



Planning & Zoning Commission Agenda

Tuesday, October 15, 2024
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 September 17, 2024 Planning & Zoning Commission meeting.

B. Burleson Storage Expansion Addition (Case 24-175): Consider approval of a final plat of Burleson Storage Expansion Addition, Lots 1 and 2; Block 1 addressed as 2121 S Burleson Blvd. (Staff Contact: Lidon Pearce, Principal Planner)

C. Riley Apartments Addition (Case 24-255): Consider approval of a Replat for Riley Apartments Addition, Lot 1, Block A; addressed as 480 Commons Drive. (Staff Contact: Emilio Sanchez, Development Services Assistant Director)

4. **PUBLIC HEARING**

- A. 1709 County Road 913 (Case 24-274): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "A" Agriculture to "SFE" Single-family estate district. (*Staff Contact: Emilio Sanchez, Development Services Assistant Director*)

5. **REPORTS AND PRESENTATIONS**

6. **GENERAL**

7. **COMMUNITY INTERESTS ITEMS**

8. **EXECUTIVE SESSION**

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

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

9. **ADJOURN**

Staff Contact

Tony McIlwain
Director of Development Services
817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the 9th of October 2024, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

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



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: October 15, 2024

SUBJECT:

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

SUMMARY:

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

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the September 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

September 17, 2024
MINUTES

Roll Call

Commissioners Present

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

Commissioners Absent

Staff

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

REGULAR SESSION

1. Call to Order – 6:00 PM

Invocation – David Hadley

Pledge of Allegiance

Texas Pledge

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from August 27, 2024 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).

- B.** Chisholm Summit (Case 24-192): Consider approval of a preliminary plat of Chisholm Summit, addressed as 9325 CR 1016. *(Staff Contact: Lidon Pearce, Principal Planner)*

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

Motion passed, 8-0.

4. Public Hearing

- A.** 10732 CR 1020 (Case 24-195): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "A" Agricultural to "SF16" Single-family dwelling district 16 for a proposed subdivision with minimum 16,000 square foot lots. *(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 6:07 p.m.

Brad Holm, addressed the commissioners and asked questions regarding this item.

Raymond Blake, 508 Bonnards Peak, addressed the commissioners and asked questions regarding this item.

Zac Atterberg, 512 Bonnards Peak, addressed the commissioner and asked questions regarding this item.

Commission Chairman Michael Tune closed the public hearing at 6:16 p.m.

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

Motion passed, 7-1. Commissioner David Hadley was opposed.

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 – 6:17PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: October 15, 2024

SUBJECT:

Burleson Storage Expansion Addition (Case 24-175): Consider approval of a final plat of Burleson Storage Expansion Addition, Lots 1 and 2; Block 1 addressed as 2121 S Burleson Blvd. (*Staff Contact: Lidon Pearce, Principal Planner*)

SUMMARY:

On May 28, 2024, an application for a final plat was submitted by Logan McWhorter with Colliers Engineering on behalf of Kyle Fromin of Malachite 2121 S Burleson Blvd LLC (owners) for a final plat of approximately 6.470 acres. The property is being platted for the purpose of obtaining new development permits for expansion of the existing business.

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

RECOMMENDATION:

Approve the final plat for Burleson Storage Expansion Addition.

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

N/A

REFERENCE:

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

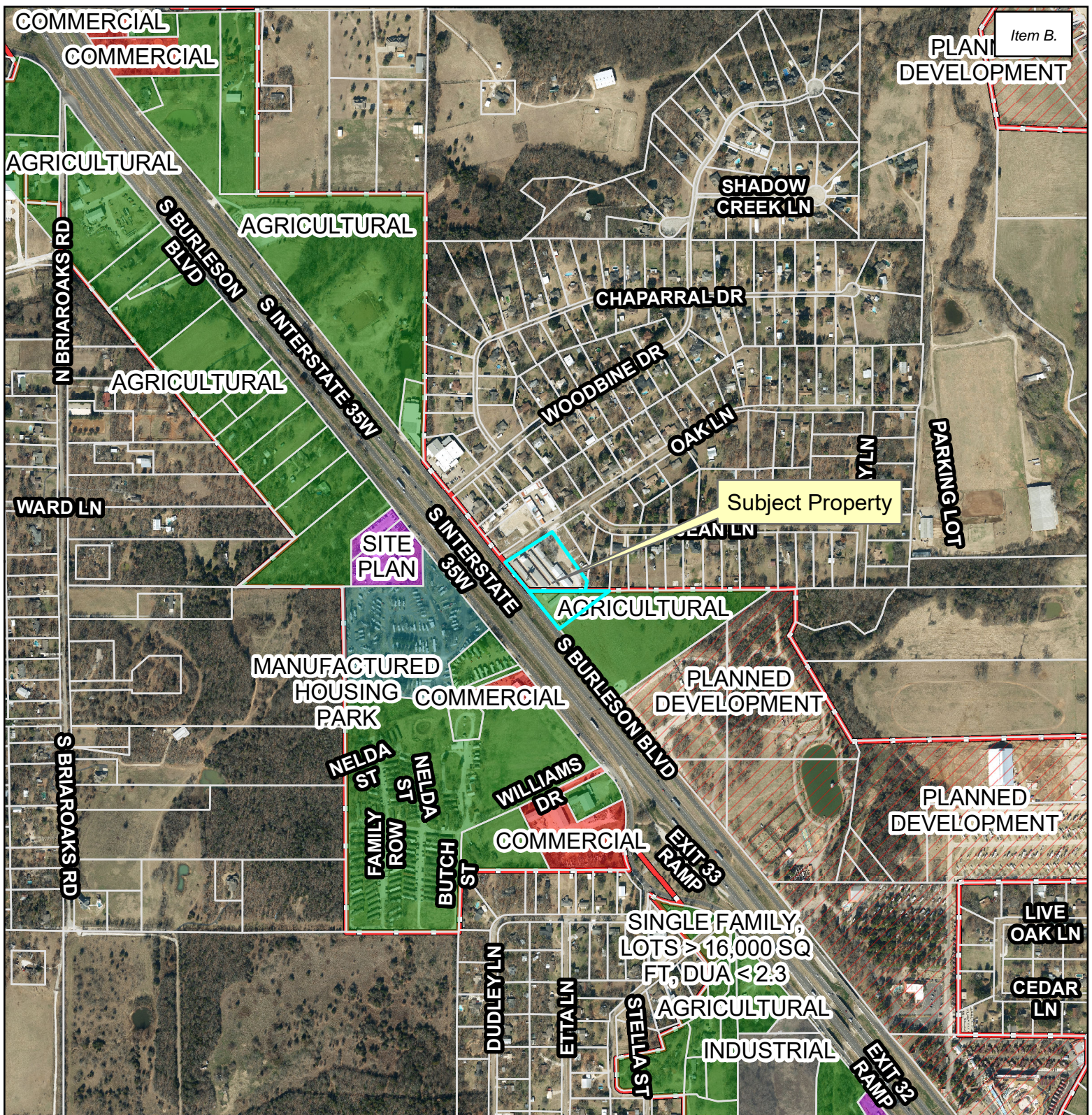
FISCAL IMPACT:

None

STAFF CONTACT:

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

817-426-9649

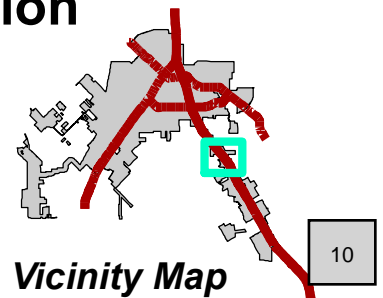


Burleson Storage Expansion Addition

Final Plat

Case 24-175

THE CITY OF
BURLESON
TEXAS



NOTES:

1. 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.

2. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 70F OF 475, COMMUNITY PANEL NO. 48251C00701, DATED DECEMBER 04, 2012.

3. NO FENCES OR OTHER STRUCTURES WILL BE ALLOWED WITHIN THE DRAINAGE EASEMENT.

4. 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.

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

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

7. PROPOSED PLAT IS SITUATED PARTIALLY IN THE CITY LIMITS OF BURLESON, TEXAS AND THE ETJ OF BURLESON.

8. 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.

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

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

11. 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.

12. INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE JOHNSON COUNTY PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

13. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

14. ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

15. THERE ARE NO WETLAND AREAS ON SUBJECT TRACT AS IDENTIFIED BY THE U.S. FISH AND WILDLIFE SERVICE ON THE MAP FOUND BY NAVIGATING TO THE LINK BELOW:
[HTTP://WWW.FWS.GOV/WETLANDS/DATAMAPPER.HTML](http://www.fws.gov/wetlands/data/mapper.html)

16. ZONING REQUIREMENTS:
SOURCE OF ZONING INFORMATION: CITY OF BURLESON PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PHONE NUMBER: (817)-426-9611
THE CURRENT ZONING CLASSIFICATION IS: AGRICULTURAL (A) - BASED ON THE CITY OF BURLESON DEVELOPMENT SERVICES DEPARTMENT SITE FOUND BY NAVIGATING TO THE FOLLOWING SITE:
[HTTPS://WWW.BURLESONTX.COM/103/PLANNING-ZONING-COMMISSION](https://www.burlesontx.com/103/PLANNING-ZONING-COMMISSION)
PER CITY OF BURLESON PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, THE PROPERTY IS ZONED PARTIALLY WITHIN THE CITY LIMITS OF BURLESON. THE CURRENT ZONING REGULATIONS FOR AGRICULTURAL (A) - BASED ON THE CITY OF BURLESON SITE FOUND BY NAVIGATING TO THE FOLLOWING SITE:
[HTTPS://ECODE360.COM/399398748/399398747](https://ecode360.com/399398748/399398747)

17. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF BURLESON AND JOHNSON COUNTY ORDINANCES AND RESTRICTIONS.

18. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY AND ARE ATTACHED HEREON.

19. ADJOINERS SHOWN HEREON ARE PER CURRENT JOHNSON COUNTY APPRAISAL, DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS.

| Line # | LENGTH | DIRECTION |
|--------|---------|-------------|
| L1 | 110.93' | S33°18'13"E |
| L2 | 73.30' | S50°52'37"W |
| L3 | 50.16' | N39°07'23"W |
| L4 | 68.54' | N32°24'33"W |

CERTIFICATION OF SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

"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."

XXXXXXXXXXXXX
REGISTERED PROFESSIONAL LAND SURVEYOR NO. XXXX
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED XXXXXXXXXXXXXXXXXXXX KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024

NOTARY PUBLIC, BEXAR COUNTY, STATE OF TEXAS

NOTES:

• NO IMPROVEMENTS GREATER THAN 2 FEET IN HEIGHT WILL BE ALLOWED WITHIN THE VISIBLE EASEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, LANDSCAPING, SIGNS, ETC.

• THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON MAY 28, 2024 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 RADI AND 54' OUTSIDE RADI. THE FIRE LANE SECTION SHALL EITHER FOLLOW DETAIL P-11 OR B 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 1,600 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.

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

• 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.

• A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

• 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).

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

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, KYLE FROMIN - VICE PRESIDENT, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS BURLESON STORAGE EXPANSION ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON, THE CITY, COUNTY, OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND THE CITY, COUNTY, OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS OR JOHNSON COUNTY.

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

BY: KYLE FROMIN

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KYLE FROMIN - VICE PRESIDENT, 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

PLANNING AND ZONING COMMISSION:

APPROVED BY THE PLANNING AND ZONING
COMMISSION OF BURLESON, TEXAS

THIS THE ____ DAY OF ____, 20 ____.

BY: _____

CHAIR OF PLANNING AND ZONING

COMMISSION

BY: _____

CITY SECRETARY

DEVELOPMENT ASSISTANCE COMMITTEE:

APPROVED BY THE DEVELOPMENT
ASSISTANCE COMMITTEE, BURLESON, TEXAS

THIS THE ____ DAY OF ____, 20 ____.

BY: _____

DAC CHAIR

BY: _____

CITY SECRETARY

PLAT RECORDED IN:

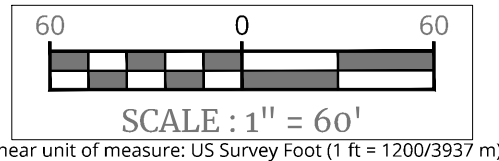
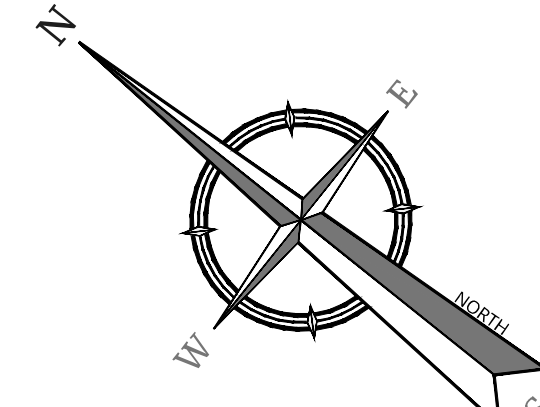
JOHNSON COUNTY PLAT RECORDS

PLAT FILED ____, 20 ____.

