

---

Tuesday, March 11, 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 February 25, 2025 Planning & Zoning Commission meeting.

**B. Hidden Vistas, Phase 10; Lots 1 & 2, Block 1 (Case 24-168):** Consider approval of a final plat of Hidden Vistas, Phase 10; Lots 1 & 2, Block 1, addressed as 930 Hidden Vistas BLVD. (Staff Contact: Lidon Pearce, Principal Planner)

**C. Plantation Phase 1, Lot 1R, Block 1 (Case24-254):** Consider and take possible action on a replat for Plantation Phase 1, Lot 1R, Block 1 addition; addressed as 1180 E Hidden Creek PKWY. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)

4. **PUBLIC HEARING**

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

7. **COMMUNITY INTERESTS ITEMS**

8. **EXECUTIVE SESSION**

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

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

9. **ADJOURN**

Staff Contact

Tony McIlwain  
Director of Development Services  
817-426-9684

**CERTIFICATE**

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



Amanda Campos

City Secretary

**ACCESSIBILITY STATEMENT**

The Bureson 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:** March 11, 2025

---

**SUBJECT:**

Approve the minutes from February 25, 2025 Regular Session of the Planning & Zoning Commission meeting.

**SUMMARY:**

Minutes from the February 25, 2025 Regular Session of the Planning & Zoning Commission meeting.

**OPTIONS:**

Approve as presented

**RECOMMENDATION:**

Approve the minutes from the February 25, 2025 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

February 25, 2025  
MINUTES

Roll Call

Commissioners Present

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

Commissioners Absent

Cobi Tittle

Staff

Jennifer Drysdale, 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 February 11, 2025 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** Ridgecrest Estates Addition, Lots 12R & 13R (Case 24-357): Consider approval of a replat of Ridgecrest Estates Addition, Lots 12R & 13R, addressed as 5427 & 5433 Oakridge RD. (Staff Contact: Lidon Pearce, Principal Planner)

Motion made by Commissioner Ashley Brookman and second by Commissioner Brandon Crisp to approve the consent agenda.

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

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

- A. 654 SW Wilshire BLVD (Case 24-377):** Hold a public hearing and consider and take possible action on a zoning ordinance change request from “GR, General Retail”, to “GR, General Retail with a Specific Use Permit for a Liquor Store”. (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 6:06 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:11 p.m.

Motion made by Commissioner Clint Faram and second by Commissioner Bill Janusch to approve.

Motion passed, 7-1. Commissioner Michael Kurmes was opposed. Commissioner Cobi Tittle was absent.

- B. 601 SW Alsbury (Case 24-243):** Hold a public hearing and consider and take possible action on a zoning ordinance change request from “SF7, Single-family district-7”, to “GR, General Retail”. (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 6:15 p.m.

Bobby Humphrys, 564 Tanglewood, addressed the commissioners and spoke against this item.

Janie Wolfe, 562 Tanglewood, addressed the commissioners and spoke against this item.

Shirley Childers, 575 Tanglewood, addressed the commissioners and spoke against this item.

Janie Wolfe, 562 Tanglewood, addressed the commissioners and spoke against this item.

Bobby Humphrys, 564 Tanglewood, addressed the commissioners and spoke against this item regarding drainage.

Commission Chairman Michael Tune closed the public hearing at 6:35 p.m.

Motion made by Commissioner Dan Taylor and second by Commissioner Michael Kurmes to approve.

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

**C. 3225 S Burleson BLVD (Case 25-016):** Hold a public hearing and consider and take possible action on a zoning ordinance change request from defaulted "A, Agricultural" to "C, Commercial. (*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 6:38 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:38 p.m.

Motion made by Commissioner Michael Kurmes and second by Commissioner David Hadley to approve.

Motion passed, 8-0. Commissioner Cobi Tittle was 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 – 6:39PM**

---

Peggy Fisher  
Administrative Assistant  
Recording Secretary

---

## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services  
**FROM:** Lidon Pearce, Principal Planner  
**MEETING:** March 11, 2025

---

**SUBJECT:**

Hidden Vistas, Phase 10; Lots 1 & 2, Block 1 (Case 24-168): Consider approval of a final plat of Hidden Vistas, Phase 10; Lots 1 & 2, Block 1, addressed as 930 Hidden Vistas BLVD. (Staff Contact: Lidon Pearce, Principal Planner)

**SUMMARY:**

On May 13, 2024, an application was submitted by Shannon Nave with Baird, Hampton, and Brown INC. on behalf of Tyler Rombough (owner) for a final plat of approximately 2.762 acres, to create 2 lots for non-residential development. The plat is administratively complete and meets the requirements of Appendix A – Subdivision and Development Regulations.

**RECOMMENDATION:**

Approve the final plat for Hidden Vistas, Phase 10; Lots 1 & 2, Block 1.

