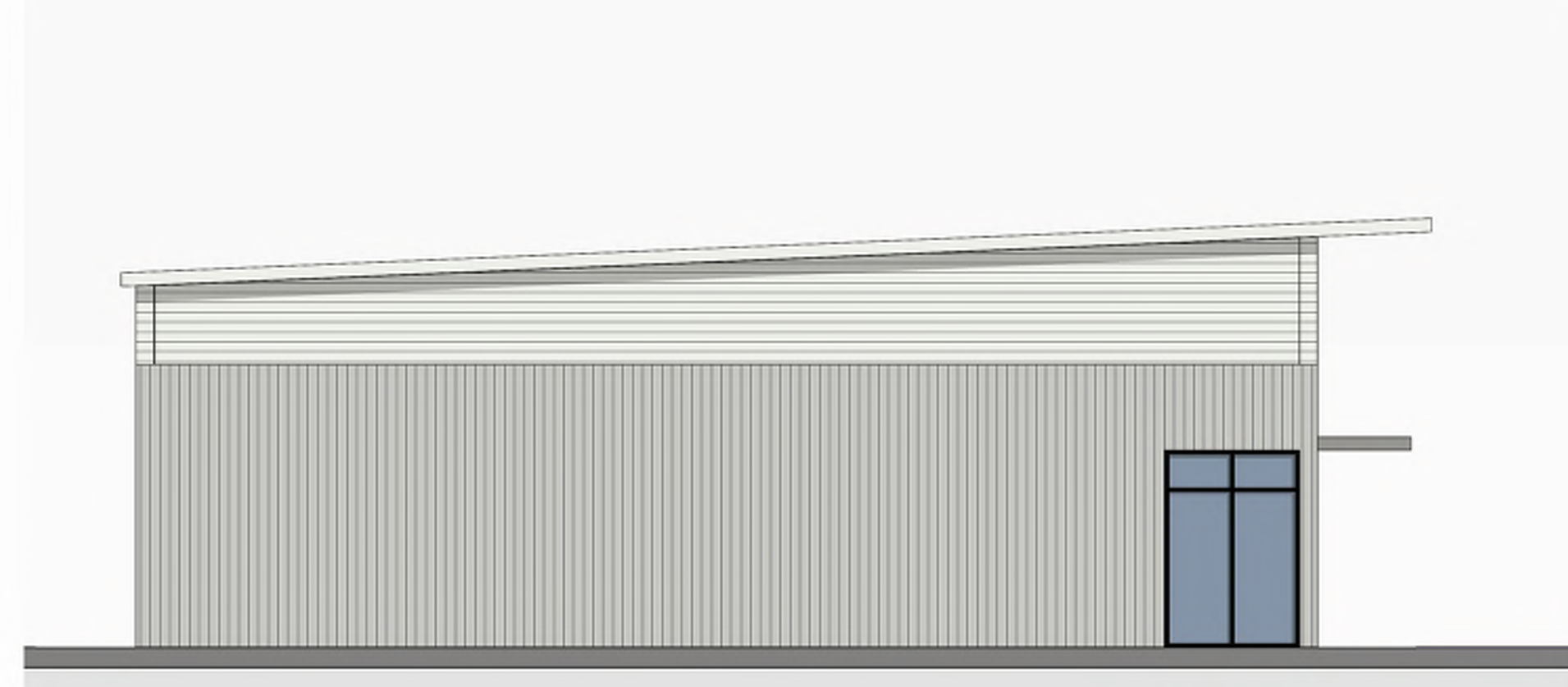




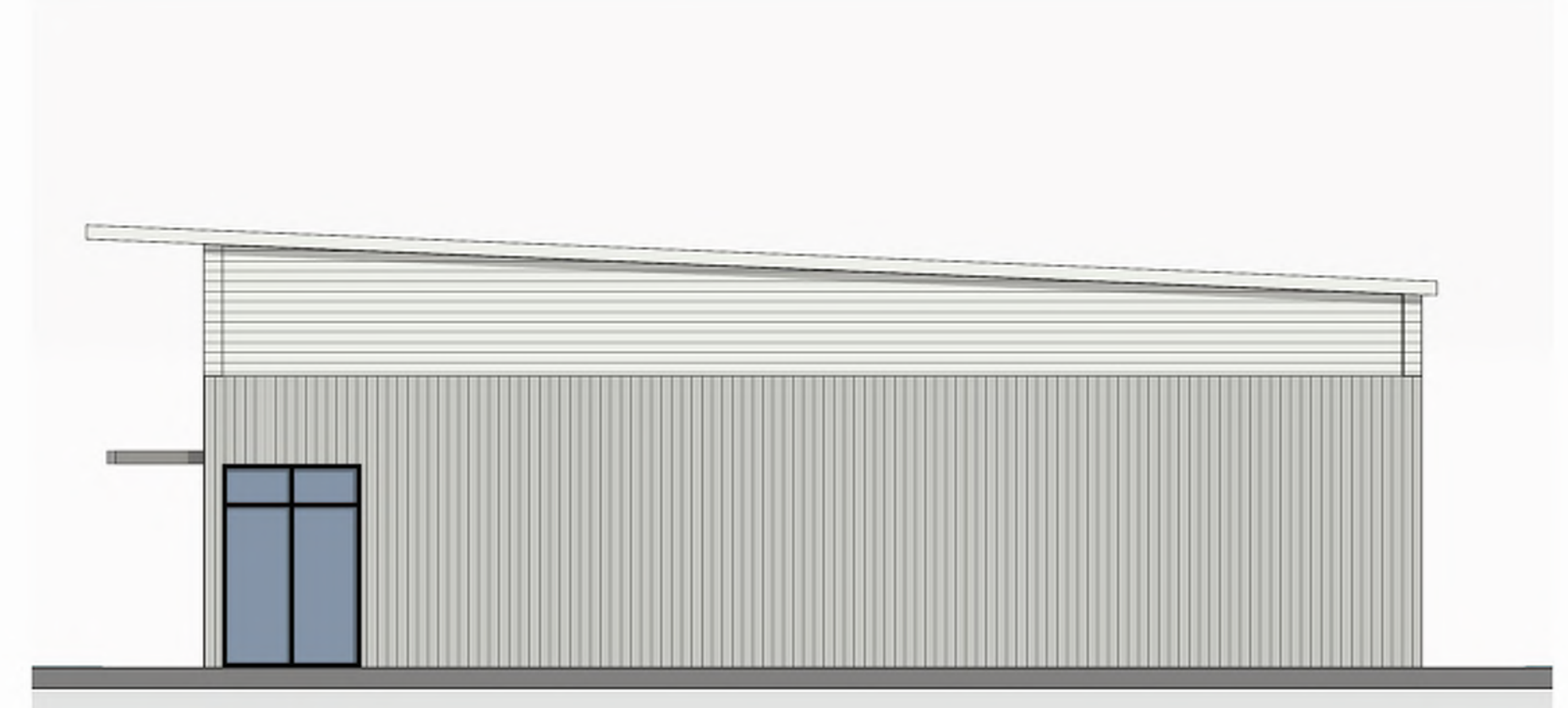
1 Building D Elevation - South
1/8" = 1'-0"



2 Building D Elevation - North