SLIDE ____, VOL. ____, PG. ____

BY: _____

COUNTY CLERK



METES AND BOUNDS DESCRIPTION

FOR
A 6.470-ACRE TRACT

Being a 6.470-acre tract of land situated partially in the City of Burleson, Texas and partially in the Hall Nelson Survey, Abstract No. 658, and partially in the James Wallace Survey, Abstract No. 862 of Johnson County, Texas, and being that called 4.44 acre tract (Tract 1) and that called 0.89 acre tract (Tract 2) and that called 1.16 acre tract (Tract 3) as conveyed to Malachite 2121 S Burleson Blvd, LLC on September 09, 2022, and recorded in Document No. 2022-31336 in the Official Records of Johnson County, Texas (O.R.I.C.T.), said 6.470-acre tract being more particularly described in two parts as by metes and bounds as follows:

PART ONE: 4.438 ACRES

Being a 4.438 acre tract of land (PART ONE "1") situated partially in the City of Burleson, Texas and partially in the Hall Nelson Survey, Abstract No. 658, and partially in the James Wallace Survey, Abstract No. 862 of Johnson County, Texas, being all that said called 4.44 acre tract (Tract 1), said PART ONE being more particularly described by metes and bounds as follows:

BEGINNING at a found ½" iron rod in the Northeast right of way (R.O.W.) of Interstate Highway 35-W (350' R.O.W.) as recorded in TxDot Control Section 001403, for the West corner of a called 9.996 acre tract of land as conveyed to Arlington Stor-More, LLC on September 24, 2020, and recorded in Document No. 2020-30228 in the O.R.I.C.T. and being the South corner of said called Tract 1 and being the South corner and the **POINT OF BEGINNING** (P.O.B. "1") of the herein described tract;

THENCE: N 39°09'40" W, with the Northeast R.O.W. of said Interstate Highway 35-W, and the Southwest line of said Tract 1 a distance of **537.73 feet** to a calculated in the Southeast R.O.W. of Oak Lane (60' R.O.W.) as recorded in Volume 2, Page 10 in the Public Records of Johnson County, Texas (P.R.I.C.T.), for the South intersection corner and for the West corner of said called Tract 1 and the herein described tract, from which a found ½" iron rod bears N 12°06'27" W, a distance of 0.31 feet;

THENCE: N 56°45'03" E, with the Southeast R.O.W. of said Oak Lane and the northwest line of said Tract 1 a distance of **423.47 feet** to a calculated point for the West corner of a called 0.77 acre tract of land as conveyed to Kevin M. Allison & M. Catherine Proffitt - Allison on May 17, 2021, and recorded in Document No. 2021-17670 in the O.R.I.C.T. and for the North corner of said Tract 1 and for the North corner of the herein described tract, from which a found 5/8" iron rod bears N 33°14'57" W, a distance of 0.58 feet;

THENCE: S 33°18'13" E, with the common boundary line of said called 0.77 acre tract and said Tract 1 a distance of **304.31 feet**, to a set ½" rebar with a blue cap stamped "COLLIERS PROP CORNER" (hereinafter referred to as SIR) in the West line of a called 1.027 acre tract of land as conveyed to Troy Reed Defond & Roxanne Kay Defond on May 06, 2020, and recorded in Document No. 2020-12466 in the O.R.I.C.T. for an angle point of said Tract 1 and the herein described tract;

THENCE: with the common boundary line of said called 0.77 acre tract and said Tract 1 the following two (2) courses:

1. S 09°36'14" W, a distance of **169.88 feet** to a SIR for the South corner of said called 0.77 acre tract and being a common corner of said called Tract 1 and the herein described tract;
2. N 89°18'51" E, a distance of **127.65 feet** to a found iron with a plastic, not legible, for the East corner of said called Tract 1 and the herein described tract;

THENCE: S 50°50'23" W, with the common boundary line of said called 9.996 acre tract and said Tract 1 a distance of **362.34 feet** to the **POINT OF BEGINNING**, containing 193,341 square feet or **4.438 acres** of land partially in the City of Burleson and partially in Johnson County, Texas. Said tract being described in accordance with a survey prepared by Colliers Engineering and Design, Basis of bearings is based on the Texas State Plane North Central Zone, 4202, North American Datum of 1983 (NAD83).

TOGETHER WITH PART TWO: 2.034 ACRES

A 2.034 acre tract of land (PART TWO "2") situated partially in the Hall Nelson Survey, Abstract No. 658, and partially in the James Wallace Survey, Abstract No. 862 of Johnson County, Texas and being all that said called 0.89 acre tract (Tract 2) and that said called 1.16 acre tract (Tract 3), said PART TWO being more particularly described by metes and bounds as follows:

BEGINNING at a FIR in the Northeast R.O.W. of said Interstate Highway 35-W and in the Northwest R.O.W. of said Oak Lane for the North intersection corner and for the South corner of said called Tract 3 and the South corner and the **POINT OF BEGINNING** (P.O.B. "2") of the herein described tract, from which the West corner of said called Tract 1 and the West corner of PART ONE bears S 39°09'40" E, a distance of 60.32 feet;

THENCE: N 39°09'40" W, with the Northeast R.O.W. of said Interstate Highway 35-W and the Southwest line of said called 1.16 acre tract "Tract 3", a distance of **145.46 feet** to a SIR for the South corner of a called 0.57 acre tract of land as conveyed to ADTX Holdings, LLC on April 23, 2019, and recorded in Volume 3958, Page 243 in the O.P.R.I.C.T. and being the West corner of said called Tract 3 and the herein described tract, from which a FIR for the West corner of said called 0.57 acre tract and the South corner of Trailwood Estates as recorded in Volume 6, Page 163 in the P.R.I.C.T. bears N 39°09'40" W, a distance of 75.00 feet;