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

N/A

**REFERENCE:**

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

**FISCAL IMPACT:**

N/A

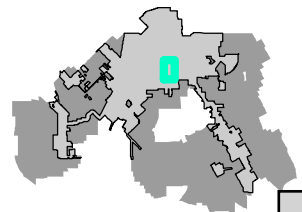
**STAFF CONTACT:**

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

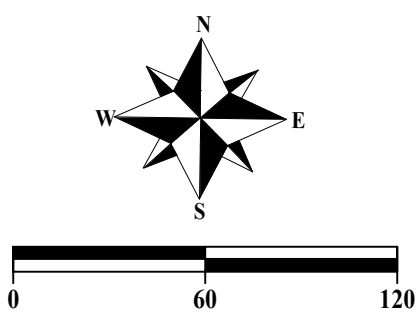




**Final Plat**  
**Lots 1 & 2, Block 1**  
**Hidden Vistas, Phase 10**  
**Case 24-168**

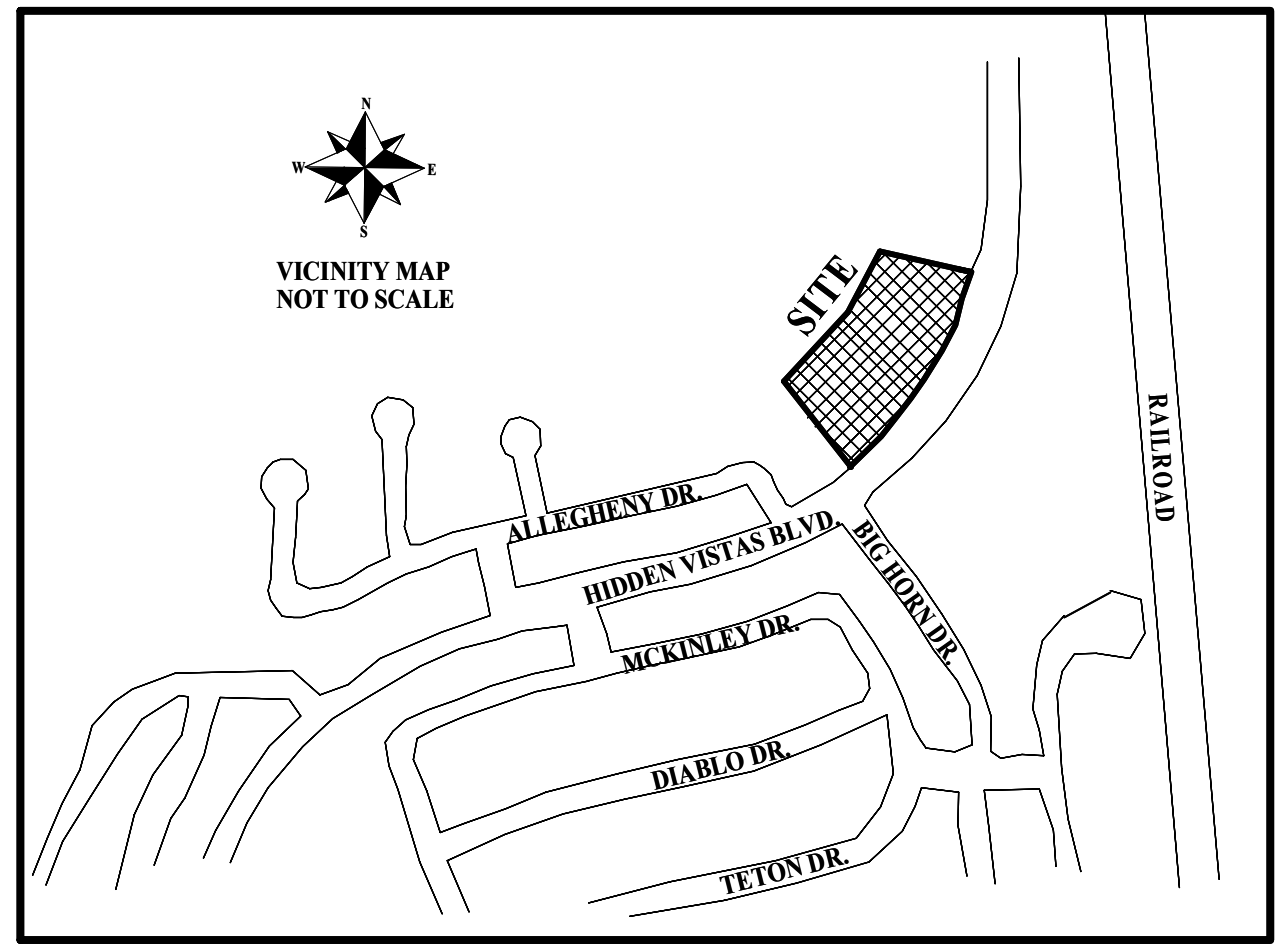


Vicinity Map

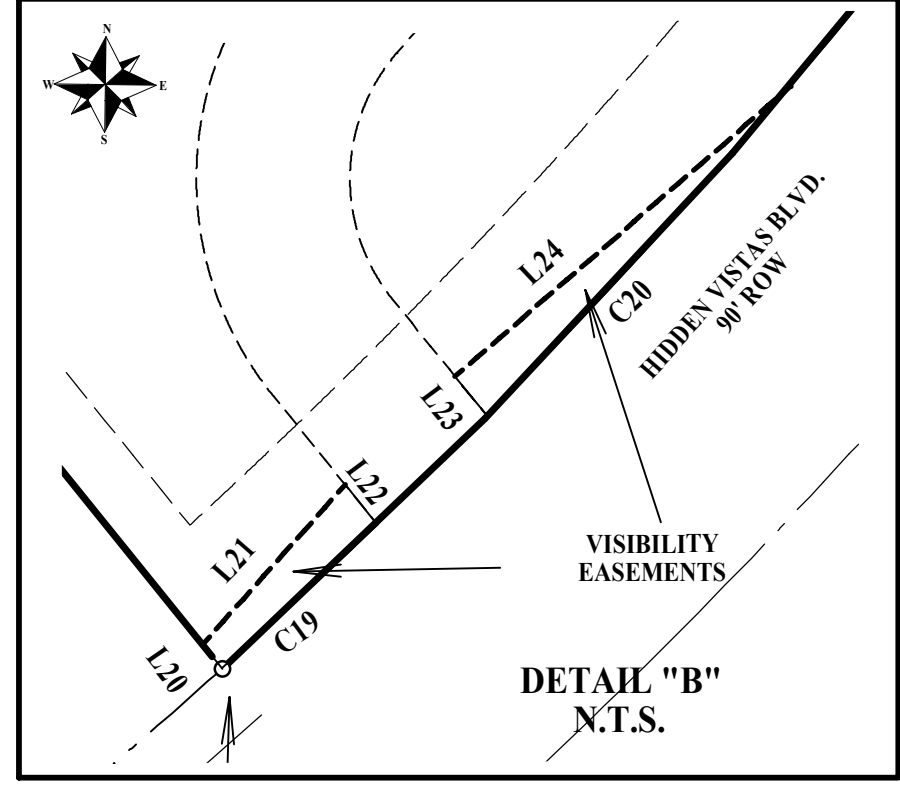
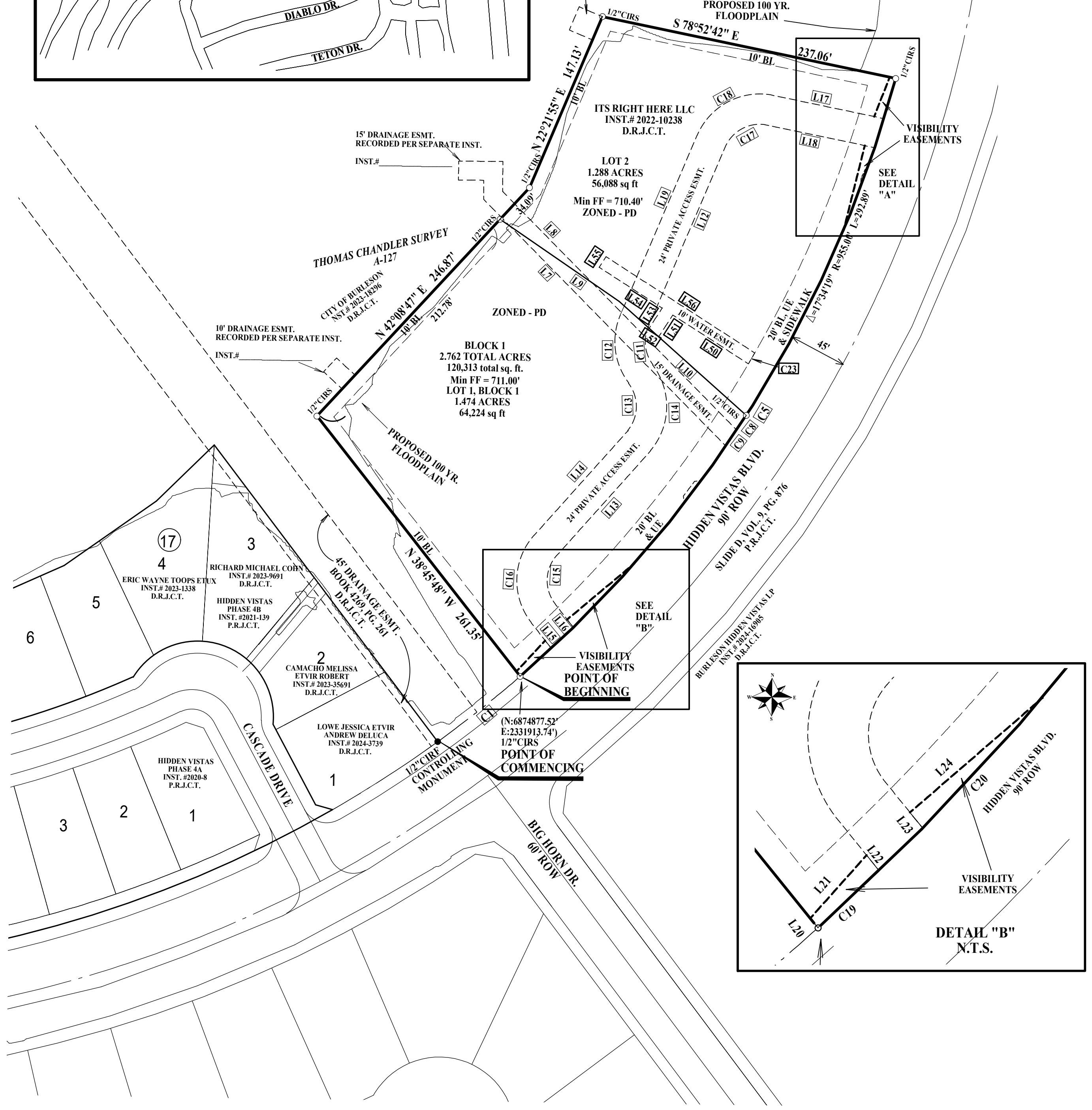


**LEGEND**

- IRON ROD FND.
- ⊗ "X" IN CONC.
- CAPPED LR. SET
- ⊕ POWER POLE
- ⊙ LIGHT POLE
- ⊖ WATER VALVE
- ⊕ WATER METER
- ⊕ ELEC. MANHOLE
- ⊕ SAN. SEW. M.H.
- ⊕ GAS RISER
- ⊕ TEL. PED.
- ⊕ FENCE CORNER
- ⊕ UNDERG. CABLE
- ⊕ FIRE HYDRANT



FLOOD STUDY OF VILLAGE CREEK FOR HIDDEN VISTAS MEDICAL OFFICE BUILDING  
 PREPARED BY BHB  
 DATED: SEPTEMBER 6, 2024



