THE CITY OF BURLESON TEXAS

City Council
Regular Council Meeting Agenda

Monday, March 23, 2026
5:30 PM

Live Stream at https://www.burlesontx.com/watchlive

City Hall Council Chambers, 141 W. Renfro, Burleson, TX 76028

1. CALL TO ORDER

Invocation - Ron Williams, Pastor at Faith to Faith Ministries

Pledge of Allegiance to the US Flag

2. PUBLIC PRESENTATIONS

A. Proclamations

- A proclamation recognizing "Procurement Professionals' Month" March 2026. *(Recipient: Purchasing Division; Lauren Seay, Andrea Anderson and Jennifer Swim)*

B. Presentations

- Recognize the City of Burleson for earning the Government Finance Officers Association Distinguished Budget Presentation Award for its annual budget, including special recognition for Strategic Goals and Strategies. *(Presenter: Mark Davies, Director of Finance)*

C. Community Interest Items
This is a standing item on the agenda of every regular meeting of the City Council. An “item of community interest” includes the following:

-Expression of thanks, congratulations, or condolence;
-Information regarding holiday schedules;
-Honorary recognitions of city officials, employees, or other citizens;
-Reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by city official or city employee; and
-Announcements involving imminent public health and safety threats to the city.

3. CHANGES TO POSTED AGENDA

A. Items to be continued or withdrawn.

B. Items to be withdrawn from the Consent Agenda for separate discussion by the City Council, staff, or members of the public in attendance.

4. CITIZENS APPEARANCES

Each person in attendance who desires to speak to the City Council on an item NOT posted on the agenda, shall speak during this section.

A speaker card must be filled out and turned in to the City Secretary prior to addressing the City Council. Each speaker will be allowed three (3) minutes.

Please note that City Council may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the City Council from deliberating or taking action on an item not listed on the agenda. City Council may, however, receive your comments on the unlisted item, ask clarifying questions, respond with facts, and explain policy.

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

5. CONSENT AGENDA

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items. Approval of the consent agenda authorizes the City Manager to implement each item in accordance with staff recommendations.

A. Consider and take possible action on the minutes from the February 23-24, 2026 special council meeting and March 2, 2026 regular council meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

B. Consider and take possible action on a minute order ratifying the actions on the Burleson 4A Corporation Board on March 23, 2026, regarding a resolution authorizing a Performance Agreement between American Completion Tools, Inc., and the Burleson 4A Economic Development Corporation for the business expansion located at 3084 S. Burleson Boulevard. *(Staff Contact: Alex Philips, Economic Development Director)*

C. Consider and take possible action on a minute order ratifying the Burleson 4A Economic Development Corporation amendment to Resolution 4A102025AmendAnnualBudget by amending the Capital Improvement Plan. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)

D. Consider and take possible action on a minute order ratifying the Burleson Community Service Development Corporation amendment to Resolution 4B102025AmendAnnualBudget by amending the Capital Improvement Plan. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)

E. Consider and take possible action on a minute order ratifying a Community Service Development Corporation (Type B) resolution amending the corporation's operating budget (Resolution 4B081825AnnualBudget) for Fiscal year 2025-2026 by increasing appropriations in the amount of $28,000, and by increasing anticipated revenues in the amount of $28,000. (*Staff Contact: Kevin Hennessey, Deputy Director of Finance*)

F. Consider and take possible action on the authorization of a resolution for an advanced funding agreement with TxDot for Green Ribbon Improvements along John Jones Dr. from Greenridge Dr to S.Towne Dr in the amount of $803,358. (*Staff Contact: Jen Basham, Director of Parks and Recreation*)

G. Consider and take possible action on a minute order authorizing street closures for the upcoming Honey Tour City Carnival Community Event. *(Staff Contact: Jen Basham, Director of Parks and Recreation)*

H. Consider and take possible action on a resolution amending CSO#6017-01-2026 Exhibit A by adding Vineyard Vines hosts by Harvest House to the list of public events. *(Staff Contact: Jen Basham, Director of Parks and Recreation)*

I. Consider and take possible action on a resolution amending CSO#6017-01-2026 Exhibit B, by adding Hope Fellowship Co-Op to the list of rental waivers. *(Staff Contact: Jen Basham, Director of Parks and Recreation)*

J. Consider and take possible action on a Cooperative Purchase Customer Agreement with GTS Inc. (Government Technology Solutions, Inc.) for the purchase of Dell Infrastructure Hardware, Commvault Backup & Recovery Solution, and VMWare Software (DIR-CPO-5687, DIR-CPO-5371, DIR-CPO-5175) in the amount of $1,169,469.88 *(Staff Contact: James Grommersch, Chief Technology Officer)*

K. Consider and take possible action of an addendum to the amended and restated tax abatement agreement (CSO#1146-10-2019 & CSO#1774-06-2021) by and between the City of Burleson, VCS Burleson Property I, LP, and BGO-SRE Burleson II, LP to acknowledge the subdivision and conveyance of their property at HighPoint Business Park. *(Staff Contact: Alex Philips, Economic Development Director)*

L. Consider and take possible action on ordinance amending the city's fee schedule ordinance for Fiscal Year 2025-26 (CSO#5907-09-2025) by amending fees associated with emergency medical and ambulance services. (Final Reading) *(Staff Contact: Casey Davis, Fire Chief)*

M. Consider and take possible action on an ordinance amending Section 10-104, "Contractor Registration Procedures," of Division 4, "Electrical Licensing and Contractor Registration," of Article II, "Administration," of Chapter 10, "Buildings and Building Regulations," of the Code of Ordinances. (First Reading) *(Staff Contact: Tony D. McIlwain, Development Services Director)*

N. Consider and take possible action on a professional services agreement with Pape-Dawson Consulting Engineers, LLC for the design of the FM 917 and I-35W Lift Station and Force Main Project in the amount of $617,300 (Project WW2602). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

O. Consider and take possible action on a professional services agreement with Lockwood, Andrews & Newnam, Inc. (LAN) for the design and real estate acquisition services of the Wicker Hill Road and Greenridge Drive Reconstruction Project in the amount of $848,745.00 (Project ST2603). *(Staff Contact: Christina Turner-Noteware, PE, Deputy Director of Capital Engineering)*

6. DEVELOPMENT APPLICATIONS

A. QuikTrip at 2220 W FM 917 (VAR26-002): Consider and take possible action on a resolution for variances to Chapter 63; Sign Regulations, relating to required minimum sign setbacks and maximum height of a pylon sign for QuikTrip located at 2220 W FM 917. *(Staff Contact: Tony McIlwain, Development Services Director)* (No Planning and Zoning Commission action was required for this item.)

7. GENERAL

A. Consider and take possible action on a resolution approving the fiscal year 2024-2025 Annual Comprehensive Financial Report (ACFR), Single Audit Report, and the Annual Audit, and

directing staff to file the approved documents in the City Secretary's Office and post them on the City's website. *(Staff Contact: Mark Davies, Director of Finance)*

B. Consider and take possible action on a resolution authorizing a real estate contract for the sale of city-owned property located at 112 SE Gardens Boulevard, Burleson, Texas in response to the bid acceptance to RFP 2025-006 in the amount of $500,000. (*Staff Contact*: Alex Philips, Director of Economic Development)

C. Consider and take possible action on a Performance Agreement between the City of Burleson and BTX Flex, LLC., Inc. for a commercial flex development located 112 SE Gardens Boulevard in Burleson, Texas. *(Staff Contact: Alex Philips, Director of Economic Development)*

D. Consider and take possible action on an ordinance amending the five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030. (First Reading) *(Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)*

E. Consider and take possible action on an ordinance amending the City operating budget (CSO#5910-09-2025) for Fiscal Year 2025-2026 by increasing appropriations in the General Fund in the amount of $156,500, by increasing appropriations in the Other Special Revenue Fund in the amount of $66,000, by increasing appropriations in the 4B Fund in the amount of $28,000, by increasing appropriations in the Support Services Fund in the amount of $271,085, by increasing anticipated revenues in the General Fund by $39,850, and by increasing anticipated revenues in the 4B Fund by $28,000; and finding time is of the essence. (First and Final Reading) *(Staff Contact: Kevin Hennessey, Deputy Director of Finance)*

F. Consider and take possible action on a sole source contract with Donelson Construction Co., LLC. for the installation of Pressure Pave - modified aggregate quick set system to various city streets in the amount of $1,049,475 *(Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)*

G. Consider and take possible action on resolution adopting the hotel/motel tax grant policy. *(Staff Contact: Alex Philips, Economic Development Director)*

H. Consider and take possible action on a resolution naming the community park the "Burleson Legacy Park." (*Staff Contact: Jen Basham, Director of Parks and Recreation*)

8. REPORTS AND PRESENTATIONS

A. Receive a report, hold a discussion and provide staff direction regarding the scope for Phase I of the Burleson Legacy Park. (*Staff Contact: Jen Basham, Director of Parks and Recreation*)

B. Receive a report, hold a discussion and provide staff direction regarding an indoor sports facility. *(Staff Contact: Alex Philips, Director of Economic Development)*

C. Receive a report, hold a discussion, and provide staff direction on proposed amendments to the 2020 Midpoint Update of the Comprehensive Plan and the zoning code, and a possible joint meeting with the Planning and Zoning Commission. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

9. CITY COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS AND REPORTS

10. RECESS INTO EXECUTIVE SESSION

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

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

-Receive a report and hold a discussion regarding a facility management agreement with Sports Facilities Management, LLC

-Receive a report and hold a discussion regarding the contract with the Burleson Independent Soccer Association for the operation of soccer leagues and tournaments at Bartlett Park

-Receive a report and hold a discussion regarding Hidden Creek Sports Complex

-Receive a report and hold a discussion regarding City Hall flooding

B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code

-Receive a report and hold a discussion regarding real property commonly known as 225 W Renfro St in Burleson, Johnson County, Texas

C. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code

-Project Alazar

D. Deliberation regarding a cybersecurity measure, policy, or contract solely intended to protect a critical infrastructure facility located in the city pursuant to Section 551.0761, Texas Government Code

E. Deliberation regarding security devices or security audits relating to information resources technology, certain network security information, or the deployment of security personnel, critical infrastructure, or security devices pursuant to Section 551.089, Texas Government Code

-Receive a report and hold a discussion regarding a security assessment and deployments relating to information resources technology.

11. ADJOURN

CERTIFICATE

I hereby certify that the above agenda was posted on this the 12th of March 2026, by 7:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.

Amanda Campos

City Secretary

BUDGET STATEMENT

Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be on the City Council meeting agenda at which the City Council will discuss or adopt a budget for the City of Burleson: For a median-valued homestead property ($306,724), the City's portion of the property tax bill in dollars for the current fiscal year (FY24-25) is $2,032.66, the City's portion of the property tax bill for the upcoming fiscal year (FY25-26) for the same property if the proposed budget is adopted is estimated to be $2,213.93, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY25-26) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be $2,021.62.

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.

City Council Regular Meeting

DEPARTMENT: **City Secretary's Office**

FROM: **Monica Solko, Deputy City Secretary**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on the minutes from the February 23-24, 2026 special council meeting and March 2, 2026 regular council meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

The City Council duly and legally met on February 23-24, 2026 for a special council meeting and March 2, 2026 for a regular council meeting.

RECOMMENDATION:

Council may approve the minutes as presented or approve with amendments.

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Monica Solko, TRMC
Deputy City Secretary
msolko@burlesontx.com
817-426-9682

BURLESON CITY COUNCIL SPECIAL MEETING
FEBRUARY 23, 2026
DRAFT MINUTES

ROLL CALL

COUNCIL PRESENT:
Victoria Johnson
Phil Anderson
Alexa Boedeker
Chris Fletcher
Larry Scott
Dan McClendon
Adam Russell 8:55am

COUNCIL ABSENT:

Staff present
Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Eric Oscarson, Deputy City Manager
Monica Solko, Deputy City Secretary
Lisandra Leal, Assistant City Secretary
Allen Taylor, City Attorney
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER - Time 8:30 a.m.