1/8" = 1'-0"



4 Building D Elevation - West
1/8" = 1'-0"



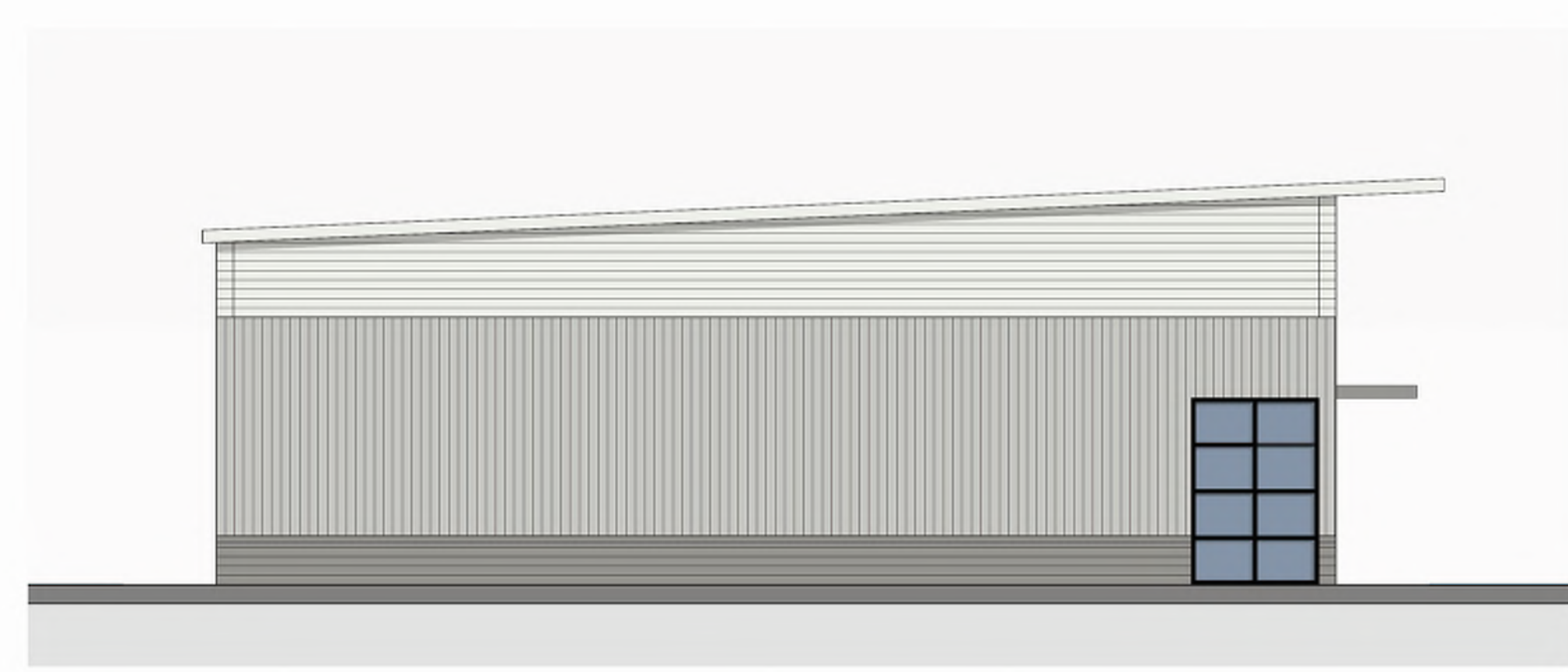
3 Building D Elevation - East
1/8" = 1'-0"