Id	Bearing	Distance
L7	N 45°14'29" W	253.45'
L8	N 45°14'29" W	251.06'
L11	S 42°08'47" W	17.31'
L12	S 22°21'52" W	154.99'
L13	S 41°06'16" W	111.44'
L14	N 41°06'16" E	111.06'
L15	N 38°45'48" W	25.82'
L16	S 38°45'48" E	23.47'
L17	S 78°55'36" E	91.90'
L18	N 78°55'36" W	88.67'
L19	N 22°21'55" E	146.85'
L20	N 38°43'34" W	4.87'
L21	S 41°59'21" W	33.43'
L22	S 38°45'48" E	8.00'
L23	N 38°45'48" W	8.00'
L24	N 49°22'53" E	69.27'
L25	N 78°55'36" W	8.00'
L26	N 20°41'31" E	33.47'
L27	S 78°50'29" E	4.86'
L28	S 13°18'34" W	69.21'
L29	S 78°55'36" E	8.00'
L50	S 57°54'00" E	71.25'
L51	S 32°06'00" W	20.54'
L52	S 57°54'00" E	10.00'
L53	N 32°06'00" E	20.54'
L54	S 57°54'00" E	59.27'
L55	N 32°06'00" E	10.00'
L56	N 57°54'00" W	140.05'
19	S 22°21'55" W	20.00'
72	S 67°38'05" E	20.00'
71	S 22°21'55" W	20.00'
70	N 67°38'05" W	20.00'
73	S 45°00'00" W	0.00'

Id	Bearing	Distance
L9	S 56°07'40" E	114.46'
L10	S 48°53'26" E	135.20'