Mayor Fletcher called the meeting to order. **Time: 8:52 a.m.**

2. CITIZEN APPEARANCES

- No speakers

3. REPORTS AND PRESENTATIONS

A. Hold a work session where the City Council may discuss any and all aspects of the City of Burleson. The City Council will not take any action on topics discussed, but may set priorities and direct staff to place items on future City Council agendas. Topics that may be discussed include, without limitation, short term and long term goals and priorities of the City Council, City Management, and City departments; City legal services; information technology; finance; purchasing; economic development; development services, community services and communications; capital improvement projects; city facilities, streets, and infrastructure; transportation; public works; code enforcement; parks and recreation; public safety; municipal court; neighborhood and animal services; permits and inspections; Hidden Creek Golf Course; human resources; utilities, trash and recycling; population growth; planning and zoning; traffic; annexation; intergovernmental relations; city budget; taxes and fees; debt policy, bonds, and debt service; water rates and service, Old Town plaza; boards and commissions; City Council committees; elections; events and festivals; participation in the National

League of Cities; Errors and omissions insurance, insurance coverages for professional services, and the City's insurance coverages; stormwater and drainage utility system ordinance and fees; emergency management; and City Council Policy Number 17 and other City Council policies.

Welcome and opening remarks:

City Manager Tommy Ludwig welcomed Council and reviewed the format and goals of the retreat, including discussion of what the Council hopes to gain from the retreat, what success would look like, and ensuring the City is on the right track.

No questions from Council.

Ice breaker:

DeAnna Philips, Communications Director and Facilitator, explained her role as facilitator and timekeeper. She led an icebreaker asking Council members about the first concert they attended.

Department Presentations: each department presented goals for FY 2026, FY 2027 and FY 2028-2031.

Capital Engineering: Randy Morrison, Capital Engineering Director, presented goals of the department to the city council.

FY 26	FY 27	FY 28-31
Improve Project Management Processes and Systems to better manage projects efficiently and of top quality. This will include implementing the Project Charter process, Developing project schedules, improving the e-Builder project management software, etc.	Improve Project Management Processes and Systems to better manage projects efficiently and of top quality. This will include improving the e-Builder project management software, improving construction contract management systems, project manager training, etc.	Improve Project Management Processes, Systems and Overall Capacity to better manage projects efficiently and of top quality. This is an ongoing goal to improve the departments systems and skill levels.
Deliver Key Capital Improvement Projects. This includes the timely development of capital improvement projects to keep up with City growth and asset management demands. Current priority on legacy projects.	Improve the Capital Improvement Plan and the process for managing it. This includes the development of a new look for the plan that better tracks funding sources, phases, and tracks changes in a more transparent manor. This goal also includes developing a management platform with Microsoft SQL and Power BI to provide more functionality for tracking and coordination.	Deliver Key Capital Improvement Projects. This includes the timely development of capital improvement projects to keep up with City growth and asset management demands.
Finalize the Public CIP GIS Map to provide accurate and up to date project information for the public and City staff. The source information comes from e-Builder, so it is imperative to maintain accurate updates in the e-Builder project management software.	Increase Project Delivery Capacity through staff training and by adding additional Project Manager positions.	

Council discussed the status of current projects and the impact of staffing capacity on project completion. Staff noted several projects have been delayed due to capacity limitations. Council discussed the transition of park-related capital projects to the Capital Engineering division. Staff explained the move aligns projects with appropriate capital project management expertise. Council discussed the project management software and associated costs. Staff explained the city already owns the software and additional costs would be limited to additional licenses.

City Secretary Office and Municipal Court: Monica Solko, Deputy City Secretary, presented goals of each department to the city council.

FY 26	FY 27	FY 28-31
E-Code Public Facing Portal for Transparency of City Records	**Electronic Content Management Software**	**Electronic Content Management Software**
Council Meeting improvements	Full **Audit 4A and 4B** Projects and Bylaws Review	**Council Meeting improvements**
Connect w/ Council community engagement for council	**Council Meeting improvements**	City Wide training **of Records Management**
Full implementation of **Candidate Software** for filing and access	**Boards & Commission** Training Schedule	Full **Records Audit** concentrating on Contracts, Land files, and Cemetery
Court Incode Paperlite software	City Wide training **of Records Management**	**Records Center Storage** – compare prices and transition if necessary
Interlocal with Cross Timber for **Court Services**	Full **Records Audit** concentrating on Contracts, Land files, and Cemetery	Interlocal with **Johnson County Elections**
In-house **Prosecutor** Services	**Records Center Storage** – compare prices and transition if necessary	
	Interlocal with Johnson County Elections	

Council discussed the ability to search for previous Council actions and meeting records. Staff explained that the implementation of eCode360 will allow users to search for meeting minutes and agenda packets and will be publicly accessible.

City Manager's Office and Legal Department: Tommy Ludwig, City Manager, presented goals of each department to the city council.

FY 26	FY 27	FY 28-31
Update city's strategic plan base on feedback from Council Retreat	Update zoning ordinance incorporating concepts of sustainable development	Update city's comprehensive plan
Obtain direction on stormwater program implementation	Identify strategy to increase bandwidth to keep up with demand of legal services	Reach agreement for the County to reassume responsibility for certain strip annexation roads
Coordinate with CSO to reduce administrative burden associated with agenda review, open record requests, and matters of regulatory compliance	Integrate city facilities into the city's asset management program	Hire internal grant administrator to reduce cost and reliance on third party consultants
Evaluate effectiveness of federal lobbyist contract	Conduct operational efficiency analysis and implement continuous improvement program	Continue to maintain competitiveness in employee pay and retention
Update interlocal agreement with County for platting authority in ETJ	Increase city activity in grant applications and awards	
Integrate water/wastewater infrastructure into the city's asset management program	Manage 90th Legislative Session in-house	
Evaluate existing development agreements and identify strategic parcels to annex into the corporate limits of the city	Assess impact of proposed State Legislation and update funding model and assumptions	
Obtain a response from JCAD on the request to reappraise commercial property	Identify funding for replacement CAD consoles	
Develop staffing plan to reopen City Hall		

Council discussed updating the Comprehensive Plan and potential grant opportunities to assist with funding the update. Council also discussed the timeline for the federal lobbyist contract and the potential need for expanding legal services to meet organizational demands.

Community Services: DeAnna Philips, Director of Community Services, presented goals of each department to the city council.

Department Divisions	FY 26	FY 27	FY 28-31
Library	Launch targeted outreach efforts for underserved populations and establish monthly lobby stops with at least 3 senior living communities in Burleson	Public Bathroom Renovations	Increasing library foot print to continue to be an active, welcoming hub for the entire community
Animal Services	Increase adoptions with the new mobile adoption trailer	Enhance off-site adoption program	Explore additional administration staffing and shelter capacity
Communications	Develop mandatory training for staff members who run city social media accounts	Continue to create and enact city-wide communications strategies and policies	Continue to preserve trust and transparency while evolving to meet residents where they are, ensuring information is accessible, consistent and meaningful
Senior Activity Center	•Improve restroom accessibility, including installing higher toilet bases, adding automatic flush systems and expanding ADA compliance. •Advocate for the addition of at least one additional full-time staff position to support programming, communications, and daily operations.	Continue to address ADA accessibility issues and appropriate staffing	Continue to evolve to better meet accessibility needs while expanding opportunities for learning, wellness, and meaningful engagement

Council expressed their support for the services provided through the Senior Activity Center and Animal Services programs.

Development Services: Tony McIlwain, Director of Development Services, presented goals of the department to the city council.

Department Divisions	FY 26	FY 27	FY 28-31
Planning	Zoning Code Update	A.I. Software (Plat and Site Plan Review)	Staffing New Comprehensive Plan
Engineering	Transition to Online Submittals and Update Website	Evaluate and Update Masterplans	Staffing Establish CRS and Floodplain Buyout Program
Permits & Inspections	Adoption of 2024 International Codes and NCTCOG Amendments	Expand Permitting Software (TRAKiT)	Staffing Position Reclassifications
Code Compliance & Environmental Health	Update On-site Sewage Facility TCEQ order and ordinance	Increase Staffing and Implementation of Food Handler Classes	Staffing Position Cross-Training and Real Time Data Sharing Software

Council discussed the Community Rating System (CRS) and the floodplain buyout program. Staff explained the City is working with FEMA to address repetitive property losses. Council also discussed coordination between Development Services and Economic Development to improve development timelines and the importance of early project meetings to address potential issues. Staff explained that the departments have bi-weekly meetings.

RECESS AND BACK TO ORDER

Mayor Fletcher recessed for a short break at 10:00 a.m. and called the meeting back to order at 10:12 a.m. with all members present as recorded above.

Economic Development Department: Alex Philips, Economic Development Director, presented the department goals to the city council.

FY 26	FY 27	FY 28-31
Corridor Development • Old Town (Hill College Lot), Tollway, Wilshire, John Jones & Hidden Creek	**Corridor Development** • Hidden Creek Hotel/Conference Center, Sports Tourism	**Corridor Development** • Hidden Creek Commercial & Sports Tourism, Tollway commercial development
Retail/Industrial Recruitment • Fill vacancies and greenfield sites with new to market users using new data tools. • Burleson Works	**Tallgrass Development** • To have an executed agreement with a major employer. • Amend Craftmasters Trade School agreement to reflect new milestones and timeline	**Tallgrass Development** • To have an executed agreement with a major employer. • Execute Craftmasters Trade School agreement
Tourism Expansion • Marketing efforts through Texas Monthly, Texas Travel Alliance and social media campaigns.	**Tourism Expansion** • Certification for Film and Digital friendly to expand opportunities for tourism	**Tourism Expansion** • Bigger and better events

Council discussed opportunities for industrial development along the I-35 corridor and redevelopment opportunities within the city.

Finance Department: Mark Davies, Finance Director, presented the department goals to the city council.

FY 26	FY 27	FY 28-31
Finalize the updated Purchasing, UCS, 311, Finance, Debt and Investment policies & procedures	Obtain all six transparency stars	Enhance staff succession planning, development and training
Enhance coordination with operating departments to strengthen financial understanding and compliance	Budget process automation and streamlined reporting	Strengthen the use of data analytics to support decision-making and performance management
Analyze the investment purchasing process to determine the feasibility of bringing the activity in-house	Leverage 311 data to identify gaps, monitor trends, and enable proactive decision-making	Leverage procurement data to inform budgeting, forecasting, and policy decisions
Obtain the Distinguished GFOA award for the ACFR and Budget, and the AEP purchasing award	Forecast and communicate the impact of the proposed changes to the property tax policy	

Council discussed maintaining the City's financial transparency ratings and the annual reporting requirements associated with them. Council also discussed potential legislative changes that may impact property tax policy in future years.

Fire Department and EMS: Casey Davis, Fire Chief, presented the department goals to the city council.