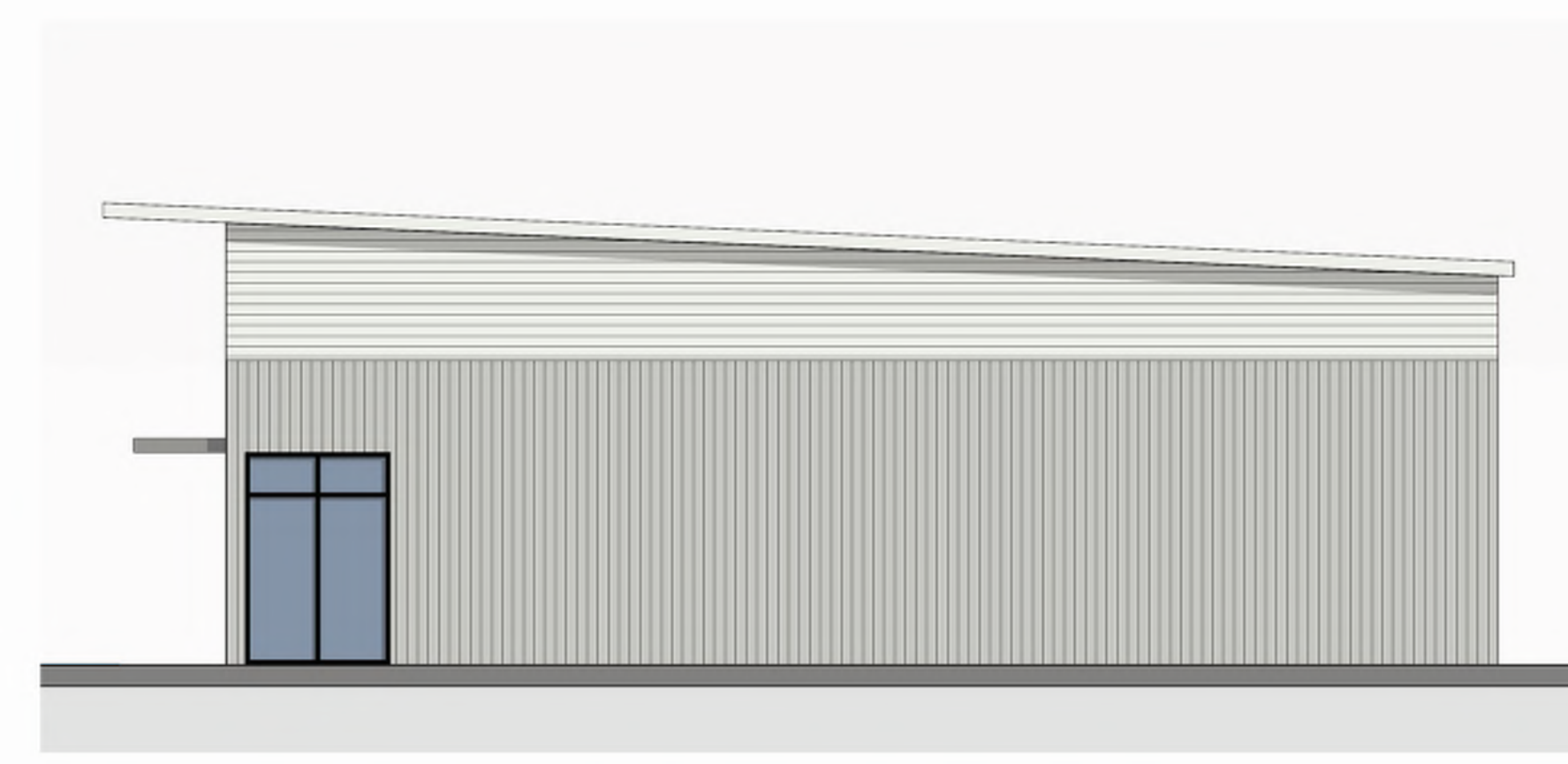
1 Building E Elevation - South
1/8" = 1'-0"