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C8	00°49'37"	955.00'	13.78'	13.78'	S 32°19'15" W
C9	00°55'07"	955.00'	15.31'	15.31'	S 33°11'37" W
C11	59°57'46"	30.00'	31.40'	29.98'	S 08°16'33" E
C12	60°37'21"	54.00'	57.14'	54.51'	S 07°56'45" E
C13	77°14'35"	30.00'	40.45'	37.46'	N 00°21'52" E
C14	77°46'56"	54.00'	73.31'	67.81'	N 00°38'02" E
C15	79°52'22"	30.00'	41.82'	38.52'	S 01°10'23" W
C16	79°52'22"	54.00'	75.28'	69.33'	S 01°10'19" W
C17	74°42'38"	30.00'	39.12'	36.41'	S 59°43'14" W
C18	75°43'44"	54.00'	71.37'	66.29'	S 60°13'47" W
C19	01°59'05"	955.00'	33.08'	33.08'	S 47°32'45" W
C20	04°11'59"	955.00'	70.00'	69.98'	S 42°49'15" W
C21	04°11'59"	955.00'	70.00'	69.98'	S 19°52'06" W
C22	01°59'06"	955.00'	33.09'	33.08'	S 15°19'57" W
C23	00°36'48"	935.00'	10.01'	10.01'	N 29°26'04" E

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	05°00'14"	955.00'	83.40'	83.38'	N 50°51'08" E
C5	34°01'00"	955.00'	566.99'	558.70'	S 31°20'38" W

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

**ENGINEER:**  
 SHANNON L. NAVE, C.F.M.  
 BHB INC.  
 949 HILLTOP DRIVE  
 WEATHERFORD, TEXAS 76086  
 (817) 596-7575  
 EMAIL

**OWNER/DEVELOPER:**  
 TYLER ROMBOUGH  
 ITS RIGHT HERE LLC  
 8721 AIRPORT FWY  
 NORTH RICHLAND HILLS,  
 TEXAS 76180  
 (315) 559-4400  
 tyler@givemethevin.com

**FINAL PLAT**  
 SHOWING  
**LOTS 1 & 2, BLOCK 1**  
**HIDDEN VISTAS, PHASE 10**  
 AN ADDITION TO THE CITY OF BURLESON  
 JOHNSON COUNTY, TEXAS  
 AND BEING IN THE  
 THOMAS CHANDLER SURVEY  
 ABSTRACT NO. 127  
 CASE# FP-24-168

FEBRUARY 13, 2025  
**WHITFIELD - HALL SURVEYORS**  
 REGISTERED PROFESSIONAL LAND SURVEYORS  
 3559 WILLIAMS ROAD, SUITE 107  
 FORT WORTH, TEXAS 76116  
 (817) 560-2916

PROPERTY DESCRIPTION:

BEING a 2.762 Acre tract of land out of the Thomas Chandler Survey, Abstract Number 127, situated in the City of Burleson, Johnson County, Texas, and being all of that certain tract of land described as Tracts 1 and 2 in a deed to Its Right Here, LLC, recorded in Instrument Number 2022-10238, Deed Records, Johnson County, Texas. The bearings for this survey are based on the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983, derived from static observation using NOAA/NGS OPUS calculations. Said 2.762 Acre tract being described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the southeast corner of that certain tract of land described in a deed to BSLPI, LP, recorded in Instrument Number 2018-12294, Deed Records, Johnson County, Texas, same being the northeast corner of Lot 1, Block 17 of Hidden Vistas Phase 4A, recorded in Instrument Number 2020-8, Plat Records, Johnson County, Texas, and being in the north right of way line of Hidden Vistas Boulevard, a 90 Foot right of way, said point being the beginning of a curve, concave to the northwest, having a radius of 955.00 Feet, a central angle of 5°00'14", and a chord of 83.38 Feet bearing North 50°51'08" East;

THENCE northeasterly along said north right of way line and said curve, a distance of 83.40 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the southeast corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE North 38°45'48" West, along the west lines of Tracts 1 and 2, a distance of 261.35 Feet to the northwest corner of said Tract 2;

THENCE North 42°08'47" East, departing said west lines and continuing along the north line of said Tract 2, a distance of 246.87 Feet;

THENCE North 22°21'55" East, continuing along said north line, a distance of 147.13 Feet to the northeast corner of said Tract 2;

THENCE South 78°52'42" East, departing said north line and continuing along the east lines of said Tracts 1 and 2, a distance of 237.06 Feet to the southeast corner of said Tract 1 for the point of curvature of a non-tangent curve, concave to the northwest, having a radius of 955.00 Feet a central angle of 34°01'00", and a chord of 558.70 Feet bearing South 31°20'38" West;

THENCE southerly along the south line of said Tract 1 and said curve, a distance of 566.99 Feet to the POINT OF BEGINNING and containing a computed area of 2.762 Acres, more or less.

NOTE: THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE PRIVATE ACCESS EASEMENT 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.

PLAT NOTES:

- 1. ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE WERE PHYSICALLY SET, SAID POINTS WERE MARKED WITH 1/2" IRON RODS WITH A CAP STAMPED "RPLS 4818", DRIVEN INTO THE GROUND, UNLESS OTHERWISE NOTED.
2. PROPOSED LOTS SHALL BE GRADED INDIVIDUALLY IN ACCORDANCE WITH THE DRAINAGE/GRADING PLAN PER THE CONSTRUCTION PLANS. THE BUILDER SHALL SUBMIT A GRADING PLAN WITH THE BUILDING PERMIT APPLICATION FOR REVIEW.

SUBDIVISION NOTES:

- 1. ALL FENCES ALONG OPEN SPACE LOTS SHALL BE MADE OF WROUGHT IRON.
2. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.
3. 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.
4. THE CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY NON-DRAINAGE RELATED IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT, INCLUDING BUT NOT LIMITED TO PAVING AND FENCES.
5. THE PRIVATE ACCESS EASEMENT IS FOR THE USE OF THE FOLLOWING LOT 1 AND LOT 2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND/OR EGRESS ALONG THIS EASEMENT. THE PRIVATE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER.

FINISH FLOOR NOTES:

THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THIS PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.

FLOODPLAIN NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0065J DATED DECEMBER 4, 2012 THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES: ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.

UTILITY EASEMENT NOTE:

ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, 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, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON 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 AND UPON 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.