FY 26	FY 27	FY 28-31
Medic 4 Implementation: Deploy a fourth ambulance during peak demand to improve response times and reduce unit hour utilization and operational strain.	**Medic 4 and Station 4 Staffing Ramp-Up:** Complete Medic 4 staffing with 4 additional FTEs to transition from a peak-demand unit to a full 24-hour ambulance. Begin phased hiring toward 14 FTEs for Station 4 in advance of its January 2030 opening, avoiding a single-year staffing spike.	**Station 4 Activation:** Fully staff and place Station 4 into service in January 2030 to ensure equitable coverage and support continued community growth.
Falls Response Strategy: Launch a data-driven approach focused on prevention, targeted outreach, and alternative response options to better manage falls-related call	**Community Paramedicine Program:** Implement a formal program addressing high-utilization patients, falls, and non-emergent EMS needs through coordinated, alternative response models.	**Apparatus Realignment:** • Purchase a ladder tower for Station 1 to maintain ISO 1 fire protection capabilities and service levels. • Reassign the existing engine from Station 1 to Station 4 upon activation.
Operational Excellence: Continue alignment with Texas Fire Chiefs Association Best Practices to strengthen consistency, accountability, and ISO Class 1 readiness.	**Training and Administrative Capacity:** Add dedicated training and administrative support positions to sustain growth without diverting personnel from frontline operations.	**Sustainable Staffing and Future Station Planning:** Align operational, EMS, Training, and Administrative staffing with long-term call volume growth, and begin location planning and land procurement for Station 5. Consider relocation of Training Tower to land at Station 4.

Council discussed the alignment of the Capital Improvement Plan with the department's growth and response needs. Council also discussed the potential timeline for the purchase of a ladder truck, the need for additional staffing, and the possibility of operating

two companies out of Fire Station 1 to address fire service capacity as the city continues to grow.

Human Resources – Cheryl Marthiljohni, Human Resources Director, presented the department goals to city council.

FY 26	FY 27	FY 28-31
Implement BTX Core values as critical elements of our employee brand	Leveraging HR technology and data analytics	Driving organizational agility and change readiness
Enhancing employee experience and engagement	Cultivating a hyper-personalized employee experience	Maximizing workforce belonging that creates a strong, connected workforce that promotes sustainability
Full benefit services Request for Proposal (RFP)	Prioritize benefits that focus on physical, mental, financial wellness	Control health care costs through proactive strategies
Develop HR department communication strategy to aid employees accessing information	Develop future workforce ready skills and leadership	Strengthen workforce capability and succession planning

Council discussed employee recruitment, retention, and the importance of developing internal talent within the organization. Staff discussed programs currently in place to support employee growth and engagement, including the Leadership Forum, Tacos with Tommy, Mentor/Mentee program, and the Leadership Book Club.

Information Technology: James Grommersch, Chief Technology Officer, presented the department goals to the city council.

FY 26 Foundational Resilience & Readiness Focus: Continuity, resiliency, and enablement	FY 27 Optimization & Governance Maturity Focus: Visibility, control, and informed decision-making	FY 28-31 Enhancing & Scaling City Technology Focus: Sustainability, security, and value realization
Next-Generation Backup & Recovery: Improve cyber resilience, disaster recovery, and reduce operational risk	**Next-Generation Data Center & Private Cloud:** Modernized infrastructure supporting public safety, enterprise systems, and growth	**Lifecycle-Based Technology Funding:** Mature replacement planning, predictable funding, fewer emergency expenditures
Critical Connectivity Approvals: Air Fiber, LoRaWAN, City cellular, and Radio Tower infrastructure to strengthen redundancy and public safety communications	**Enhanced City-Wide Technology Review:** Updated inventories, lifecycle visibility, and improved investment decision support	**Resilient, Secure, Auditable Ecosystem:** Expanded Zero Trust, improved monitoring, reduced outage and cyber risk
DIR CyberStar Completion: Formal validation of cybersecurity maturity and governance	**Enterprise Account & Asset Management:** Standardized management, transparency, and lifecycle planning across departments	**Enterprise AI Enablement & Smart City Expansion:** Expand responsible, governed AI capabilities across City operations to support decision-making, automation, analytics, and service delivery, including, Smart City, public safety, finance, infrastructure, and administrative functions

Council discussed radio tower infrastructure, regional partnerships, and potential future needs for additional tower coverage.

RECESS AND BACK TO ORDER

Mayor Fletcher recessed for a short break at 10:56 a.m. and called the meeting back to order at 11:03 a.m. with all members present as recorded above.

Parks and Recreation – Jen Basham, Parks and Recreation Director, presented the department goals to the city council.

FY 26	FY 27	FY 28-31
Achieve CAPRA accreditation to formalize standards and accountability	Expand technology and automation for maintenance, work orders, asset management, and scheduling	Preserve Burleson's sense of place, service culture, and high standards of care
Deliver priority capital projects: Shannon Creek, Community Park Phase I, and Hidden Creek transition	Standardize systems and workflows across the department for consistency and efficiency	Build a resilient, scalable park system that keeps pace with growth and development
Begin implementation of adopted master plans with visible early-win projects	Address specialty expertise gaps through targeted staffing, training, or strategic partnerships	Expand trail connectivity, open space preservation, and mobility options citywide
Complete master plans for Warren Park, Russell Farm, and Hidden Creek Golf Course	Advance Phase II planning and design for community park and indoor facilities	Deliver equitable access through inclusive design, diverse programming, and balanced reinvestment
Improve proactive communication and messaging to address misinformation and protect public trust	Refine service levels and maintenance standards based on data, performance measures, and feedback	Reduce long-term risk through asset lifecycle planning and deferred maintenance reduction
Strengthen maintenance visibility and service cycles, including drainage channels, mowing, and litter	Strengthen cross-departmental alignment for capital delivery, operations, and communications	Develop a strong leadership bench and specialized expertise to sustain excellence
Launch new leadership development and training for frontline and mid-level staff		Leverage grants, partnerships, and alternative delivery models to support fiscal sustainability

Council discussed maintenance challenges, tree health concerns, facility conditions, and staffing needs. Also discussed equipment needs to assist with long-term maintenance and operational efficiency.

Police Department: Billy Cordell, Police Chief, presented the department goals to the city council.

FY 26	FY 27	FY 28-31
Staffing- begin phasing in staffing for beats - Need 20 officers plus supervisor compliment	Staffing- continue phasing in staffing for beats	Beats- Complete staffing for beats
Salaries- remain competitive per benchmarking	Salaries- remain competitive per benchmarking	Salaries- remain competitive per benchmarking
Technology advancements such as FLOCK and Real Time Crime Center	Move into new facility	Fully implement the training center concept in new facility

Council discussed police recruitment efforts, regional technology partnerships, and training facility considerations.

Public Works – Errick Thompson, Director of Public Works, presented the department goals to the city council.

FY 26	FY 27	FY 28-31
Complete Fleet Management Information System Implementation	Complete Americans With Disabilities Act Transition Plan	Achieve American Public Works Association Accreditation
Commission Traffic Management Center	Complete Automated Metering Infrastructure Upgrade Project	Implement Proactive Traffic Sign and Pavement Marking Replacement Program
Initiate Sanitary Sewer Evaluation Program	Update Fleet Management Service Model	Revamp Equipment Services Fund Budgeting Methodology

Council discussed sidewalk conditions, ADA compliance requirements, and potential long-term infrastructure funding needs. Staff discussed a potential program that would allow citizens to sponsor sidewalk improvements to help offset costs.

RECESS AND BACK TO ORDER

Mayor Chris Fletcher recessed for a short break at 11:40 a.m. and called the meeting back to order at 12:00 p.m. with all members present as recorded except Dan McClendon.

Council discussed the recap of department presentations, noting the potential need to divert additional funding to Public Works in future years to address infrastructure needs while recognizing that budget and capacity constraints may impact progress. Council discussed potential future state restrictions that could affect local government finances and the importance of considering those impacts in long-term planning. Council also discussed the balance between Maintenance and Operations (M&O) and Interest and Sinking (I&S) funding, employee recruitment and retention, and the importance of maintaining competitive compensation while also considering additional incentives and benefits beyond salary. Council discussed traffic enforcement and the potential need for additional police patrol beats.

Dan McClendon returned at 12:38 p.m. and left the meeting at 12:39 p.m.

Council discussed progress in infrastructure and asset management, public safety funding, and improvements in parks and recreation facilities, including the importance of maintaining park amenities, addressing litter, and evaluating tree health throughout the city. Council also discussed the City's community events and the use of multiple facilities for public programming, as well as transparency, communication with residents, and project follow-through. Council discussed the possibility of offering Brick members a small incentive, such as a day pass with a free floatie, due to delays in repairs to the pool. Council also discussed the potential for a seasonal ice-skating rink at the Plaza, noting that liability considerations would need to be reviewed. Council expressed appreciation for staff performance and leadership and acknowledged improvements in capital project management, noting that staff would review potential costs, maintenance requirements, and liability considerations for future seasonal amenities.

RECESS AND BACK TO ORDER

Mayor Fletcher recessed for a short break at 1:00 p.m. and called the meeting back to order at 1:10 p.m. with all members present as recorded above.

Facilitator DeAnna Philips led discussion "what did we get wrong" on areas where the city could improve.

Council discussed areas where improvements may be needed, including:

- Communication and public engagement (notifications)
- Project timelines including delays
- Infrastructure maintenance shortfalls
- Development Services and processes efficiency (concierge service)
- Balancing the city's small-town character with professional standards

Council discussed maintaining a welcoming environment for businesses while ensuring compliance with regulations. Staff explained that while some communications may be

lighthearted, certain areas of city business require a more formal approach due to the seriousness of the information being shared. Staff also discussed the use of the ClickSeeFix app to improve notifications and public engagement. Staff also emphasized the importance of prioritizing resources during the budgeting process, noting that funding limitations may require balancing enhanced customer service initiatives, such as a concierge-style approach, with public safety needs.

RECESS AND BACK TO ORDER

Mayor Fletcher recessed for a short break at 2:01 p.m. and called the meeting back to order at 2:31 p.m. with all members present as recorded above.

Facilitator DeAnna Philips led a DOT exercise for Council to prioritize projects for next year and the next five years.

Results for next year:

Top Priority:

1. Advance Hidden Creek and conference center development
2. Support Old Town redevelopment
3. Maintain competitive employee physical and financial wellness and benefits

Secondary (two dots):

4. Implement development standards to foster quality growth
5. Renovate library restrooms
6. Improve ADA access at the Senior Activity Center
7. Balance budget and reduce supplemental packages
8. Implement air fiber to increase connectivity and data systems to reduce costs
9. Create city-owned public safety radio network
10. Phase staffing for Fire Station 4/Phase staffing for police beats

Council identified several priorities through the dot exercise. The most supported priority was advancing the Hidden Creek conference center project, followed by support for Old Town redevelopment, including improvements such as public art, alley maintenance and cleanup, and redevelopment opportunities at the Hill College site. Council also discussed maintaining competitive employee compensation, wellness, and benefits, with general agreement that retaining current staff and addressing potential burnout should be prioritized over adding new positions. Council further discussed the importance of supporting all departments, not only public safety. Staff noted that maintaining competitive pay may be more beneficial than adding additional staff and discussed the possibility of conducting an internal staff market study and considering additional holidays as part of compensation. Staff explained that annual raises are currently scheduled for January but may be presented as a supplemental item for Council to consider moving the effective date to October 1.

Results for 5 years:

Most supported (five dots):

1. Secure federal funding to remove Hulen low-water crossing

Secondary (three dots):

2. Pursue grants for infrastructure and public safety
3. Reassess 4A/4B funding to support general fund initiatives
4. Use stormwater fee to improve drainage
5. Fund FM1020 widening
6. Add dedicated grant staff

Additional (two dots):

7. Develop conference center and hotel
8. Preserve and expand Old Town
9. Implement police training center
10. Open and staff Fire Station 4
11. Adopt new comprehensive plan
12. Fund Hulen extension to I-35
13. Redevelop form City Market site (old town development)
14. Increase animal shelter administrative staffing

No dots:

15. Establish flood plain buyout program
16. Relocate fire training tower to fire station 5
17. Council meeting improvements
18. Develop Dobson Street connection

Not supported:

1. GO bonds for City Hall relocation

Day 1 Recap:

Staff concluded the retreat by summarizing that Council's top priorities would be carried forward for the one-year and five-year planning horizons and incorporated into updates to the Strategic Plan. Staff noted that existing projects would continue to be evaluated to determine whether they remain relevant or should be added, adjusted, or discontinued. Council expressed appreciation for staff efforts and the progress made toward strategic planning and organizational improvements. Council also noted that the updated retreat format, which included department presentations at the beginning of the meeting, was effective and beneficial.