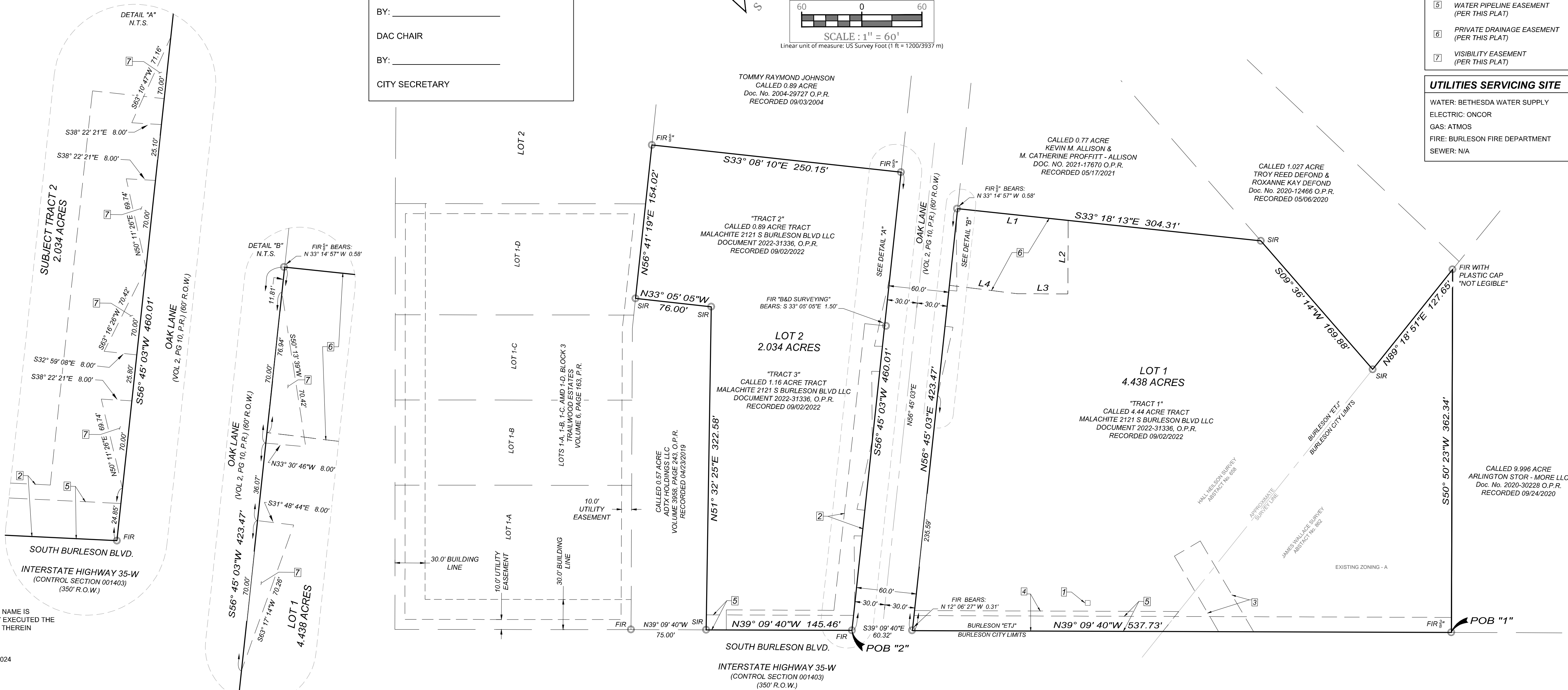
THENCE: N 51°32'25" E, with the common boundary line of said called Tract 3 and said called 0.57 acre tract, a distance of **322.58 feet** to a SIR for the North common corner of said tracts and being in the Southwest boundary line of said called Tract 2 and being exterior corner of the herein described tract;

THENCE: N 33°05'05" W, with the common boundary line of said called Tract 2 and said called 0.57 acre tract, a distance of **76.00 feet** to a SIR for the North common corner of said tracts and being in the Southeast boundary line of said Trailwood Estates and being an exterior corner of the tract herein described;

THENCE: N 56°41'19" E, with the common boundary line of said called Tract 2 and said Trailwood Estates, a distance of **154.02 feet** to a FIR 5/8" for West corner of a called 0.89 acre tract of land as conveyed to Tommy Raymond Johnson on September 03, 2024, and recorded in Document No. 2004-29727 O.P.R.I.C.T. and the North corner of said called Tract 2 and the tract herein described;

THENCE: S 33°08'10" E, with the common boundary line of said called Tract 2 and said called 0.89 acre tract, a distance of **250.15 feet** to a FIR 5/8" for the South common corner of said tracts and being in the Northwest R.O.W. of said Oak Lane;

THENCE: S 56°45'03" W, with the Northwest R.O.W. of said Oak Lane and the Southeast line of said called Tract 2 and said called Tract 3, passing at a distance of 154.25 feet, the common corner of said tracts, from which a found iron rod with plastic cap stamped "B&D Surveying" bears S 33°05'05" E, a distance of 1.50 feet, continuing along said line for a total distance of **460.01 feet** to the **POINT OF BEGINNING** (P.O.B. "2"), containing 88,603 square feet or 2.034 acres of land in Johnson County, Texas in PART TWO, and in a total combined acreage of 6.470 of land partially in the City of Burleson and partially in Johnson County, Texas. Said tract being described in accordance with a survey prepared by Colliers Engineering and Design, Basis of bearings is based on the Texas State Plane North Central Zone, 4202, North American Datum of 1983 (NAD83).



Colliers

Engineering
& Design

www.colliersengineering.com

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Formerly Known as **KFW**
SURVEYING & DESIGN

811
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATION, TRENCHING, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| REV | DATE | DRAWN BY | DESCRIPTION |
|-----|----------|----------|---|
| 1 | 08/02/24 | A.H. | ADDED WATER PIPELINE AND DRAINAGE EASEMENTS |
| 2 | 08/02/24 | A.H. | ADDED LOT 2 VISIBILITY EASEMENTS |
| 3 | 08/02/24 | A.H. | ADDED LOT 1 VISIBILITY EASEMENTS |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

EASEMENT LEGEND

- 1 5' x 5' BILLBOARD EASEMENT AGREEMENT (VOLUME 3240, PAGE 609 O.P.R.) RECORDED MARCH 03, 2004
- 2 20' WIDE PIPE LINE EASEMENT (VOLUME 1907, PAGE 801 O.P.R.) RECORDED AUGUST 07, 1996
- 3 30' x 230' CHANNEL EASEMENT VAGUE DESCRIPTION, MAY BE IN DEFERENT LOCATION (VOLUME 299, PAGE 358 D.R.)
- 4 20' WIDE PIPELINE EASEMENT (VOLUME 2014, PAGE 862, O.P.R.) RECORDED NOVEMBER 12, 1996
- 5 BETHESDA WATER SUPPLY 15' WATER PIPELINE EASEMENT (PER THIS PLAT)
- 6 PRIVATE DRAINAGE EASEMENT (PER THIS PLAT)
- 7 VISIBILITY EASEMENT (PER THIS PLAT)