BASIS FOR BEARINGS:

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

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE PRIVATE ACCESS EASEMENT 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.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, TYLER ROMBOUGH, Owner, does hereby adopt this plat designating the hereinbefore described property as LOTS 1 & 2, BLOCK 1, HIDDEN VISTAS, PHASE 10, an Addition to the City of Burleson, Johnson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

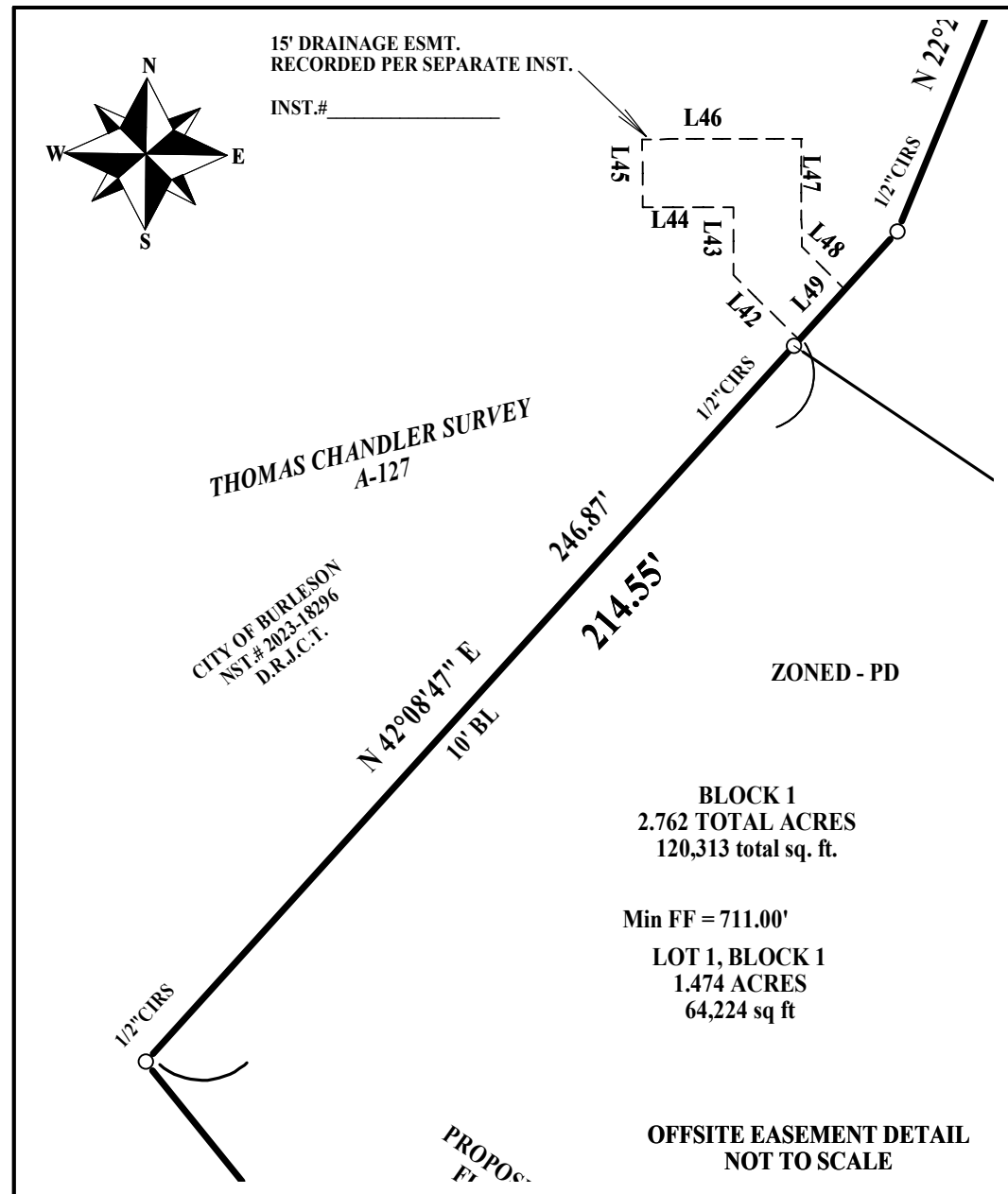
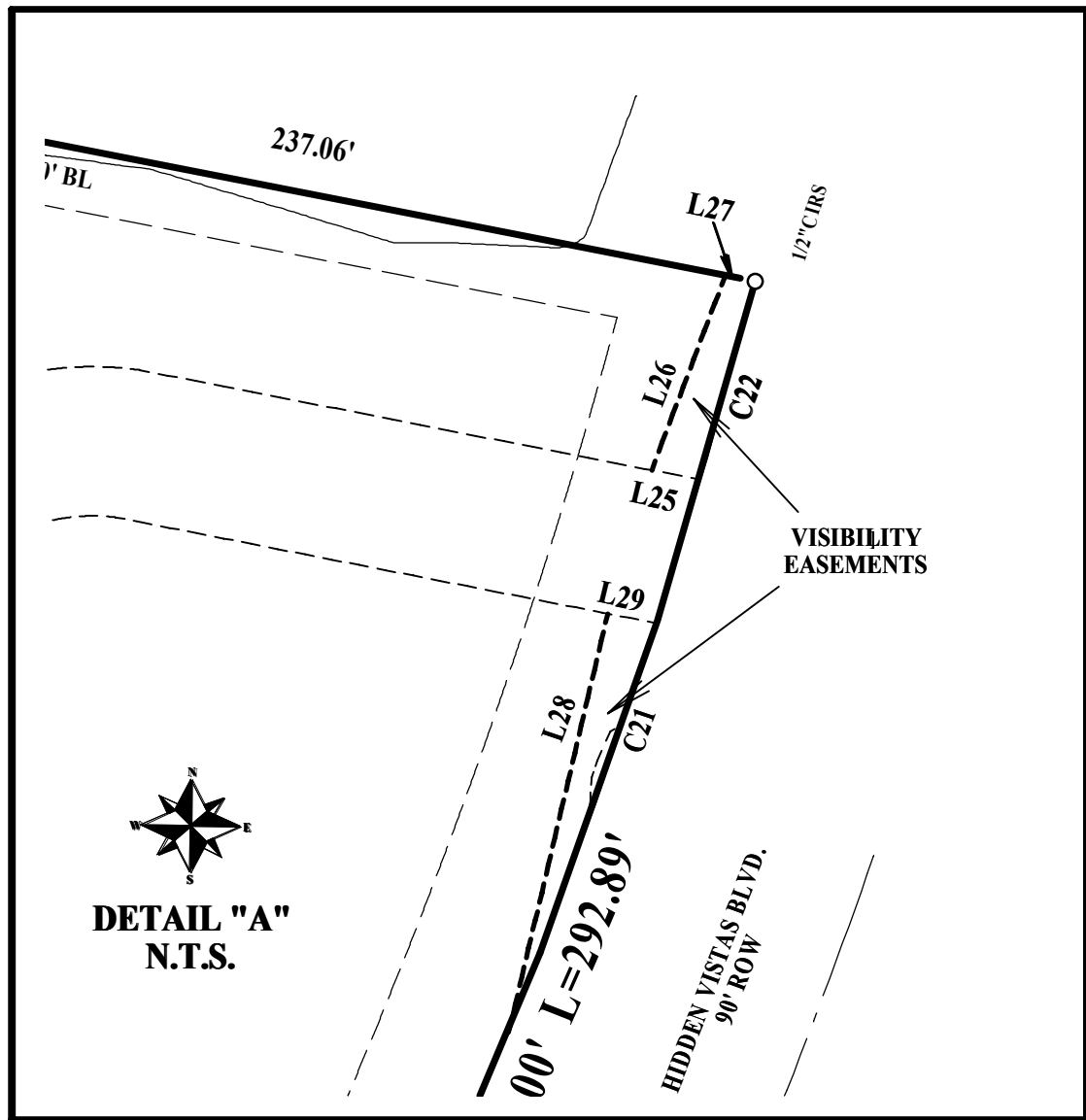
IN WITNESS THEREOF this dedication was executed the \_\_\_ day of \_\_\_\_\_, 2025.