4. RECESS INTO EXECUTIVE SESSION

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

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

- No executive session was needed.

5. ADJOURN

Motion made by Victoria Johnson and seconded by Alexa Boedeker to adjourn.

Mayor Chris Fletcher adjourned the meeting.

Time: 3:21 p.m.

_____

Monica Solko
Deputy City Secretary

BURLESON CITY COUNCIL SPECIAL MEETING
FEBRUARY 24, 2026
DRAFT MINUTES

ROLL CALL

COUNCIL PRESENT:
Victoria Johnson
Phil Anderson
Alexa Boedeker
Chris Fletcher
Larry Scott
Dan McClendon
Adam Russell

COUNCIL ABSENT:

Staff present
Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Eric Oscarson, Deputy City Manager
Monica Solko, Deputy City Secretary
Lisandra Leal, Assistant City Secretary
Allen Taylor, City Attorney
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER - Time 8:30 a.m.

Mayor Fletcher called the meeting to order. **Time: 8:49 a.m.**

2. CITIZEN APPEARANCES

- No speakers

Mayor Fletcher announced that the items would be taken out of order.

4. GENERAL

A. CSO#6060-02-2026, resolution nominating candidates to fill a vacancy on the Board of Directors for the Central Appraisal District of Johnson County. *(Staff Contact: Janalea Hembree, Assistant to the City Manager)*

Janalea Hembree, Assistant to the City Manager, presented a resolution to the city council.

Motion made by Larry Scott and seconded by Adam Russell to nominate Shane McNeil.

Motion passed 7-0.

3. REPORTS AND PRESENTATIONS

A. Hold a work session where the City Council may discuss any and all aspects of the City of Burleson. The City Council will not take any action on topics discussed, but may set priorities and direct staff to place items on future City Council agendas. Topics that may be discussed include, without limitation, short term and long term goals and priorities of the City Council, City Management, and City departments; City legal services; information technology; finance; purchasing; economic development; development services, community services and communications; capital improvement projects; city facilities, streets, and infrastructure; transportation; public works; code enforcement; parks and recreation; public safety; municipal court; neighborhood and animal services; permits and inspections; Hidden Creek Golf Course; human resources; utilities, trash and recycling; population growth; planning and zoning; traffic; annexation; intergovernmental relations; city budget; taxes and fees; debt policy, bonds, and debt service; water rates and service, Old Town plaza; boards and commissions; City Council committees; elections; events and festivals; participation in the National League of Cities; Errors and omissions insurance, insurance coverages for professional services, and the City's insurance coverages; stormwater and drainage utility system ordinance and fees; emergency management; and City Council Policy Number 17 and other City Council policies.

Reflections and refinements:

Tommy Ludwig, City Manager, summarized the previous day's meeting and asked Council to prioritize the goals that had been identified. Council members expressed interest in obtaining citizen input on priorities so that feedback could be incorporated into Council decisions and in future retreats. Council also discussed the need for a searchable public database that would allow for easier access to previous agenda packets, website content, and meeting minutes. Additionally, Council reflected on the previous day's dot exercise and noted that taking time to reflect on perspectives overnight could potentially influence or change priorities the following day.

Citizen survey and feedback:

Facilitator DeAnna Philips reviewed previous citizen surveys available on the City's website to compare community feedback with Council's priorities identified during the dot exercise.

Council discussed survey topics including traffic and street conditions particularly noting that conditions appear to have worsened since the recent ice storm and traffic light diagnostics. Council emphasized the importance of considering feedback from both residents and city staff. It was also noted that one-page summaries outlining each department's critical priorities, rather than wish lists, will be prepared and provided to Council prior to future retreats.

Time/Quality/Cost Exercise:

Facilitator DeAnna Philips reviewed the Council goals established the previous day and introduced the "iron triangle" concept to guide discussion. Council used the framework of time, cost, and quality to evaluate and prioritize projects.

Advance Hidden Creek & Conference Center Development (3 dots)

- Discussion Points:
  - Legislative considerations and partnerships (example Embassy Suites in Denton).
  - Funding options: TIF, HOT/MOT, 4A funds, public/private partnerships.
    - Staff TIF, HOT/MOT are not an option; 4A can help but need additional revenue sources; need to monitor the incentives for 4A funds
  - Focus on high quality, careful planning, selective incentives.

Support Old Town Redevelopment (3 dots)

- Goals: Clean streets, public art (wrapping utility boxes), restaurants, and businesses.
- Density & Housing: Discussion regarding high-density residential; council recommends townhomes, not large apartment complexes.
- Industrial Development: Consideration of industrial development along I-35, land banking, and infrastructure improvements such as water line extensions (expand Old Town to I-35 or Hidden Creek).

Staff noted ongoing efforts to attract industrial projects near the John Jones business area and previous investments in water capacity to support future growth. Council also discussed the possibility of using tools such as a TIF and prioritizing 4A resources for economic development infrastructure. Additional ideas included improving connectivity to Old Town, enhancing the Wilson Street corridor, and potentially attracting amenities such as a grocery store. Staff will continue evaluating development opportunities and infrastructure needs to support both Old Town redevelopment and broader economic growth.

RECESS AND BACK TO ORDER

Mayor Fletcher recessed for a short break at 10:17 a.m. and called the meeting back to order at 10:30 a.m. with all members present as recorded above.

Maintain competitive employee physical and financial wellness and benefits (3 dots)

Council discussed maintaining competitive compensation and benefits to remain an employer of choice. The conversation focused on employee recruitment and retention, including merit pay timing, pay equity, and potential market adjustments for entry-level workers like Public Works. They noted current shortages in police staffing and the need to remain competitive. Council discussed the importance of strong benefits packages, evaluating overall compensation satisfaction, and fostering a positive workplace culture to encourage long-term employee retention.

Staff discussed maintaining consistency with annual salary increases and ensuring employee compensation remains competitive when retaining current staff and recruiting new employees. Staff also noted the potential restoration of merit pay to October 1 instead of January 1 and ongoing evaluation of Public Works pay. Discussion also included the possibility of increasing the TMRS contribution from 7% to 8%, though staff noted this would have a significant financial impact. Staff will continue exploring potential options and ideas related to employee compensation and benefits.

Expand infrastructure and facilities to support growth (3 dots)

Council discussed infrastructure expansion as a long-term priority, acknowledging that infrastructure needs will continue to grow alongside development. While recognizing current

financial limitations. Council noted that near-term efforts can focus on lower-cost planning and coordination with regional partners such as NCTCOG and TxDOT.

Staff emphasized a strategy of growing from the inside out and conducting research and planning now, with the understanding that construction and funding needs will be significantly higher in the future.

Implement development standards to foster quality growth (2 dots)

Council prioritized implementing development standards to foster quality growth, emphasizing a high-quality and fast approach. Discussion included the impact on Development Services, noting that a concierge service would not be pursued since it was not prioritized. Council acknowledged that achieving this priority would require significant staff effort. Staff noted that work on the Comprehensive Plan will support these development standards.

Renovate library restrooms (2 dots)

Council prioritized the project as low cost and fast.

Improve ADA access at the Senior Activity Center (2 dots)

Council prioritized the project as low cost and fast.

Balance budget and reduce supplement package (2 dots)

Council prioritized the project as high quality and low cost.

Implement air fiber to increase connectively and data system to reduce costs (2 dots)

Council prioritized the project as high quality and fast.

Create city-owned public safety radio network (2 dots)

Council prioritized the project as high quality and fast, noting the potential to improve response times. Council also discussed monitoring the financial impact and whether the change would be cost-neutral. Staff explained the fund was originally intended to support services while building reserves for future replacement. Staff also noted that bringing the system in-house may not result in significant savings but could provide greater security and operational control.

Phase staffing for fire station 4/phase staffing for police beats

Council discussed future public safety staffing needs, including Fire Station 4 and additional police beats. It was noted that current financial models do not include funding for Fire Station 4, which would require approximately 17 FTEs for Fire and 20 FTEs for Police. Council discussed potential funding sources, including SAFER grants, the drainage utility fee, and revenue from last year’s tax rate increase. Council also noted the need to fund a fourth ambulance with four FTEs due to increasing call volumes. Staff noted that without prioritizing these additions, response times may increase. Staff also emphasized that police call volume is significantly higher than fire calls. Council indicated that fire staffing may be considered on a case-by-case basis, while police-related items, including the take-home vehicle policy, will be referred to the Public Safety Committee for further discussion.

FY 2027 Goals:

Project/Goal	High Quality	Low Cost	Fast
Advance Hidden Creek and conference center development	X	X	
Support Old Town redevelopment	X	X	
Maintain competitive employee physical and financial wellness and benefits	X		X
Expand infrastructure and facilities to support growth	X	X	
Implement development standards to foster quality growth	X		X
Renovate library restrooms		X	X
Improve ADA access at the Senior Activity Center		X	X
Balance budget and reduce supplemental packages	X	X	
Implement air fiber to increase connectivity and data systems to reduce costs	X		X
Create city-owned public safety radio network	X		X
Phase staffing for Fire Station 4/Phase staffing for police beats	X	X	

RECESS AND BACK TO ORDER

Mayor Fletcher recessed for a short break at 11:45 a.m. and called the meeting back to order at 11:57 a.m. with all members present as recorded above.

Five Year Goals

Facilitator DeAnna Philips continued the discussion by reviewing Council's priorities identified during the dot exercise related to five-year goals.

Secure Federal funding to remove Hulen low water crossing

Council discussed securing federal funding to remove the Hulen low water crossing, noting that design work is important while construction funding may occur later. The project was identified as a lower priority compared to others but categorized as high quality and low cost, with the understanding that work can be spaced out over time.

Pursue grants for infrastructure and public safety

Council identified pursuing grants for infrastructure and public safety projects as a high-quality and fast priority. Staff noted that pursuing grants will require prioritizing staff time and coordination on appropriations. It was also noted that Kiley & Associates expressed concerns about submitting grant requests for projects without identified funding, including the Hulen bridge, a generator at the Brick, and bullet film for police vehicles.

Reassess 4A/4B funding to support general fund initiatives

Council discussed the potential reassessment of 4A and 4B funding to support general fund initiatives, including reallocating 4A funds for streets and roads. Concerns were raised about the limited capacity of Type B funds and the potential long-term impact of reducing 4A resources that support economic development and sales tax growth. Council also discussed options such as implementing a street maintenance fee or pursuing voter-approved bonds. Staff noted that reallocating portions of 4A or 4B funding could require voter approval and that continued bond issuances could reduce financial capacity over the next 20 years.

Following discussion, Council directed staff to shelve further evaluation of this item for the next five years.

Use stormwater fee to improve drainage

Council identified the use of a stormwater fee to improve drainage infrastructure as a priority and categorized the initiative as fast to implement.

Fund FM 1020 widening

Council discussed funding the widening of FM 1020 and categorized the project as high quality and low cost, identifying it as the second priority for pursuing federal funding.

Add dedicated grant staff

Council discussed adding dedicated grant staff and categorized the initiative as high quality and low cost, noting that a grant writer could assist staff in securing additional funding opportunities and could potentially be cost neutral through awarded grants.

Develop Conference Center and Hotel

Council identified developing a conference center and hotel as a priority and categorized the initiative as high quality and low cost. Discussion noted that the project could support economic development while complementing efforts to preserve and expand Old Town.

Implement Police Training Center

Council identified implementing a police training center as a priority and categorized the initiative as high quality and low cost.