2 Building E Elevation - North
1/8" = 1'-0"



4 Building E Elevation - West
1/8" = 1'-0"



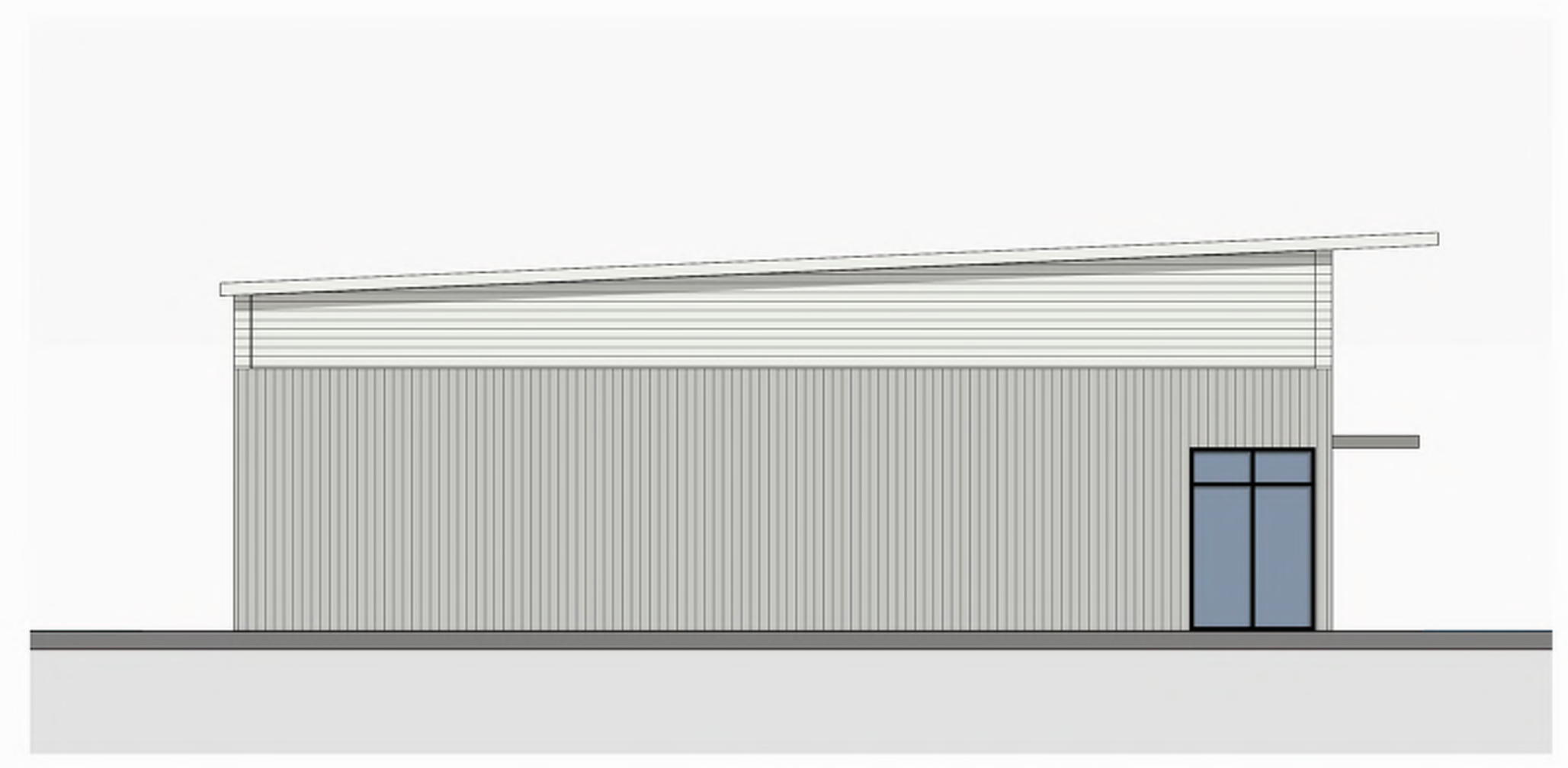
3 Building E Elevation - East
1/8" = 1'-0"