by Tyler Rombough

State of Texas
County of Johnson

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

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



APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS

THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2025

BY: CHAIR OF PLANNING AND ZONING COMMISSION

BY: CITY SECRETARY

FINAL PLAT SHOWING

LOTS 1 & 2, BLOCK 1 HIDDEN VISTAS, PHASE 10

AN ADDITION TO THE CITY OF BURLESON JOHNSON COUNTY, TEXAS AND BEING IN THE THOMAS CHANDLER SURVEY ABSTRACT NO. 127 CASE# FP-24-168

OWNER/DEVELOPER: TYLER ROMBOUGH ITS RIGHT HERE LLC 8721 AIRPORT FWY NORTH RICHLAND HILLS, TEXAS 76180 (315)-559-4400 tyler@givemethevin.com

SURVEYOR: WHITFIELD-HALL SURVEYORS REGISTERED PROFESSIONAL LAND SURVEYORS 3559 WILLIAMS ROAD, SUITE 107 FORT WORTH, TEXAS 76116 (817) 560-2916 Johnny@whitfieldhall.org
ENGINEER: SHANNON L. NAVE, C.F.M. BHB INC. 949 HILLTOP DRIVE WEATHERFORD, TEXAS 76086 (817) 596-7575 EMAIL

Table with 3 columns: Id, Bearing, Distance. Lists off-site easment details for lots L30 through L49.

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

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

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



PLAT FILED \_\_\_\_\_, 2025

SLIDE \_\_\_\_, VOL. \_\_\_\_, PG. \_\_\_\_ JOHNSON COUNTY PLAT RECORDS

BY: COUNTY CLERK

FEBRUARY 13, 2025

WHITFIELD - HALL SURVEYORS REGISTERED PROFESSIONAL LAND SURVEYORS 3559 WILLIAMS ROAD, SUITE 107 FORT WORTH, TEXAS 76116 (817) 560-2916

---

## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

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

**MEETING:** March 11, 2025

---

**SUBJECT:**

Plantation Phase 1, Lot 1R, Block 1 (Case24-254): Consider and take possible action on a replat for Plantation Phase 1, Lot 1R, Block 1 addition; addressed as 1180 E Hidden Creek PKWY. (Staff Contact: Emilio Sanchez, Development Services Deputy Director)

**SUMMARY:**

On September 3, 2024, an application for a replat was submitted by Mike Collins with Bloomfield Homes (owners) for a replat of approximately 1.539 acres. The property is being replatted for a turn land that is required for the second phase of the residential subdivision.

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

**RECOMMENDATION:**

Approve the replat for Plantation Phase 1, Lot 1R, Block 1.