Open and staff Fire Station 4 and Adopt new Comprehensive Plan

Council identified opening and staffing Fire Station 4 and adopting a new Comprehensive Plan as priorities, categorizing both initiatives as high quality and low cost.

Fund Hulen extension to I-35W

The Hulen extension to I-35W was identified as high quality but during discussion was removed from the five-year priority list due to the project timeline extending beyond five years.

Redevelop former City Market site

Council noted that redevelopment of the former City Market site aligns with Old Town redevelopment efforts.

Increase Animal Shelter administrative staffing

Increasing administrative staffing for Animal Shelter was identified as a high quality priority to support operations.

Review existing Strategic Plan

Council reviewed the existing Strategic Plan. Staff indicated the current focus areas remain appropriate, and Council agreed to keep the Strategic Plan as is while incorporating items discussed during the retreat.

Councilmember Phil Anderson requested staff consider adding Veterans Day as a holiday for City employees in recognition of employee veterans.

Project/Goal	High Quality	Low Cost	Fast
Secure federal funding to remove Hulen low-water crossing	X	X	
Pursue grants for infrastructure and public safety	X		X
Reassess 4A/4B funding to support general fund initiatives			
Use stormwater fee to improve drainage			X
Fund FM 1020 widening			
Add dedicated grant staff	X	X	
Develop conference center and hotel	X	X	
Preserve and expand Old Town	X	X	
Implement police training center	X	X	
Open and staff Fire Station 4	X	X	
Adopt new comprehensive plan	X		
Fund Hulen extension to I-35 – longer five, but start working			
Redevelop former City Market site (old town development)			
Increase animal shelter administrative staffing	x		

Debt Management Policy

Mark Davies, Finance Director, presented the City's Debt Management Policy, highlighting the need to maintain coverage ratios1.25x for general debt, 1.10x for Water & Sewer, 1.15x for 4A/4B and fund balances of at least 20% of annual expenditures to ensure fiscal stability and strong credit ratings. Stricter ratios could improve ratings and lower interest costs but may require immediate rate increases or project reductions, while relaxed ratios could free cash short-term but raise long-term financial risk. Council agreed to keep the policy as is, with Councilmember Russell supporting the 1.25x coverage ratio and suggesting a 10-year extension to debt profiles.

RECESS AND BACK TO ORDER

Mayor Fletcher recessed for a short break at 1:08 p.m. and called the meeting back to order at 1:18 p.m. with all members present as recorded above.

EMS Fee Schedule

Casey Davis, Fire Chief, presented the FY26 Ambulance Fee Schedule and SB916 compliance, noting that best practice is to base rates on the Medicare Ambulance Inflation Factor to adjust annually and avoid losing allowable increases. Gradual rate increases were recommended, with consideration for impacts on private insurance. Staff will be adding an item to the city council agenda to consider amending the city's fee schedule for FY 25-26 by amending fees associated with emergency medical and ambulance services. Council agreed to amend the city council agenda. Staff will amend the city council agenda to include an ordinance amending the fee schedule for EMS and an update on the trees at Centennial Park.

Winter Shield 26 Overview: Winter Weather Update:

Casey Davis, Fire Chief, presented an overview of the recent ice storm response, highlighting the Emergency Operations Center's strong performance and all collaboration with city staff. Council and staff discussed key areas for improvement and ongoing operations, including maintaining consistent hours at warming stations (Brick, Senior Center, and Library) while reviewing MOUs for churches, establishing a communication line with the Chisholm Trail Jeep Club, addressing equipment and facility needs such as the Brick generator, street

treatment trade-offs, insulating the brine bay, and adding a 24-hour kitchen at the service center. Concerns were raised about the fine dust from sanding used for ice control, and it was confirmed that the six-hour activation trigger for warming stations was effective. The city will not offer preventative dripping credit, and messaging will be updated accordingly. Overall, the response was proactive and effective, with additional steps identified for equipment, communication, and operational improvements.

RECESS AND BACK TO ORDER

Mayor Fletcher recessed for a short break at 2:37 p.m. and called the meeting back to order at 2:46 p.m. with all members present as recorded above.

Errors and Omissions:

Randy Morrison, Director of Capital Engineering, and Matt Ribitzki, Deputy City Attorney, presented errors and omissions in city projects. The presentation covered project timelines, core estimating stages, and recent project data. They noted that third-party liability coverage is not included, meaning claims must be pursued based on loss rather than contract amount, highlighting key legal considerations. There were no questions from Council.

NLC Participation.

Monica Solko, Deputy City Secretary, presented on the City's NLC participation, highlighting expenses from the past three years. Council discussed canceling participation. Councilmember Russell noted that, due to the canceled elections, $62,000 in election savings could be reallocated, including $16,000 originally for NLC, to fund an electronic content management system with a public portal. All council members supported earmarking the funds for this project.

Mayor Chris Fletcher left the meeting at 3:21 p.m. and returned at 3:25 p.m.

City Council Meetings

Tommy Ludwig, City Manager, presented the City Council meeting format. Council discussion focused on preferring more detailed memos rather than relying on presentations.

Key points included:

- Members review memos and ordinances for historical context and background, rather than presentations.
- Some supported earlier meeting times, but more breaks are needed for meetings longer than six hours.
- Preference to move certain items from consent to full council presentations to allow discussion or action.
- Staff guidance: maintain detailed memos and presentations, schedule sufficient breaks, and bring items forward without reports or presentations when appropriate.

Retreat Review

Council reflected on the retreat, highlighting successes and areas for improvement:

<u>What went well:</u>

- Dot Exercise with boards but need additional explanation would be helpful.

- Open dialogue and discussion among members.
- Department presentation and interaction with department directors in a relaxed environment.
- Enjoyed the ice breaker exercises.
- DeAnna Philips effectively moderated the retreat.
- Directors were able to discuss critical needs and their supplemental requests.
- Highlighted legislative opportunities, such as showing up in Austin for Hotel/Motel discussions.

Areas for improvement:
- Department goals should be provided in advance of the meeting.
- Citizen survey feedback should be collected and incorporated before the retreat.
- Ensure implementation plans are clear, particularly for initiatives awaiting funding or legislative action.

Next year:
- Maintain effective dialogue and director participation while improving preparation and integration of citizen input and departmental goals.

4. GENERAL

A. CSO#6060-02-2026, resolution nominating candidates to fill a vacancy on the Board of Directors for the Central Appraisal District of Johnson County. *(Staff Contact: Janalea Hembree, Assistant to the City Manager)*

Item 4A was discussed and voted on above.

5. RECESS INTO EXECUTIVE SESSION

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

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

- No executive session was needed.

6. ADJOURN

Motion made by Adam Russell and seconded by Victoria Johnson to adjourn.

Mayor Chris Fletcher adjourned the meeting.

Time: 3:58 p.m.

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Monica Solko
Deputy City Secretary

BURLESON CITY COUNCIL REGULAR MEETING
MARCH 2, 2026
DRAFT MINUTES

ROLL CALL

COUNCIL PRESENT:
Victoria Johnson
Phil Anderson
Alexa Boedeker
Chris Fletcher
Larry Scott
Dan McClendon
Adam Russell

COUNCIL ABSENT:

Staff present
Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Eric Oscarson, Deputy City Manager
Monica Solko, Deputy City Secretary
Lisandra Leal, Assistant City Secretary
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER - Time 5:30 p.m.

Mayor Fletcher called the meeting to order. **Time: 5:31 p.m.**

Invocation – Buster Swoopes, Texas Health Huguley Hospital Chaplain and President of Burleson Christian Ministerial Alliance (BCMA)

Pledge of Allegiance to the US Flag

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

2. PUBLIC PRESENTATIONS

A. Proclamations – None**.**

B. Presentations

- **A presentation to recognize the library for receiving the 2025 Achievement of Excellence in Libraries Award. *(Staff Contact: DeAnna Phillips, Director of Community Services / Presenter: Toni Wing-Jenkins, Library Board Chairman)***

Council member Johnson recognized The Burleson Collegiate High School Student Voter Empowerment Club in the audience.

C. Community Interest Items

- Kudos to Brandon Jones with the Animal Shelter, who stayed at the shelter to take care of the animals during the ice storm.
- Reminder, Election Day is March 3, check your precinct to find your assigned polling location and exercise your right to vote.
- Join us at the Library for a Craft Fair, March 7, 9am-2pm, hosted by the Friends of the Library.
- Join us in the Plaza to celebrate BTX 311 Day, March 11, 11am-1pm.
- Join us at the Veterans Memorial Plaza, honoring the Vietnam Veterans Celebration, March 21, at 10am.

3. CHANGES TO POSTED AGENDA

- **Items to be continued or withdrawn**
  - None

- **Items to be withdrawn from Consent Agenda for separate discussion or items to be added to the Consent Agenda.**
  - Add 6B, 6E and 6F to consent agenda.

4. CITIZEN APPEARANCES

- Loretta Stuart, 429 Pecan Drive, came forward to express concerns regarding the impact of the Honey Tour street closures on her business.
- Beth Lytner, 512 Laurelwood Road, came forward to speak about the Burleson Public Library.

9. RECESS INTO EXECUTIVE SESSION - MOVED

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

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

- Receive a report and hold a discussion regarding the collection of municipal hotel occupancy taxes
- Receive a report and hold a discussion regarding a signage agreement at Chisenhall Fields Sports Complex

B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code

C. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code

Motion was made by Victoria Johnson and seconded by Adam Russell to convene into executive session. **Time: 5:50 p.m.**

Motion passed 7-0.

Motion was made by Victoria Johnson and seconded by Adam Russell to reconvene into open session. **Time: 6:03 p.m**.

Motion passed 7-0.

Council member Victoria Johnson made an announcement praising the great turnout and hard work by the Economic Development Department for the Project U conference.

5. CONSENT AGENDA

A. Minutes from the February 16, 2026 regular council meeting. *(Staff Contact: Lisandra Leal, Assistant City Secretary)*

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda, including items 6B, 6E and 6F, with Items 5E and 5F contingent upon review by the city attorney.

Motion passed 7-0.

B. CSO#6062-03-2026, resolution authorizing temporary street closure of a portion of Warren St. during Burleson Farmers Market operations. *(Staff Contact: Joni Van Noy, Economic Development Coordinator)*

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda, including Items 6B, 6E and 6F, with Items 5E and 5F contingent upon review by the city attorney.

Motion passed 7-0.

C. CSO#6063-03-2026, resolution allowing the use of the Burleson Recreation Center (BRiCk) parking lot for the 5th Annual Walk-a-thon event hosted by the Center for ASD on Saturday, April 11, 2026. *(Staff Contact: Joni Van Noy, Economic Development Coordinator)*

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda, including items 6B, 6E and 6F, with Items 5E and 5F contingent upon review by the city attorney.

Motion passed 7-0.

D. CSO#6064-03-2026, resolution authorizing street closures for an annual Easter Picnic hosted by Open Door Church on March 21, 2026. *(Staff Contact: Joni Van Noy, Economic Development Coordinator)*

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda, including items 6B, 6E and 6F, with Items 5E and 5F contingent upon review by the city attorney.

Motion passed 7-0.

E. CSO#6065-03-2026, release and settlement agreement with American Lighting and Signalization. *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)*

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda, including items 6B, 6E and 6F, with Items 5E and 5F contingent upon review by the city attorney.

Motion passed 7-0.

F. CSO#6066-03-2026, assignment of the 380 and Development Agreement for Public and Private Improvements in Reinvestment Zone Number Two, City of Burleson between the City of Burleson and Realty Capital Management, LLC, as amended. *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)*

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda, including items 6B, 6E and 6F, with Items 5E and 5F contingent upon review by the city attorney.

Motion passed 7-0.