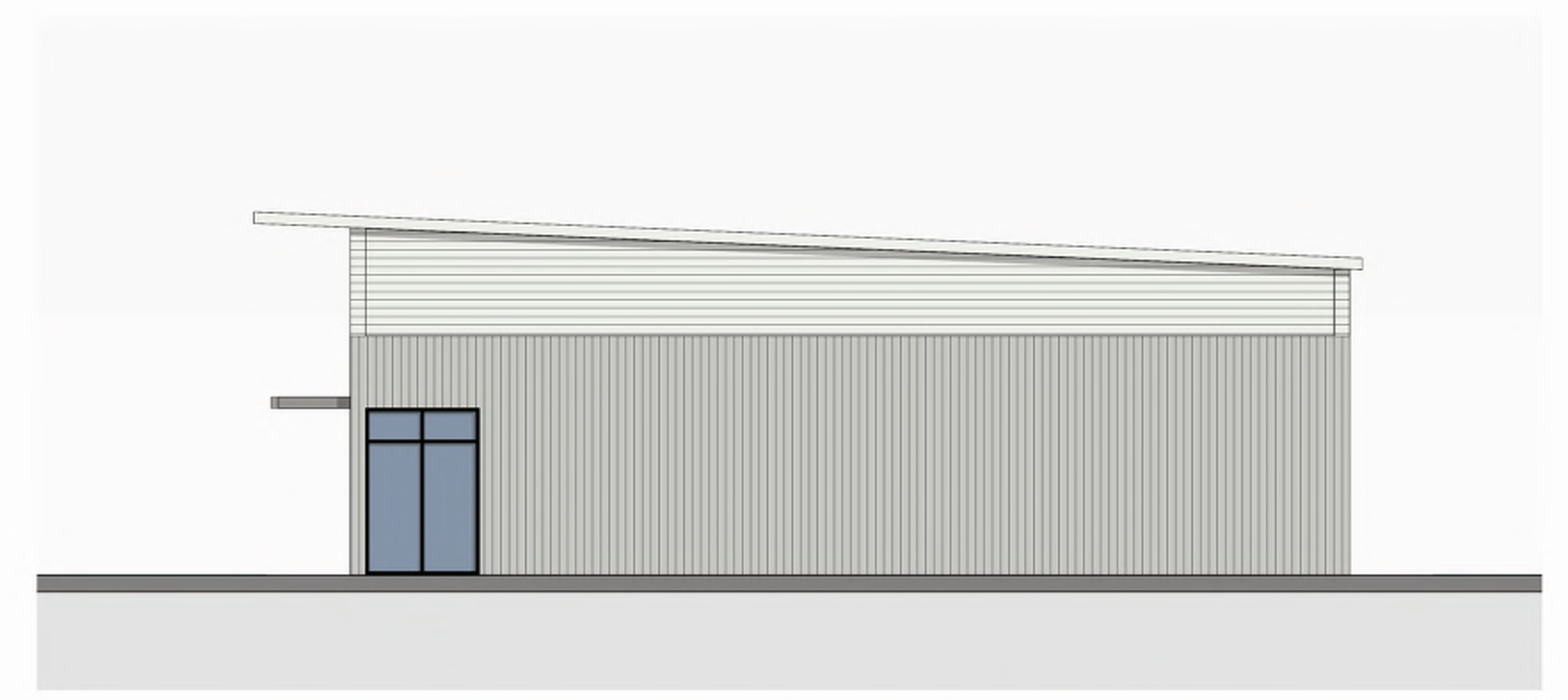
1 Building H Elevation - South
1/8" = 1'-0"



2 Building H Elevation - North
1/8" = 1'-0"



4 Building H Elevation - West
1/8" = 1'-0"



3 Building H Elevation - East
1/8" = 1'-0"



Park McCullah, LLC
5002 Village Place
Dallas, TX 75248

Date: September 26, 2024
Project Number: PM013
Scale: NA

1902 BURLESON BUSINESS PARK | BURLESON, TEXAS
RENDERING - VIEW FROM 1902 F.M. HWY

Sheet: A5.0





Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: January 14, 2025

SUBJECT:

3301 N CR 810 (Case 24-329): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from “A” Agricultural to “C” Commercial district for a proposed tractor trailer repair and tire service center. *(Staff Contact: Lidon Pearce, Principal Planner)*

SUMMARY:

On October 30, 2024, an application for a zoning change request was submitted by Felix Wong on behalf of I V Tire Service INC. (property owner) for a zoning change request of approximately 4.429 acres to “C” Commercial district for a proposed tractor trailer repair and tire service.