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

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

**REFERENCE:**

<https://ecode360.com/39937354#39937354>

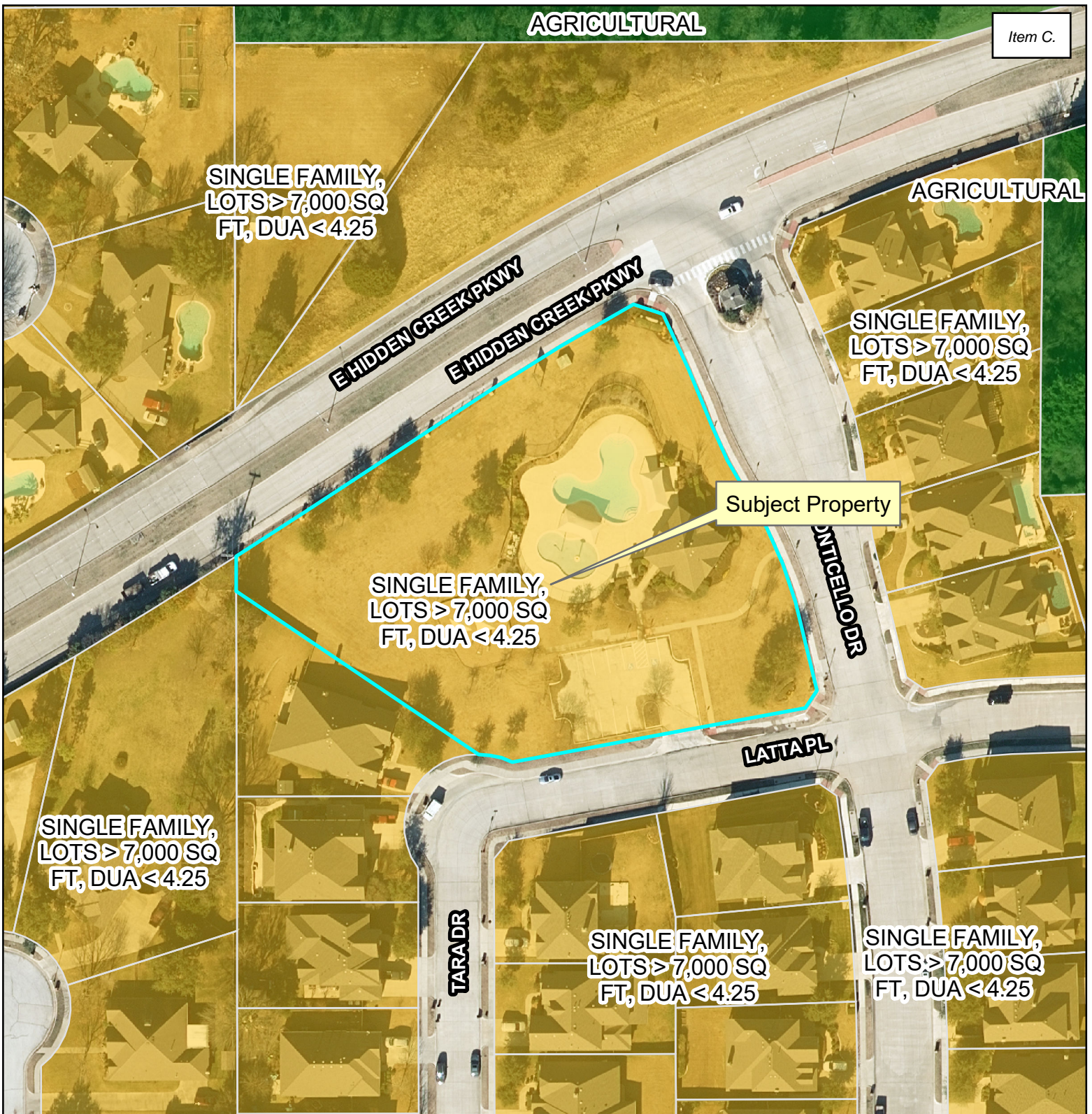
**FISCAL IMPACT:**

None

**STAFF CONTACT:**

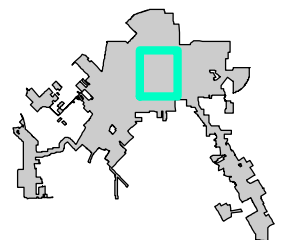
Emilio Sanchez  
Development Services Deputy Director  
[esanchez@burllesontx.com](mailto:esanchez@burllesontx.com)  
817-426-9686



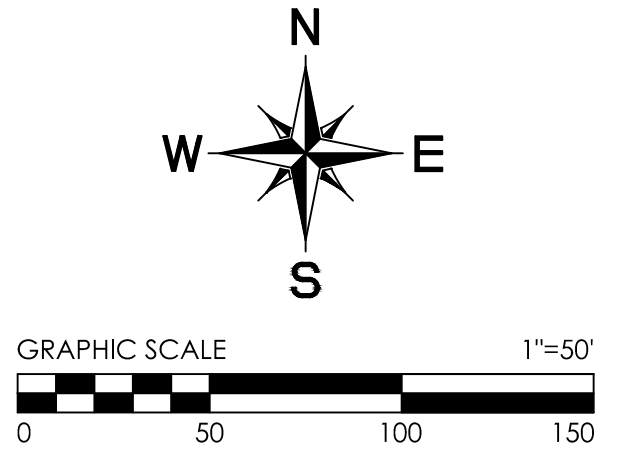
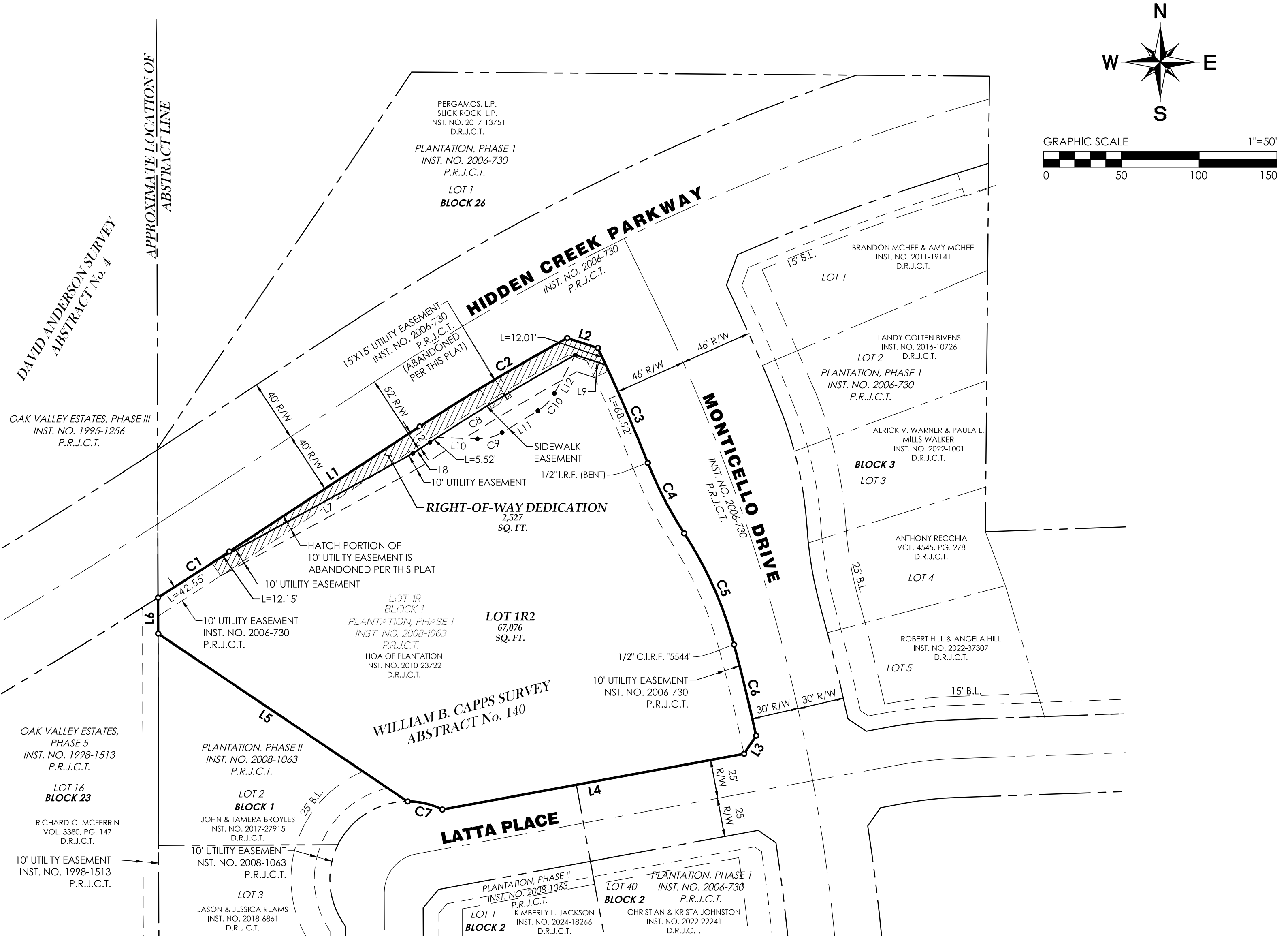