G. CSO#6067-03-2026, five-year contract with CivicPlus to purchase their SeeClickFix software through a cooperative purchase agreement with TIPS in the amount of $160,280.83. (Staff Contact: Hugo Rodriguez, Deputy Chief Technology Officer)

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda, including items 6B, 6E and 6F, with Items 5E and 5F contingent upon review by the city attorney.

Motion passed 7-0.

H. CSO#6068-03-2026, resolution approving the submission of the grant application for the Burleson SWAT Project to the Office of the Governor. *(Staff Contact: Janalea Hembree, Assistant to the City Manager)*

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda, including items 6B, 6E and 6F, with Items 5E and 5F contingent upon review by the city attorney.

Motion passed 7-0.

6. <u>GENERAL</u> – ADD TO CONSENT AGENDA

B. CSO#6070-03-2026, resolution awarding CSO#6071-03-2026, contract with Cole Construction Inc. for construction services on the SE Tarrant Sewer Erosion Control project (ITB 2026-001) in the amount of $660,676, with a project

contingency of $66,068, for a total amount of $726,744 (Project WW2401). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda, including items 6B, 6E and 6F, with Items 5E and 5F contingent upon review by the city attorney.

Motion passed 7-0.

E. CSO#6075-03-2026, three year service contract with Service First Janitorial for city wide janitorial services (RFP 2026-002) in the amount of $659,880.00 with a 2% contingency for a total authorization of $693,779.00. *(Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)*

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda, including items 6B, 6E and 6F, with Items 5E and 5F contingent upon review by the city attorney.

Motion passed 7-0.

F. CSO#6076-03-2026, ordinance accepting the City Secretary's certification of unopposed candidates and approving the cancellation of the May 2, 2026 General Election. (First and Final Reading) *(Staff Contact: Monica Solko, Deputy City Secretary)*

Motion made by Larry Scott and seconded by Alexa Boedeker to approve the consent agenda, including items 6B, 6E and 6F, with Items 5E and 5F contingent upon review by the city attorney.

Motion passed 7-0.

6. GENERAL

A. Minute order directing City staff to terminate the contract with Perdue Brandon Fielder Collins & Mott, LLP, for delinquent tax collection services. *(Staff Contact: Matt Ribitzki, Sr. Deputy City Attorney/Director of Legal Services)* – NO ACTION TAKEN

Victoria Johnson requested the item be brought back for consideration on April 6, 2026.

No action taken.

B. CSO#6070-03-2026, resolution awarding CSO#6071-03-206, contract with Cole Construction Inc. for construction services on the SE Tarrant Sewer Erosion Control project (ITB 2026-001) in the amount of $660,676, with a project contingency of $66,068, for a total amount of $726,744 (Project WW2401). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)* – MOVED TO CONSENT AGENDA

Item 6B was added to and approved as part of the Consent Agenda above.

C. CSO#6073-03-2026, resolution awarding a contract with Dake Construction for construction services on the Rehabilitation of Lift Stations Project (ITB 2026-011) in the amount of $1,346,208.00, with a project contingency of $134,620.80, for a total amount of $1,480,828.80 (Project WW2302). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

Randy Morrison, Director of Capital Engineering, presented a contract to the city council.

Motion made by Victoria Johnson and seconded by Dan McClendon to approve.

Motion passed 7-0.

D. CSO#6074-03-2026, amendments to Council Policy #17 - Establishing City Council Rules of Procedures for City Council Meetings. *(Staff Contact: Lisandra Leal, Assistant City Secretary)*

Lisandra Leal, Assistant City Secretary, presented amendments to Council Policy #17 to the city council.

Motion made by Dan McClendon and seconded by Larry Scott to approve.

Motion passed 7-0.

E. CSO#6075-03-2026, three year service contract with Service First Janitorial for city wide janitorial services (RFP 2026-002) in the amount of $659,880.00 with a 2% contingency for a total authorization of $693,779.00. *(Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)* – MOVED TO CONSENT AGENDA

Item 6E was added to and approved as part of the Consent Agenda above.

F. CSO#6076-03-2026, ordinance accepting the City Secretary's certification of unopposed candidates and approving the cancellation of the May 2, 2026 General Election. (First and Final Reading) *(Staff Contact: Monica Solko, Deputy City Secretary)* – MOVED TO CONSENT AGENDA

Item 6F was added to and approved as part of the Consent Agenda above.

G. Ordinance amending the city's fee schedule ordinance for Fiscal Year 2025-26 (CSO#5907-09-2025) by amending fees associated with emergency medical and ambulance services. (First Reading) *(Staff Contact: Casey Davis, Fire Chief)*

Casey Davis, Fire Chief, presented an ordinance to the city council.

Motion made by Adam Russell and seconded by Larry Scott to approve.

Motion passed 7-0.

7. REPORTS AND PRESENTATIONS

A. Receive a report, hold a discussion, and provide staff direction on the water and wastewater leak detection assessment. *(Staff Contact: Errick Thompson, Director of Public Works)*

Harlan Jefferson, Deputy City Manager, presented water and wastewater leak detection assessment to the city council.

There were no questions from City Council.

B. Receive a report, hold a discussion, and provide staff direction on the Centennial Park Soil Remediation and Forestry Program Update. *(Staff Contact: Jessie Farris, Urban Forester)*

Jessie Farris, Urban Forester, presented the Centennial Park Soil Remediation and Forestry Program to the city council.

Council expressed appreciation for the report.

8. CITY COUNCIL REQUEST FOR FUTURE AGENDA ITEMS AND REPORTS

- None.

9. RECESS INTO EXECUTIVE SESSION

Executive Session was moved on the agenda and conducted prior to the Consent Agenda.

10. ADJOURNMENT

Motion made by Adam Russell and seconded by Victoria Johnson to adjourn.

Mayor Chris Fletcher adjourned the meeting.

Time: 7:12 p.m.

_____

Monica Solko
Deputy City Secretary

City Council Regular Meeting

DEPARTMENT: **Economic Development**

FROM: **Alex Philips, Economic Development Director**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a minute order ratifying the actions on the Burleson 4A Corporation Board on March 23, 2026, regarding a resolution authorizing a Performance Agreement between American Completion Tools, Inc., and the Burleson 4A Economic Development Corporation for the business expansion located at 3084 S. Burleson Boulevard. (Staff Contact: Alex Philips, Economic Development Director)

STRATEGIC PRIORITY AND GOAL(S):

	Strategic Goal
 **Dynamic & Preferred City** Through Managed Growth	2.1 Attract and retain top-tier businesses 2.2 Promote sustainable residential and commercial development through strategic and long-term planning 2.3 Enhance connectivity and improve mobility 2.4 Implement the city's Capital Improvement Program Develop and maintain facilities and utility services

SUMMARY:

American Completion Tools (ACT) is a privately-owned company dedicated to providing quality products to supply and service the global oilfield market. They design and manufacture completion, service tools and flow control tools such as drillable Bridge Plugs, Frac Plugs, Cement Retainers. They serve over 25 different countries around the world. The Burleson location is proposing an expansion project of 20,000 square feet for added manufacturing and administrative space.

American Completion Tools Obligations

- Commence Construction on the Development by December 31, 2026.
- Complete Construction on the Development by December 31, 2028.
- Hire fifteen (15) new employees to positions with ACT that are Qualified Jobs by December 31, 2028, with a minimum retention period of one (1) year.
- Make a minimum Capital Investment of no less than Two Million Dollars ($2,000,000.00) in the Property no later than December 31, 2028.

EDC Obligations

- Upon the City inspecting and accepting the Sewer Expansion, the Incentive due to ACT shall be a reimbursement of ACT's expenses related to ACT's construction of the Development up to Fifty Thousand Dollars $50,000.
- Upon receipt of a Certificate of Occupancy from the City for the Building Expansion, the Incentive due to ACT shall be a reimbursement of ACT's expenses related to ACT's construction of the Development up to Twenty-Five Thousand Dollars $25,000.
- Upon the hiring of fifteen (15) new employees to positions with ACT that are Qualified Jobs by December 31, 2028, with a minimum retention period of one (1) year, the Incentive due to ACT shall be. Twenty-Five Thousand Dollars $25,000.

RECOMMENDATION:

Staff recommends approval

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

Proposed Expenditure/Revenue:
Account Number(s): 2014201-66045
Fund: 4A

Account Description: Economic Development Incentive
Procurement Method: N/A

STAFF CONTACT:

Alex Philips
Economic Development Director
aphilips@burlesontx.com
817-426-9613

THE CITY OF BURLESON TEXAS

Project ACT

Project ACT

- American Completion Tools (ACT) is a privately owned company dedicated to providing quality products to supply and service the global oilfield market.
- They design and manufacture completion, service tools and flow control tools such as drillable Bridge Plugs, Frac Plugs, Cement Retainers.
- They employ over 175 highly trained machinists in their locations and offer over 625 different products.
- They serve over 25 different countries around the world.



Project ACT

- This project is a business expansion of 20,000 square feet.
- The expansion will add an additional 15 jobs over a period of a few years that are machinists and CNC operators with wages over $50,000 a year.
- American Completion Tools will extend the sewer line down the I-35W service road to serve their operation.
- The existing house that all administrative staff is located will be demolished once the expansion is complete.



Project ACT





Proposed Incentives

ACT Obligations

- American Completion Tools to have a Commence Construction on the Development by December 31, 2026.
- Complete Construction on the Development by December 31, 2028.
- Hire fifteen (15) new employees to positions with ACT that are Qualified Jobs by December 31, 2028, with a minimum retention period of one (1) year.
- Make a minimum Capital Investment of no less than Two Million Dollars ($2,000,000.00) in the Property no later than December 31, 2028.

Burleson EDC Obligations

- Burleson EDC to issue a cash grant in the amount of $50,000 once the sewer line has been extended and accepted by the City of Burleson.
- Burleson EDC to issue a cash grant in the amount of $25,000 upon the hiring of fifteen (15) new employees by December 31, 2028, with a minimum retention period of one (1) year.
- Burleson EDC to issue a cash grant in the amount of $25,000 once the certificate of occupancy for the expansion development.

Total Incentive - $100,000

Incentive Package Performa

	2028 Year 1	2029 Year 2	2030 Year 3	2031 Year 4	2032 Year 5	2033 Year 6	2034 Year 7	2035 Year 8	2036 Year 9	2037 Year 10	2047 Year 20
CAPEX	$ 4,000,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Appraised Value (70% of CAPEX)	$ 2,800,000	$ 2,828,000	$ 2,856,280	$ 2,884,843	$ 2,913,691	$ 2,942,828	$ 2,972,256	$ 3,001,979	$ 3,031,999	$ 3,062,319	$ 3,382,705
Revenue											
Property sale	$ -										
Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Tax	$ 20,160	$ 20,362	$ 20,565	$ 20,771	$ 20,979	$ 21,188	$ 21,400	$ 21,614	$ 21,830	$ 22,049	$ 24,355
Expenses											
Site Improvements	$ (50,000.00)	$ (50,000.00)		$ -	$ -	$ -	$ -	$ -			
Annual	$ (29,840)	$ (29,638)	$ 20,565	$ 20,771	$ 20,979	$ 21,188	$ 21,400	$ 21,614	$ 21,830	$ 22,049	$ 24,355
Cumulative		$ (59,478)	$ (38,913)	$ (18,142)	$ 2,836	$ 24,025	$ 45,425	$ 67,039	$ 88,870	$ 110,918	$ 343,903

10 Year ROI – 111%
20 Year ROI – 344%

Questions / Comments

Alex Philips
Economic Development Director
aphilips@burlesontx.com
817-426-9638

Burleson 4A Economic Development Corporation
RESOLUTION _____

WHEREAS, the Burleson 4A Economic Development Corporation ("Type A Corporation"), known as the 4A Corporation, was incorporated and certified on October 5, 2000, under the authorization of the Development Corporation Act of 1979 (the "Act"); and

WHEREAS, the Board has reviewed a proposed economic development and performance agreement with American Completion Tools, Inc., a copy of which is attached as Exhibit "A," attached hereto and incorporated herein by reference for all purposes (the "Agreement"); and

WHEREAS, the Board has reviewed the recitals in the Agreement, and finds they are true and correct, and hereby adopts them into this resolution for all purposes; and

WHEREAS, the Type A Corporation finds and determines that the expenditures and incentives described in the Agreement constitute a "Project" as defined by the Development Corporation Act, codified in Subtitle C-1 of Title 12 of the Texas Local Government Code, in Sections 501.101 and 501.103; and

WHEREAS, the Type A Corporation desires to approve, authorize, and enter into the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION THAT:

Section 1.