UTILITIES SERVICING SITE

WATER: BETHESDA WATER SUPPLY
ELECTRIC: ONCOR
GAS: ATMOS
FIRE: BURLESON FIRE DEPARTMENT
SEWER: N/A

FINAL PLAT

FOR
BURLESON STORAGE
EXPANSION
ADDITION

BURLESON,
JOHNSON COUNTY
TEXAS

Colliers
Engineering
& Design

SAN ANTONIO (KFW)
3421 Paesanos
Parkway
San Antonio, TX 78231
Phone: 210-979-8444
COLLIERS ENGINEERING & DESIGN, INC.
TIME FIRST 1:00P
TBP'S Payroll: 10194550

SCALE: AS SHOWN DATE: 08/28/24 DRAWN BY: M.S.N. CHECKED BY: A.H./M.S.N.
PROJECT NUMBER: S23013419A DRAWING NAME: 24-08-27-S23013419A-PLAT

SHEET TITLE

SHEET NUMBER

01 of 01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Assistant Director

MEETING: October 15, 2024

SUBJECT:

Riley Apartments Addition (Case 24-255): Consider approval of a Replat for Riley Apartments Addition, Lot 1, Block A; addressed as 480 Commons Drive. *(Staff Contact: Emilio Sanchez, Development Services Assistant Director)*

SUMMARY:

On September 3, 2024, an application for a replat was submitted by David Gunderson (applicant) on behalf of Corsair Burleson, LLC (owner) for a replat of approximately 7.423 acres. The property is being replatted to adjust an existing utility easement alignment for a multi-family lot.

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

RECOMMENDATION:

Approve the Replat for Riley Apartments Addition, Lot 1, BLK A

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

None

REFERENCE:

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

FISCAL IMPACT:

None

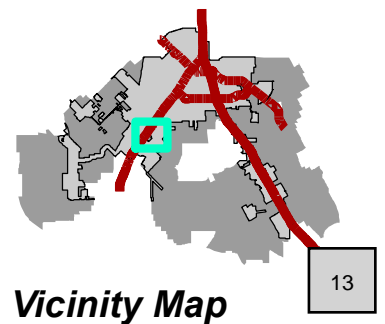
STAFF CONTACT:

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

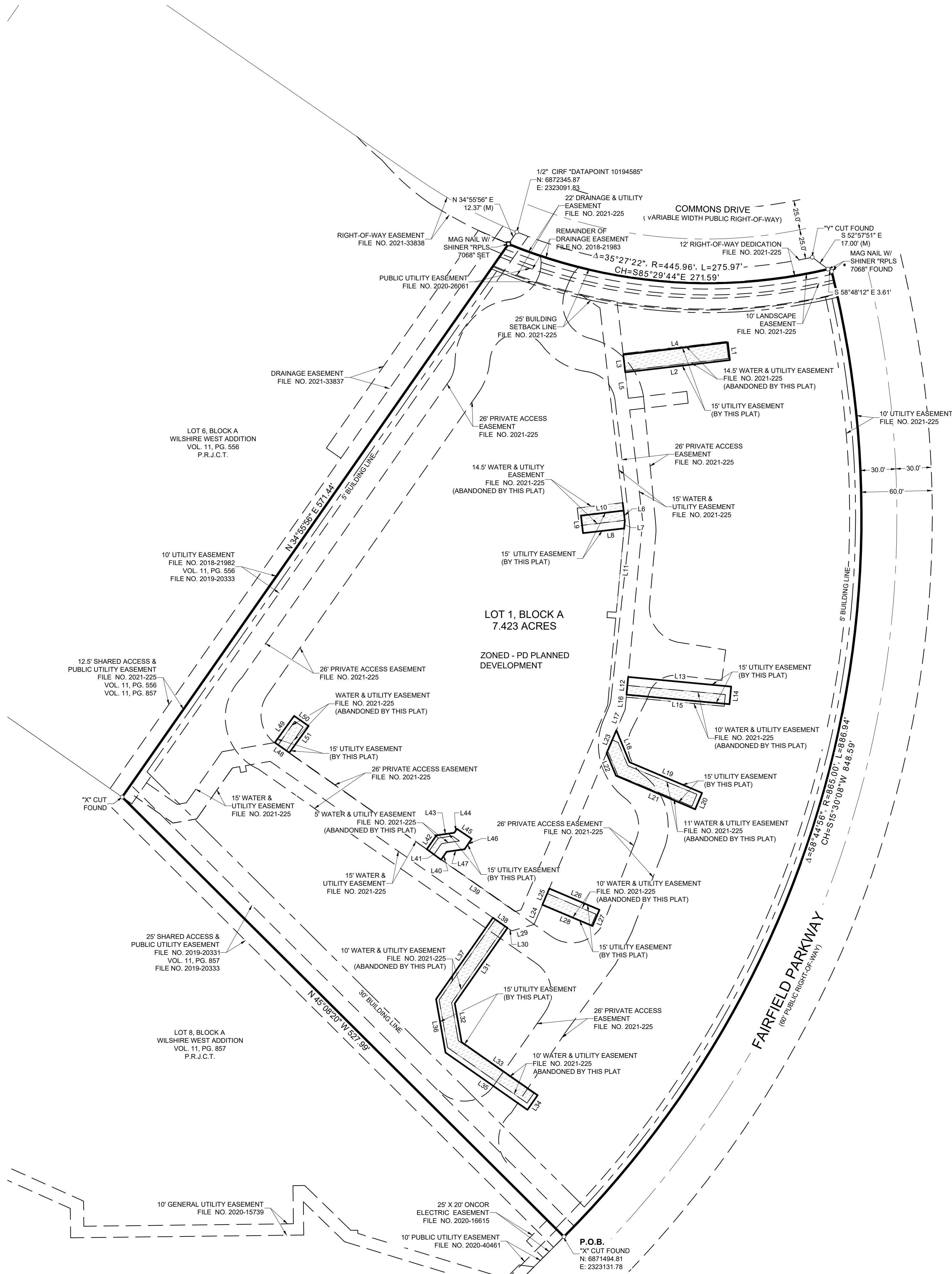


THE CITY OF
BURLESON
TEXAS

**Replat
Lot 1, Block A
Riley Apartments Addition
Case 24-255**



Vicinity Map

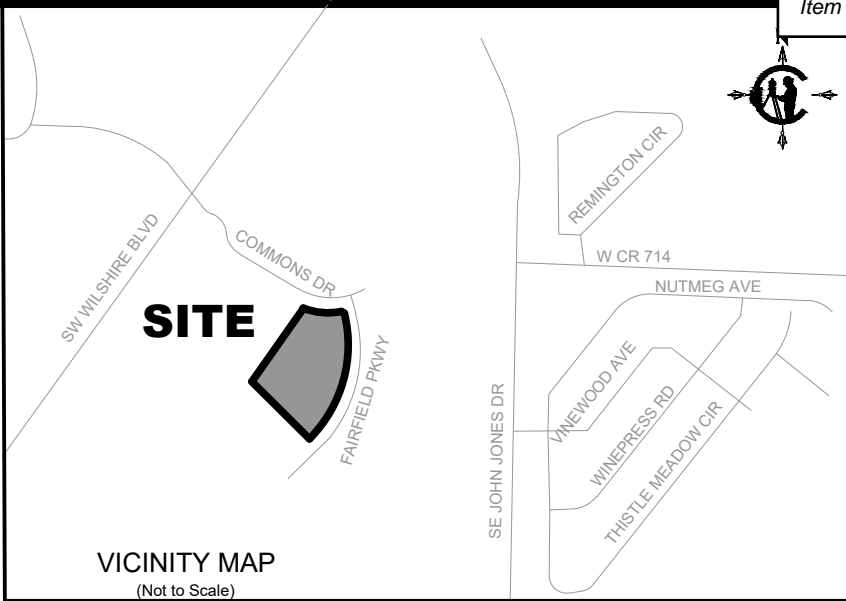
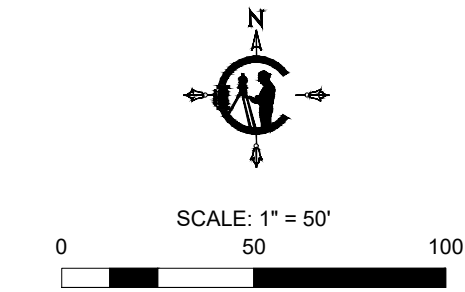


| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | S06°40'34"E | 14.99' |
| L2 | S83°19'26"W | 89.22' |
| L3 | N06°40'34"W | 15.00' |
| L4 | N83°19'26"E | 89.21' |
| L5 | N06°40'34"W | 22.11' |
| L6 | S06°40'34"E | 8.79' |
| L7 | S05°19'27"W | 6.35' |
| L8 | N83°19'26"E | 35.04' |
| L9 | N06°40'34"W | 15.00' |
| L10 | N83°19'26"E | 36.36' |
| L11 | S05°19'27"W | 71.38' |
| L12 | N05°19'39"E | 15.00' |
| L13 | S84°40'33"E | 87.64' |
| L14 | S05°19'27"W | 15.00' |
| L15 | N84°40'33"W | 87.64' |
| L16 | N05°20'39"E | 12.63' |
| L17 | S22°56'54"W | 19.10' |
| L18 | S22°30'31"E | 29.35' |
| L19 | S67°03'06"E | 66.69' |
| L20 | S22°56'54"W | 15.00' |
| L21 | N67°03'06"W | 72.83' |
| L22 | N22°30'31"W | 20.75' |
| L23 | N22°59'03"E | 21.03' |
| L24 | N22°56'54"E | 18.06' |
| L25 | N22°56'39"E | 15.00' |
| L26 | S67°03'06"E | 46.17' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L27 | S22°56'54"W | 15.00' |
| L28 | N67°03'06"W | 46.17' |
| L29 | S74°00'21"W | 19.73' |
| L30 | N54°52'15"W | 4.40' |
| L31 | S34°56'54"W | 77.95' |
| L32 | S10°03'06"E | 33.44' |
| L33 | S55°03'06"E | 78.49' |
| L34 | S34°56'54"W | 15.00' |
| L35 | N55°03'06"W | 84.70' |
| L36 | N10°01'15"W | 45.89' |
| L37 | N34°56'54"E | 84.13' |
| L38 | S55°03'06"E | 15.00' |
| L39 | S54°56'11"E | 76.44' |
| L40 | S34°58'08"W | 8.17' |
| L41 | N53°45'37"W | 15.00' |
| L42 | N34°58'08"E | 14.34' |
| L43 | N81°48'05"E | 15.24' |
| L44 | N34°01'42"E | 4.03' |
| L45 | S55°58'18"E | 15.00' |
| L46 | S34°01'42"W | 10.68' |
| L47 | S81°48'05"W | 15.39' |
| L48 | N54°56'11"W | 15.00' |
| L49 | N35°59'59"E | 27.89' |
| L50 | S54°56'11"E | 15.00' |
| L51 | S35°59'59"W | 27.89' |

LEGEND

RF = IRON REBAR FOUND (AS NOTED)
CRF = CAPPED IRON REBAR FOUND (AS NOTED)
O = MONUMENT FOUND (AS NOTED)
(M) = MEASURED CALL
(RM) = RECORD MONUMENT
P.O.B. = POINT OF BEGINNING
--- = EASEMENT LINE
--- = PROPERTY LINE
--- = TO BE ABANDONED BY THIS PLAT



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS \$
COUNTY OF JOHNSON \$

WHEREAS, CORSAIR BURLESON IS/ARE THE OWNER(S) OF ALL THAT CERTAIN 7.423 ACRE TRACT OF LAND BEING DESCRIBED AS LOT 1, BLOCK 1 IN RILEY APARTMENTS, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER CLERK'S FILE NO. 2021-225, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS, SAID 7.423 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A "X" CUT FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, AND BEING THE NORTHEAST CORNER OF LOT 6, BLOCK A OF WILSHIRE WEST ADDITION, RECORDED IN VOLUME 11, PAGE 857 OF THE PLAT RECORDS OF SAID COUNTY, ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF FAIRFIELD PARKWAY, A 60-FOOT-WIDE PUBLIC RIGHT-OF-WAY;

THENCE NORTH 45°08'20" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND WITH THE DIVIDING LINE OF SAID LOT 1, BLOCK 1 AND SAID LOT 8, BLOCK A, A DISTANCE OF 827.98 FEET TO A "X" CUT FOUND FOR THE NORTHWEST CORNER OF SAID LOT 8, BLOCK A, THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND THE SOUTHERN MOST CORNER OF LOT 6, BLOCK A OF SAID WILSHIRE WEST ADDITION;