**Plantation Phase, Lot 1R, Block 1  
Replat  
Case 24-254**

THE CITY OF  
**BURLESON**  
TEXAS



Vicinity Map



**OWNER'S DEDICATION**

Being all of Lot 1R, Block 1 of Plantation, Phase I, according to the Map or Plat thereof recorded under Instrument No. 2008-1063, Plat Records of Johnson County, Texas.

That We, The HOA of Plantation, a Texas non-profit corporation, do hereby adopt this plat designating the hereinbefore described property as PLANTATION PHASE I, LOT 1R, BLOCK 1, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alley and easements shown thereon. The City of any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas.

Witness our hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

The HOA of Plantation, a Texas non-profit corporation,

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF JOHNSON

Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ of the HOA of Plantation, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

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

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

**PRELIMINARY.** This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 1/7/2025 1:34 PM

**NOTES:**

- All open spaces shown hereon are for public use and to be maintained by the Homeowner's Association.
- The City of Burleson reserves the right to require minimum finished floor elevations on any lot within this subdivision. The minimum elevations shown are based on the most current information available at the time that the plat is filed and may be subject to change.
- At controlled or uncontrolled intersections of any public street, the minimum intersection sight distance (visibility triangles) shall have the dimensions illustrated in Figure 1 in Appendix G of the City's design manual.
- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.999884431. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- The subject property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48251C0070J, with a date of identification of December 4, 2012, for Community No. 485459, in Johnson County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the plat.
- All 1/2" iron pins set with yellow plastic caps stamped "GM CIVIL", unless otherwise noted.
- Any public utility, including City of Burleson, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance, or efficiency of its respective systems in any of the easements shown on the plat; and any public utility, including City of Burleson, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The City of Burleson Zoning Classification for the subject property is "SF7".



**VICINITY MAP**  
N.T.S.

LEGEND	
O	DENOTES 1/2" CAPPED IRON ROD SET STAMPED "GM CIVIL" UNLESS OTHERWISE NOTED
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.J.C.T.	DEED RECORDS OF JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS OF JOHNSON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
---	BOUNDARY LINE
- - - -	ADJOINER LINE
- . - . - .	EASEMENT LINE
---	BUILDING LINE
▨	EASEMENT ABANDONMENT

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3540.00'	54.70'	0°53'07"	N57°08'57"E	54.70'
C2	1360.00'	110.59'	4°39'33"	N59°02'09"E	110.56'
C3	1154.00'	80.53'	3°59'53"	S23°27'45"E	80.51'
C4	250.00'	51.06'	11°42'08"	S27°18'52"E	50.97'
C5	250.00'	78.68'	18°01'56"	S24°08'58"E	78.36'
C6	1170.00'	60.29'	2°57'09"	S13°39'26"E	60.28'
C7	50.00'	23.00'	26°21'20"	N76°46'27"W	22.80'
C8	1348.00'	109.04'	4°38'06"	N59°01'26"E	109.02'
C9	29.00'	16.77'	33°08'09"	N75°29'14"E	16.54'
C10	29.00'	15.59'	30°48'39"	N43°30'49"E	15.41'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N56°42'23"E	146.30'
L2	S72°04'10"E	20.75'
L3	S33°47'51"W	13.96'
L4	S79°31'56"W	197.34'
L5	N56°04'34"W	193.36'
L6	N00°08'53"W	23.07'
L7	N61°26'28"E	145.63'
L8	N56°42'23"E	13.31'
L9	S71°47'20"E	20.63'
L10	S87°56'42"E	25.85'
L11	N58°40'38"E	26.83'
L12	N28°34'28"E	28.18'

**JOHNSON COUNTY RECORDING**  
FILED FOR RECORD \_\_\_\_\_ 20\_\_\_\_  
PLAT RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SLIDE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS

OWNER:  
**HOA OF PLANTATION**  
P.O. BOX 650255  
DALLAS, TX 75265

DEVELOPER:

**BLOOMFIELD HOMES, LP**  
1900 W. KIRKWOOD BLVD, SUITE 2300B  
SOUTH LAKE, TX 76092  
(817) 416-1572

PREPARED BY:

**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
T&E Firm # F-2944 | T&S Firm # 10021700

**REPLAT**  
OF  
**PLANTATION PHASE I, LOT 1R, BLOCK 1**  
AS RECORDED IN INSTRUMENT NUMBER 2008-1063  
PLAT RECORDS, JOHNSON COUNTY, TEXAS  
SITUATED IN THE  
**WILLIAM B. CAPPS SURVEY, ABSTRACT No. 140**  
**CITY OF BURLESON, JOHNSON COUNTY, TEXAS**  
Date: January 2025

CASE No. RP24-254

SHEET 1 of 1