The Agreement is hereby approved and the Board President, Dan McClendon, is authorized to execute on behalf of the Type A Corporation the Agreement, substantially in the form attached as Exhibit "A."

Section 2.

The foregoing recitals are adopted and incorporated herein for all purposes.

Section 3.

The Type A Corporation hereby respectfully requests that the City Council of the City of Burleson ratify this resolution and actions of the Type A Corporation. Accordingly, this resolution shall take effect immediately after such ratification.

PASSED, APPROVED, AND SO RESOLVED by the Board of Directors of the Burleson 4A Economic Development Corporation on the___day of_____, 20___.

_____
Dan McClendon, Board President
Burleson 4A Economic Development Corporation

ATTEST:

_____
Amanda Campos, Secretary

City Council Regular Meeting

DEPARTMENT: **Capital Engineering**

FROM: **Randy Morrison, P.E., Director of Capital Engineering**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a minute order ratifying the Burleson 4A Economic Development Corporation amendment to Resolution 4A102025AmendAnnualBudget by amending the Capital Improvement Plan. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.4 Implement the city's Capital Improvement Program

SUMMARY:

The Burleson 4A Economic Development Corporation approved their annual budget on August 18, 2025 via Resolution 4A081825AnnualBudget. On September 2, 2025, the Council ratified the 4A budget. On September 8, 2025 the Council approved the final reading of the City's FY 2026-2030 annual budget and capital improvement plan (CIP). Subsequently, on October 20, 2025, the Burleson 4A Economic Development Corporation and City Council adopted a resolution to amend the City's FY 2026-2030 CIP. Since adopting the budget, staff has prepared recommended updates to the CIP for Board approval.

RECOMMENDATION:

Staff recommends approval of the minute order ratifying the Burleson 4A Economic Development Corporation action.

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

The Burleson 4A Economic Development Corporation approved their annual budget on August 18, 2025 via Resolution 4A081825AnnualBudget.

On September 2, 2025, the Council ratified the 4A budget.

On September 8, 2025, the Council approved the final reading of the City's FY 2026-2030 annual budget with the five-year Capital Improvement Plan (CIP).

On October 20, 2025, the Burleson 4A Economic Development Corporation adopted a resolution to amend the City's FY 2026-2030 CIP.

On March 23, 2026, the Burleson 4A Economic Development Corporation adopted a resolution to amend the City's FY 2026-2030 CIP.

REFERENCE:

Resolution 4A102025AmendAnnualBudget

FISCAL IMPACT:

N/A

STAFF CONTACT:

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612

FY 2026-2030 4A CIP Amendment Minute Order

PRESENTED TO CITY COUNCIL ON

MARCH 23,2026

4A Updates

August 18, 2025 4A Corp Approved FY26 Annual Budget

September 2, 2025 City Council Ratified the 4A Budget

September 8, 2025 City Council FY26 Annual Budget and 5-YR CIP

October 20, 2025 City Council Amended FY26 Annual Budget and 5-YR CIP

CIP Changes

5-YEAR CAPITAL IMPROVEMENT CHANGE SUMMARY			
Project #	**Project Title**	**Change Summary**	**Priority Ranking**
ST2301	Alsbury Ph. 3 - Widening to CR 914	Shifted 4A allocations for Right-of-Way acquisition from FY27 & FY28 to FY28 & FY29.	Necessary
DV2302	Lakewood Drive Extension	Shifted 4A allocation from FY27 to FY28 to align with project schedule and future federal funding allocation opportunities.	Necessary
DV2601	Land Bank at HCP and I35W	FY26 Allocation increased by $26,519 to match actual costs of acquisition.	Recommended
DV2701	Hooper Business Park Sign	4A allocation removed, due to our ability to issue bonds for this project. May be cash funded in future years.	Desired
DV2901	Future Project	Shifted 4A allocation from FY28 to FY29 to align with future project opportunities.	Recommended

Proposed 4A CIP Update
FY26 – FY30

4A CIP FY26-30

Project #	4A Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
ST2301	Alsbury Blvd	$4,001,277		~~$5,000,000~~ $0	$5,000,000	$5,000,000		$10,000,000
DV2302	Lakewood Drive Extension	$1,311,915		~~$4,000,000~~ $0	$4,000,000			$4,000,000
	~~Hooper Business Park Sign~~			~~$500,000~~				~~$500,000~~
	Future Project				~~$10,000,000~~ $0	$10,000,000		$10,000,000
	West Side Infrastructure	$500,000	$5,000,000					$5,000,000
	Land Bank at HCP and I35W		~~$6,000,000~~ $6,026,519					~~$6,000,000~~ $6,026,519
	Total	$5,813,192	~~$11,000,000~~ $11,026,519	~~$9,500,000~~ $0	~~$15,000,000~~ $9,000,000	~~$0~~ $15,000,000	$0	~~$35,500,000~~ $35,026,519

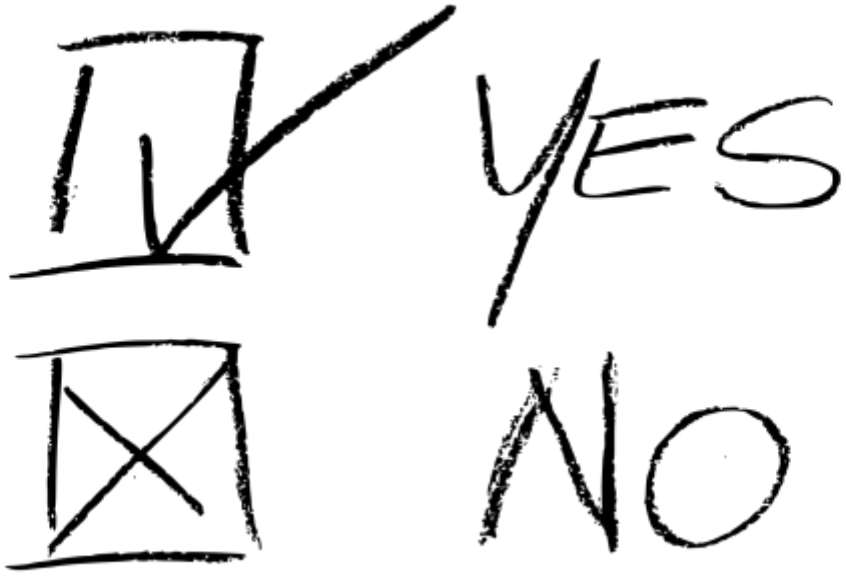
FY26 Bond Issuance Project List

4A Bonds

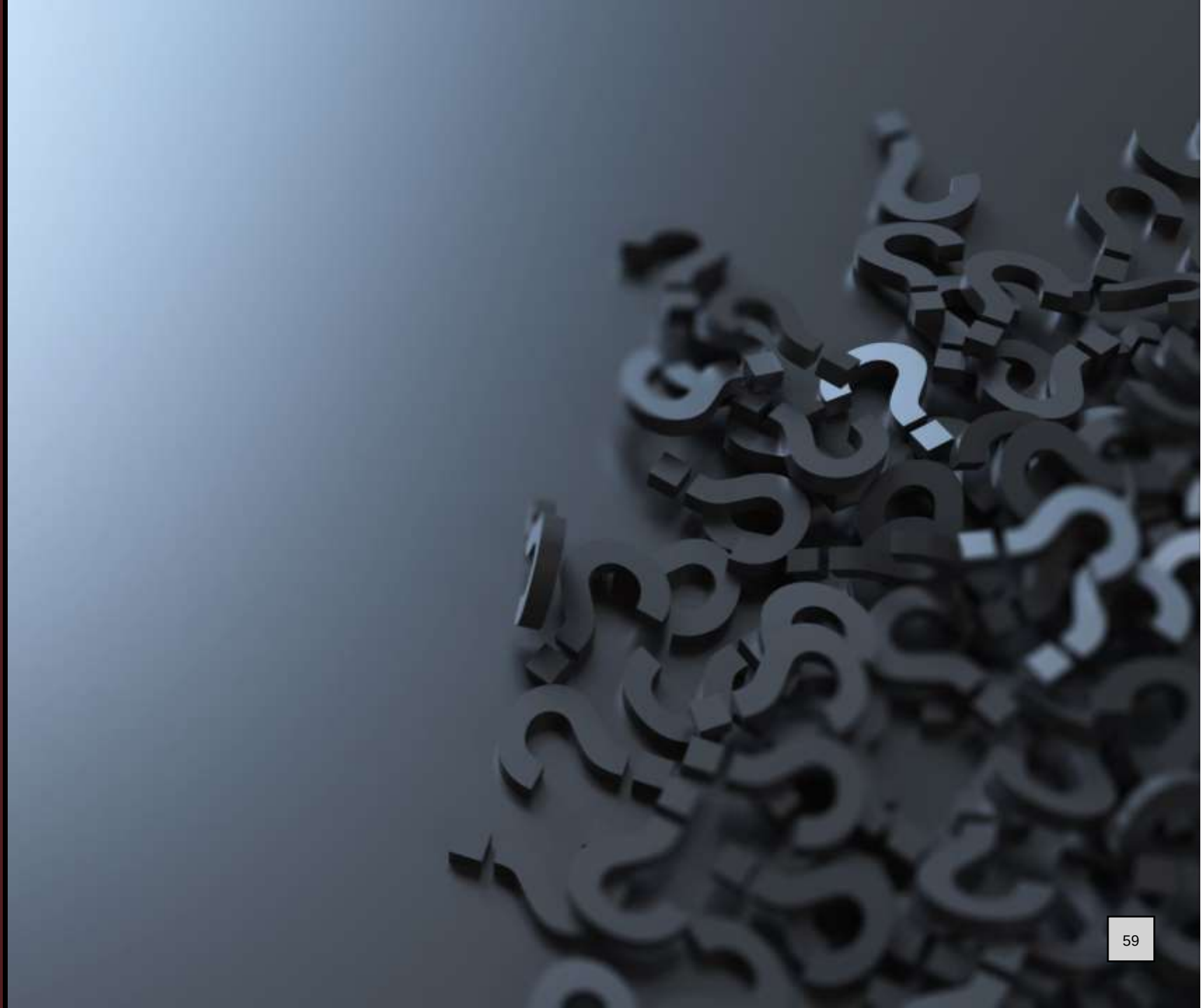
- West Side Infrastructure $5,000,000
- Land Bank at HCP and I35W $6,026,519

Council Considerations

Consider and take possible action on a Minute Order ratifying the action of the 4A Board regarding amending the 4A five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030.



Questions / Comments



Burleson 4A Economic Development Corporation
RESOLUTION

WHEREAS, the Burleson 4A Economic Development Corporation, known as the "Type A Corporation", incorporated and certified on October 5, 2000, under the authorization of the Development Corporation Act of 1979; and

WHEREAS, on August 18, 2025, the Board of Directors ("Board") of the Type A Corporation approved the budget for Fiscal Year 2025-2026 (the "Budget") 4A081825AnnualBudget including the 5-year Capital Improvement Plan (CIP); and

WHEREAS, on October 20, 2025, the Board adopted Resolution 4A102025AmendAnnualBudget to amend the City's Fiscal Year 2026-2030 Capital Improvement Plan; and

WHEREAS, the Board desires to amend the 5-year Capital Improvement Plan (CIP) of the 4A Economic Development Corporation for Fiscal Year 2026-2030, and finds the amendments to the CIP will further the purposes of the Type A Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BURLESON ECONOMIC DEVELOPMENT CORPORATION THAT:

Section 1.