THENCE NORTH 34°55'56" EAST, WITH THE DIVIDING LINE OF SAID LOT 8 AND SAID LOT 6, BLOCK A, A DISTANCE OF 571.44 FEET TO A MAG NAIL WITH SHINER STAMPED "RPLS 7068" SET FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND THE NORTHEAST CORNER OF SAID LOT 6, BLOCK A, BEING IN THE SOUTH LINE OF A RIGHT-OF-WAY EASEMENT RECORDED IN FILE NUMBER 2021-33838 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, FROM WHICH A 1/2 INCH IRON REBAR WITH CAP STAMPED "DATAPOINT" FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF COMMONS DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY BEARS NORTH 34°55'56" EAST, A DISTANCE OF 12.37 FEET, BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 445.96 FEET, A DELTA OF 35°27'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 85°29'44" EAST, 271.59 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID COMMONS DRIVE, AN ARC LENGTH OF 275.97 FEET TO A MAG NAIL WITH SHINER STAMPED "RPLS 7068" FOUND;

THENCE SOUTH 52°57'51" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 3.61 FEET TO A MAG NAIL WITH SHINER STAMPED "RPLS 7068" FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID FAIRFIELD PARKWAY, BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 865.00 FEET, A DELTA OF 58°44'56" AND A CHORD BEARING AND DISTANCE OF SOUTH 15°30'08" WEST, A DISTANCE OF 848.59 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID FAIRFIELD PARKWAY, AN ARC LENGTH OF 886.94 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.423 ACRES, MORE OR LESS.

THAT, _____, DOES HEREBY ADOPT THIS PLAT, DESIGNATING HEREIN DESCRIBED PROPERTY AS RILEY APARTMENTS ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL RIGHTS-OF-WAY AND EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CORSAIR BURLESON

BY: _____ DATE _____
AUTHORIZED AGENT

STATE OF TEXAS \$
COUNTY OF JOHNSON \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

BY: _____ DATE _____

COUNTY APPROVAL SEAL

CERTIFICATE OF APPROVAL

APPROVED BY THE CITY OF BURLESON PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____, 2024

CHAIRPERSON _____
ATTEST: _____
CITY SECRETARY _____

GENERAL NOTES

- 1.) THE PURPOSE OF THIS PLAT IS TO VACATE WATER AND UTILITY EASEMENTS AND ESTABLISH NEW WATER AND UTILITY EASEMENTS.
- 2.) THIS PROPERTY IS LOCATED IN "NON-SHADED ZONE X" ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP DATED 12/4/2012 AS SHOWN ON MAP NUMBER 48251C0065J, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3.) THE GRID COORDINATES SHOWN ON THIS PLAT ARE BASED ON U.S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE (4202).
- 4.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 5.) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- 6.) SUBJECT PROPERTY IS CURRENTLY ZONE PD - PLANNED DEVELOPMENT.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, LINDSAY JO GROSECLOSE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

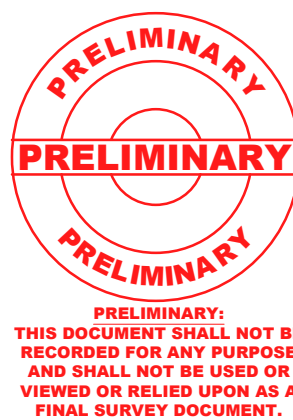
LINDSAY JO GROSECLOSE _____ DATE _____

STATE OF TEXAS \$
COUNTY OF DENTON \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDSAY JO GROSECLOSE, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



RP24-255

REPLAT
RILEY APARTMENTS ADDITION
7.423 ACRES
LOT 1, BLOCK A
JOSHUA MINETT SURVEY, ABSTRACT NO. 548
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

Date: SEPT 3, 2024 Drawn: CDM Checked: LjG Scale: 1" = 50' Sheet: 1 of 1

Owner/Developer:
CORSAIR VENTURES
dba CORSAIR BURLESON LLC
3400 N. CENTRAL EXPWY.
STE. 110-277
RICHARDSON, TX 75080
469-998-7095

CROWLEY SURVEYING
FRN:10046500
117 WEST ARCHER STREET
JACKSBORO, TEXAS 76458
(469) 850-CPLS(2757)
info@crowleysurveying.com



Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Assistant Director

MEETING: October 15, 2024

SUBJECT:

1709 County Road 913 (Case 24-274): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "A" Agriculture to "SFE" Single-family estate district. (*Staff Contact: Emilio Sanchez, Development Services Assistant Director*)

SUMMARY:

On September 16, 2024, an application was submitted by Laura Brown with Trans Texas Surveying (applicant) on behalf of Fred Franke (owner), to rezone approximately 2.901 acres of land to SFE, Single-family Estate for the addition to an existing home that is on unplatted land.

DEVELOPMENT OVERVIEW:

The owner is proposing an "SFE", Single-family Estate zoning district so that he can pursue a building permit for an addition to his existing home. The area was annexed into the city with a default zoning classification of "A" Agriculture and the exiting home was constructed prior to the area being annexed into the City of Burleson. A building permit application requires that the property be platted and during that platting process, it was discovered that the subject property is less than the required 3 acres for the "A" Agriculture district.

Zoning and Land Use Table

| | Zoning | Use |
|--------------|----------------|------------------------|
| Subject Site | A, Agriculture | Developed, Residential |
| North | ETJ | Developed, Residential |
| East | A, Agriculture | Developed, Residential |
| South | A, Agriculture | Developed, Residential |
| West | ETJ | Undeveloped |

The City's Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Neighborhoods**. This is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types and style. The primary uses in this category includes single-family residences, including a range of densities from large, agriculture lots to suburban neighborhood lots.

The proposed zoning of SFE, Single-family Estate, is in compliance with the corresponding zoning districts in the Comprehensive plan. This zoning request is a result of the need to construct a new addition to an existing home that has default Agriculture zoning.

RECOMMENDATION:

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

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

None

REFERENCE:

<https://ecode360.com/39938791#39938791>

FISCAL IMPACT:

None

STAFF CONTACT:

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

ZC – 1709 CR 913

Location:

- 1709 CR 913

Applicant:

Fred Franke

Item for approval:

Zoning Change from “A” Agriculture to “SFE”
Single-family Estate district
(Case 24-274).