DEVELOPMENT OVERVIEW:

The property is currently zoned A, Agriculture and will require platting and commercial site plan review and approvals if the zoning request is approved. Traffic and drainage studies would occur with the site plan and engineering civil construction. This request is for a tractor trailer repair and tire service, which would be allowed-by-right if the “C” Commercial district zoning is granted.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	A, Agricultural	Undeveloped / residential
East	C, Commercial	Southern Star Tractor
South	ETJ	Residential
West	A, Agricultural	Undeveloped

This site is designated in the Comprehensive Plan as Regional Office / Commercial

This land use category is intended for uses with regional emphasis due to the area's high visibility. Uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged in this category. Corresponding zoning district include GR, General Retail and C, Commercial

Staff has determined the requested zoning district conforms to the Comprehensive Plan and the proposed use is not out of character with the currently existing adjacent uses.

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 ZONING DISTRICTS \(ecode360.com\)](http://www.cityofburleson.com/egov/development/zoning/zoning_districts)

FISCAL IMPACT:

None

STAFF CONTACT:

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

ZC – 3301 N CR 810

Location:

- 3301 N CR 810
- 4.429 acres

Applicant:

Felix Wong (Applicant)

IV Tire Service INC. (Owner)

Item for approval:

Zoning Change from "A" Agriculture to "C" Commercial (Case 24-329)