Comprehensive Plan

Neighborhoods



Zoning

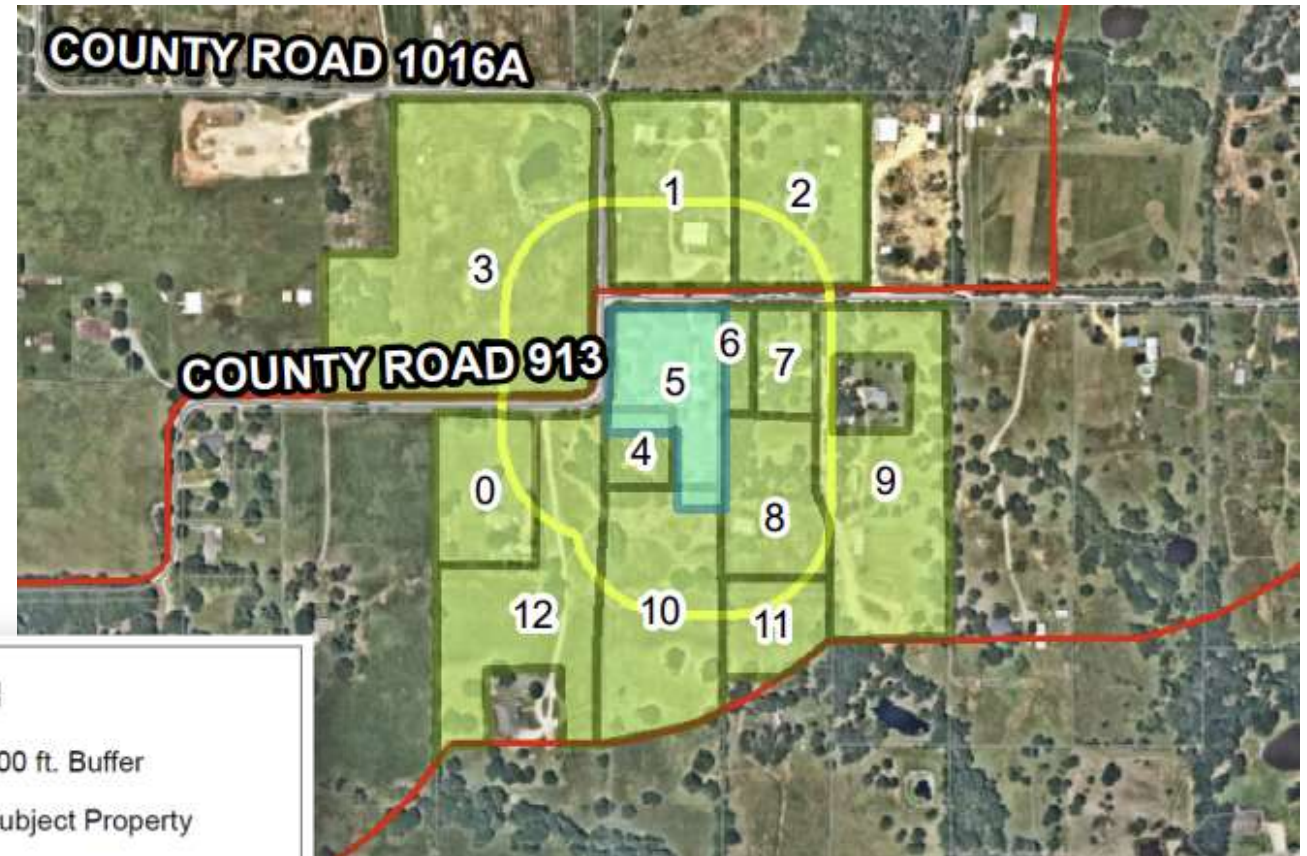
Item A.

Agriculture



Public Hearing Notice

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



Legend

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

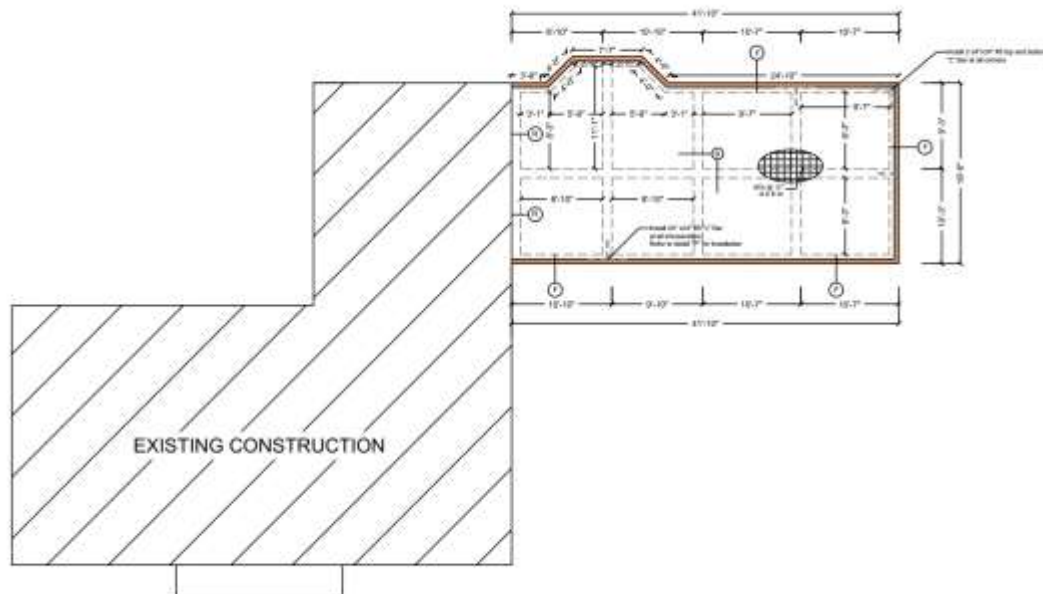
ZC – 1709 CR 913

Item A.

Staff's Recommendation

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

Staff recommends approval of the ordinance for a zoning change.



ORDINANCE

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 2.901 ACRES OF LAND LOCATED IN THE W.W. BYERS SURVEY, ABSTRACT NO. 30, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 3.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDS IN INSTRUMENT NO. 2022-11163, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), FROM AGRICULTURE DISTRICT (A) TO SINGLE-FAMILY ESTATE (SFE); 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 **Fred Franke (Owner)** on **September 16, 2024**, under **Case Number 24-274**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **7 to 0** to recommend to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classification of **Agriculture (A)** to **Single-Family Estate (SFE)**; 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 **Agriculture (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

The Zoning Ordinance and Map is hereby amended insofar as it relates to property being 2.901 acres of land located in the W.W. Byers Survey, Abstract 30, Johnson County, Texas and being all of a called 3 acre tract of land as described in deed records in instrument no. 2022-11163, Official Public Records, Johnson County Texas (O.P.R.J.C.T.) as **described in Exhibit A**, by changing the zoning of said property from **Agriculture (A)** to **Single-family Estate (SFE)** being further described and attached as **Exhibit A**.

Section 2.

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

Section 3.

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

given as required by law.

Section 4.

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

Section 5.

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

Section 6.

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

Section 7.

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

Section 8.

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

PASSED AND APPROVED:

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

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

EXHIBIT "A"