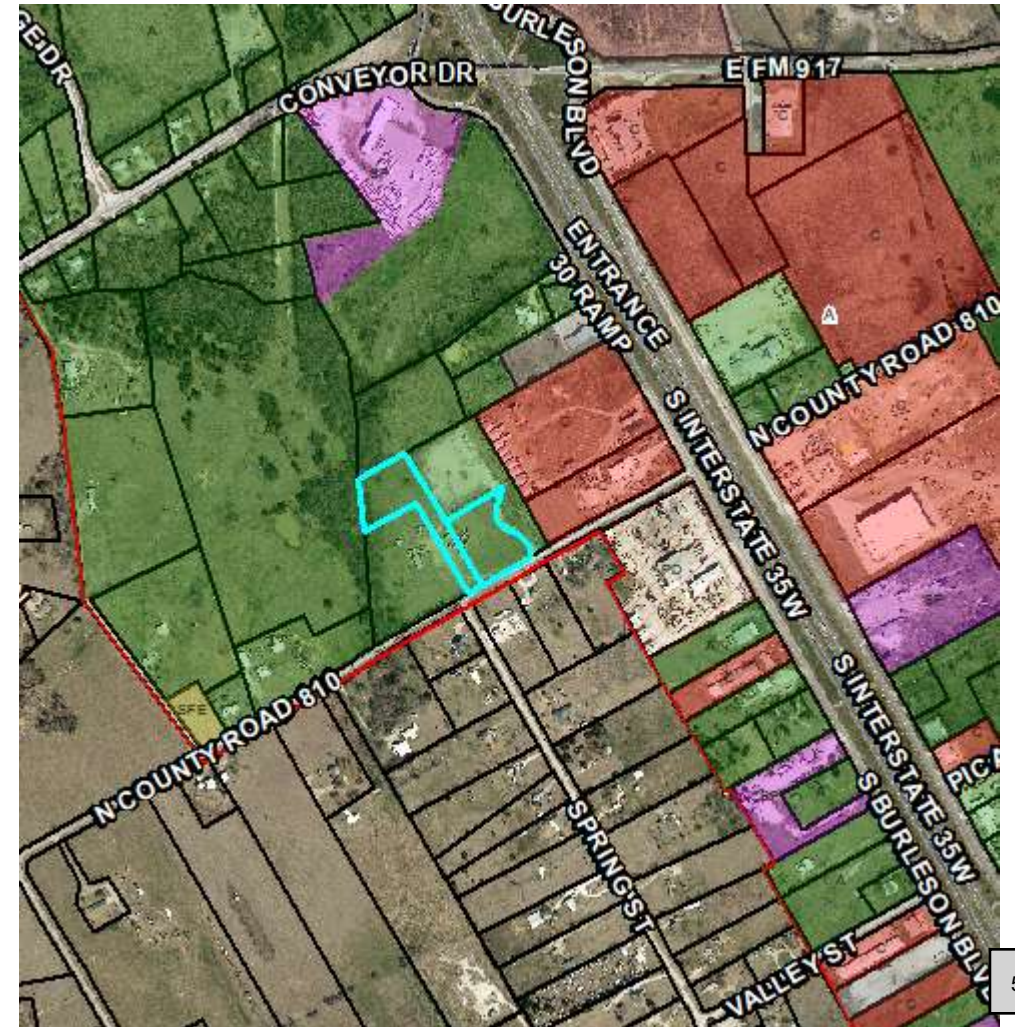
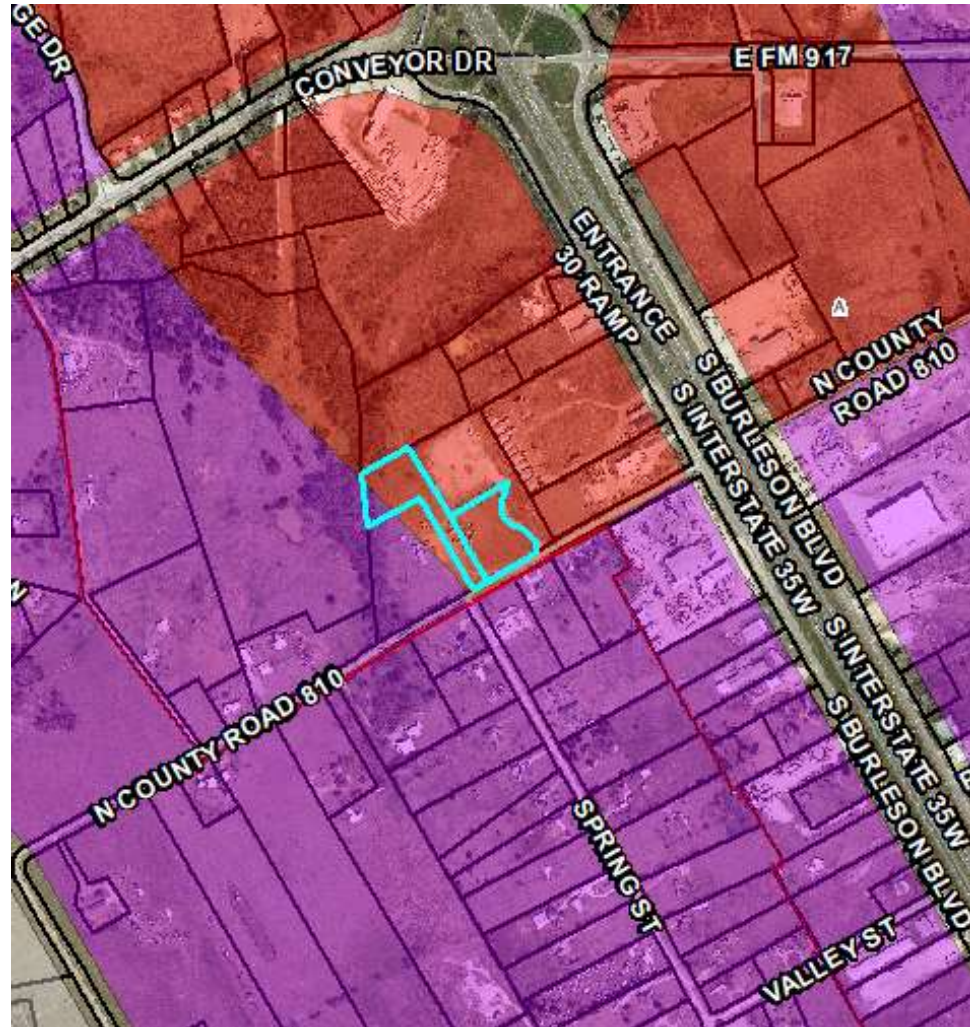
Comprehensive Plan

Regional Office / Commercial

Zoning

A, Agriculture

Item B.



ZC – 3301 N CR 810

Allowed Uses in C, Commercial	Allowed (continued)	SUP Required
Auto related (sales, paint, repair) to include parking lots	Motorcycle sales or repair	Amusement (indoor)
Bakery	Office, business or medical	Animal Pound
Cabinet or upholstery shop	Paint Shop	Kennel
Clothing or similar manufacturing	Restaurant	Liquor Store
Convenience or Food and Beverage Store	Studio, health, fitness, or arts	Mini warehouse
Greenhouse or Nursery	Trailer assembly, sales, manufacturing	Gas Well
Hauling or storage company	Wholesale Sales	Tattoo Studio
Retail and repair shops	Schools or Religious Institutions	Taxidermy Zoo

Full list of allowed uses contained within City of Burleson zoning ordinance


ZC – 3301 N CR 810

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



Legend

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

ZC – 3301 N CR 810

Staff's Recommendation

- Staff recommends approval of an ordinance for the zoning change request to “C” Commercial
- Requested zoning district conforms to the Comprehensive Plan and is not at a highly visible area or intersection.



Ordinance

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY A 4.429 ACRE TRACT OF LAND SITUATED IN THE STEPHEN KINSEY SURVEY, ABSTRACT No. 475 AND BEING A PORTION OF THAT 6.00 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND THAT 6.75 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, CONVEYED TO FRANKIE WHEELER AND PERRY A. WHEELER, AS RECORDED IN VOLUME 3433, PAGE 205, DEED RECORDS JOHNSON COUNTY, TEXAS (D.R.J.C.T.), CITY OF BURLESON, JOHNSON COUNTY, TEXAS FROM THE DEFAULTED "A" AGRICULTURE TO "C" COMMERCIAL 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 Felix Wong on October 30, 2024, under Case Number 24-329, 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 0 to recommend XXX to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of Agricultural (A) to Commercial (C); 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 described as 4.429 of said acres being a tract of land situated in the Stephen Kinsey survey, Abstract No. 475, Johnson County, Texas, included on Exhibit A, from Agriculture to C, Commercial District.

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 & LEGALITY:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

Exhibit A
Property Description

BEING A 4.429 ACRE TRACT OF LAND SITUATED IN THE STEPHEN KINSEY SURVEY, ABSTRACT No. 475 AND BEING A PORTION OF THAT 6.00 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND THAT 6.75 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, CONVEYED TO FRANKIE WHEELER AND PERRY A. WHEELER, AS RECORDED IN VOLUME 3433, PAGE 205, DEED RECORDS JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE 6.75 ACRE WHEELER TRACT;

THENCE N 60°55'49" E ALONG THE NORTH LINE OF THE 6.75 ACRE TRACT, A DISTANCE OF 246.16', TO A FOUND 600 NAIL, SAID NAIL BEING THE NORTHWEST CORNER OF A 3.898 ACRE TRACT OF LAND CONVEYED BY DEED TO XTO ENERGY INC. AS RECORDED IN VOLUME 4467, PAGE 123, D.R.J.C.T.;

THENCE S 30°41'46" E ALONG THE WEST LINE OF THE 3.898 ACRE TRACT, A DISTANCE OF 368.83', TO A FOUND 600 NAIL;

THENCE N 59°20'05" E, A DISTANCE OF 305.29', TO A ½" IRON ROD SET WITH YELLOW CAP MARKED FORT WORTH SURVEYING, LLC.;

THENCE S 11 °59'31" W, A DISTANCE OF 74.20', TO A ½" IRON ROD SET WITH YELLOW CAP MARKED FORT WORTH SURVEYING, LLC., SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE LEFT

THENCE WITH SAID CURVE WITH A RADIUS OF 92.68', AN ARC LENGTH OF 161.16', AND WHOSE CHORD BEARS S 22°30'50" E, WITH A CHORD LENGTH OF 141.61' TO ½" IRON ROD SET WITH YELLOW CAP MARKED FORT WORTH SURVEYING, LLC., SAID IRON ROD BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE WITH SAID CURVE WITH A RADIUS OF 120.34', AN ARC LENGTH OF 175.96', AND WHOSE CHORD BEARS S 38°38'08" E, WITH A CHORD LENGTH OF 160.70' TO ½" IRON ROD SET WITH YELLOW CAP MARKED FORT WORTH SURVEYING, LLC., SAID IRON ROD BEING IN THE NORTH LINE OF COUNTY ROAD 810 AND THE SOUTH LINE OF THE 6.00 ACRE WHEELER TRACT;

THENCE S 60°58'47" W, ALONG THE NORTH LINE OF COUNTY ROAD 810 A DISTANCE OF 262.23', TO A ½" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE 6.00 ACRE WHEELER TRACT;

THENCE S 60°26'44" W, ALONG THE NORTH LINE OF COUNTY ROAD 810 A DISTANCE OF 69.92', TO A ½" IRON ROD SET WITH YELLOW CAP MARKED FORT WORTH SURVEYING, LLC.;

THENCE N 30°41'46" W, A DISTANCE OF 487.80', TO A ½" IRON ROD SET WITH YELLOW CAP MARKED FORT WORTH SURVEYING, LLC.;

THENCE S 60°55'49" W, A DISTANCE OF 278.54'. TO A ½" IRON ROD SET WITH YELLOW CAP MARKED FORT WORTH SURVEYING, LLC. IN THE WEST LINE OF THE 6.75 ACRE WHEELER TRACT;

THENCE N 05°11'38" W ALONG THE WEST LINE OF THE 6.75 ACRE WHEELER TRACT, A DISTANCE OF 249.38', TO THE POINT OF BEGINNING AND BEING 4.429 ACRES OF LAND, MORE OR LESS.