The Type A Corporation approves the amendments to the five-year Capital Improvement Plan for Fiscal Year 2026-2030 attached as Exhibit A, attached hereto and incorporated herein by reference for all purposes.

Section 2.

The Type A Corporation respectfully requests that the City Council ratify this resolution.

PASSED, APPROVED, AND DULY RESOLVED by the Board, on the _____ day of _____, 2026.

SIGNED:

_____
President of Type A Corporation

ATTEST:

_____
Secretary of the Type A Corporation

Attachments:
Exhibit A

EXHIBIT A
RESOLUTION AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

4A CIP FY26-30

Project #	4A Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
ST2301	Alsbury Blvd	$4,001,277			$5,000,000	$5,000,000		$10,000,000
DV2302	Lakewood Drive Extension	$1,311,915			$4,000,000			$4,000,000
	Future Project					$10,000,000		$10,000,000
	West Side Infrastructure	$500,000	$5,000,000					$5,000,000
	Land Bank at HCP and I35W		$6,026,519					$6,026,519
	Total	**$5,813,192**	**$11,026,519**	**$0**	**$9,000,000**	**$15,000,000**	**$0**	**$35,026,519**

City Council Regular Meeting

DEPARTMENT: **Capital Engineering**

FROM: **Randy Morrison, P.E., Director of Capital Engineering**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a minute order ratifying the Burleson Community Service Development Corporation amendment to Resolution 4B102025AmendAnnualBudget by amending the Capital Improvement Plan. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.4 Implement the city's Capital Improvement Program

SUMMARY:

The Burleson Community Service Development Corporation approved their annual budget on August 18, 2025 via Resolution 4B081825AnnualBudget. On September 2, 2025, the Council ratified the 4B budget. On September 8, 2025 the Council approved the final reading of the City's FY 2026-2030 annual budget and capital improvement plan (CIP). Subsequently, on October 20, 2025, the Burleson Community Service Development Corporation and City Council adopted a resolution to amend the City's FY 2026-2030 CIP. Since adopting the budget, staff has prepared recommended updates to the CIP for Board approval.

RECOMMENDATION:

Staff recommends approval of the minute order ratifying the Burleson Community Service Development Corporation action.

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

The Burleson Community Service Development Corporation approved their annual budget on August 18, 2025 via Resolution 4B081825AnnualBudget.

On September 2, 2025, the Council ratified the 4B budget.

On September 8, 2025, the Council approved the final reading of the City's FY 2026-2030 annual budget with the five-year Capital Improvement Plan (CIP).

On October 20, 2025, the Burleson Community Service Development Corporation adopted a resolution to amend the City's FY 2026-2030 CIP.

On March 23, 2026, the Burleson Community Service Development Corporation adopted a resolution to amend the City's FY 2026-2030 CIP.

REFERENCE:

Resolution 4B102025AmendAnnualBudget

FISCAL IMPACT:

N/A

STAFF CONTACT:

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612

FY 2026-2030 4B CIP Amendment Minute Order

PRESENTED TO CITY COUNCIL ON

MARCH 23,2026

4B Updates

August 18, 2025 4B Corp Approved FY26 Annual Budget

September 2, 2025 City Council Ratified the 4B Budget

September 8, 2025 City Council FY26 Annual Budget and 5-YR CIP

October 20, 2025 City Council Amended FY26 Annual Budget and 5-YR CIP

5-YEAR CAPITAL IMPROVEMENT CHANGE SUMMARY

Project #	Project Title	Change Summary	Priority Ranking
PK2502	Green Ribbon Phase 1	Changed FY26 allocation to match grant award of $400,000 and added new project for Phase 2, which captures the current $120,750 allocation for design in FY26.	Recommended
PC2601	Green Ribbon Phase 2	Added new Green Ribbon Phase 2 project to CIP. Shifted the current FY26 design allocation of $120,750 and added $650,000 in FY27 to capture the grant award for construction.	Recommended
PC2602	Russell Farm - Domestic Water	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Russell Farm Master Plan completion.	Recommended
PC2603	Russell Farm - Bathroom at Chesapeake Building	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Russell Farm Master Plan completion.	Necessary
PC2652	Golf - Additional Well	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Hidden Creek Golf Course Master Plan completion.	Recommended
PC2751	Golf - Pond Renovation	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Hidden Creek Golf Course Master Plan completion.	Necessary
PC2851	Golf - Greens Resurface	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Hidden Creek Golf Course Master Plan completion.	Necessary
PC2902	Warren Park - Park Improvements	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Warren Park Master Plan completion.	Recommended
PC2903	Bailey Lake - Low Water Crossing	Removed Project ($231,000 FY29); Will be combined with other low water crossings and added to unprogrammed.	Recommended

THE CITY OF BURLESON TEXAS

CIP Changes

Proposed 4B CIP Update
FY26 – FY30

4B CIP FY26-30

Project #	4B Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
PK2601	Warren Park-Study		$75,075					$75,075
PC2701	Mistletoe Hill - Bathroom Addition			$163,375				$163,375
PK2502	Green Ribbon Phase 1	$90,000	~~$120,750~~ $400,000					~~$120,750~~ $400,000
PC2601	Green Ribbon Phase 2		$120,750	$650,000				$770,750
~~PC2602~~	~~Russell Farm - Domestic Water~~		~~$21,000~~					~~$21,000~~
~~PC2603~~	~~Russell Farm - Bathroom at Chesapeake Building~~		~~$75,448~~					~~$75,448~~
PK2602	Russell Farm - Master Plan		$32,051					$32,051
PC2651	Golf ~~- Fence~~		$262,500					$262,500
~~PC2652~~	~~Golf - Additional Well~~		~~$183,750~~					~~$183,750~~
PC2702	Bailey Lake - New Playground			$523,687				$523,687
PC2703	Mistletoe Hill			$614,250				$614,250
~~PC2751~~	~~Golf - Pond Renovation~~			~~$99,419~~				~~$99,419~~
PC2709	New Community Park - Playground				$787,500			$787,500
PC2802	Bartlett - Playground Replacement				$441,000			$441,000
PC2803	Heberle - Park Improvements				$352,800			$352,800
PC2804	Elk Ridge Park - Bathroom Addition				$170,336			$170,336
~~PC2851~~	~~Golf - Greens Resurface~~				~~$460,156~~			~~$460,156~~
PC2901	Chisenhall - Playground Replacement					$546,000		$546,000
~~PC2902~~	~~Warren Park - Park Improvements~~					~~$1,312,500~~		~~$1,312,500~~
~~PC2903~~	~~Bailey Lake - Low Water Crossing~~					~~$231,000~~		~~$231,000~~
PC2904	BRiCk Roof Replacement					$1,260,000		$1,260,000
PC3001	Claudia's Playground - Bathroom Addition						$180,556	$180,556
	Total	$90,000	~~$770,574~~ $890,376	~~$1,400,731~~ $1,951,312	~~$2,211,792~~ $1,751,636	~~$3,349,500~~ $1,806,000	$180,556	~~$7,913,153~~ $6,579,881

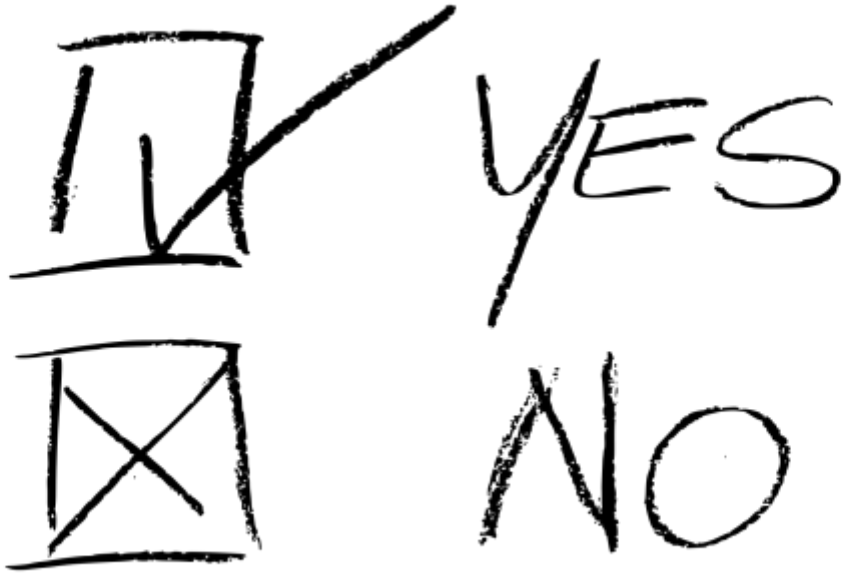
FY26 Bond Issuance Project List

4B Bonds

- Warren Park-Study - $75,075
- Green Ribbon Phase 2- $120,750
- Russell Farm – Master Plan - $32,051
- Golf - Fence - $262,500

Council Considerations

Consider and take possible action on a Minute Order ratifying the action of the 4B Board regarding amending the 4B five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030.



Questions / Comments



Burleson 4B Community Service Development Corporation
RESOLUTION

WHEREAS, the Burleson 4B Community Service Development Corporation, known as the "Type B Corporation", incorporated and certified in June 1993, under the authorization of the Development Corporation Act of 1979; and

WHEREAS, on August 18, 2025, the Board of Directors ("Board") of the Type B Corporation approved the budget for Fiscal Year 2025-2026 (the "Budget") 4B081825AnnualBudget including the 5-year Capital Improvement Plan (CIP); and

WHEREAS, on October 20, 2025, the Board adopted Resolution 4B102025AmendAnnualBudget to amend the City's Fiscal Year 2026-2030 Capital Improvement Plan; and

WHEREAS, the Board desires to amend the 5-year Capital Improvement Plan (CIP) of the 4B Community Service Development Corporation for Fiscal Year 2026-2030, and finds the amendments to the CIP will further the purposes of the Type B Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BURLESON COMMUNITY SERVICE DEVELOPMENT CORPORATION THAT:

Section 1.

The Type B Corporation approves the amendments to the five-year Capital Improvement Plan for Fiscal Year 2026-2030 attached as Exhibit A, attached hereto and incorporated herein by reference for all purposes.

Section 2.

The Type B Corporation respectfully requests that the City Council ratify this resolution.

PASSED, APPROVED, AND DULY RESOLVED by the Board, on the _____ day of _____, 2026.

SIGNED:

_____
President of Type B Corporation

ATTEST:

_____
Secretary of the Type B Corporation

Attachments:
Exhibit A

EXHIBIT A
RESOLUTION AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

4B CIP FY26-30

Project #	4B Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
PK2601	Warren Park-Study		$75,075					$75,075
PC2701	Mistletoe Hill - Bathroom Addition			$163,375				$163,375
PK2502	Green Ribbon Phase 1	$90,000	$400,000					$400,000
PC2601	Green Ribbon Phase 2		$120,750	$650,000				$770,750
PK2602	Russell Farm - Master Plan		$32,051					$32,051
PC2651	Golf		$262,500					$262,500
PC2702	Bailey Lake - New Playground			$523,687				$523,687
PC2703	Mistletoe Hill			$614,250				$614,250
PC2709	New Community Park - Playground				$787,500			$787,500
PC2802	Bartlett - Playground Replacement				$441,000			$441,000
PC2803	Heberle - Park Improvements				$352,800			$352,800
PC2804	Elk Ridge Park - Bathroom Addition				$170,336			$170,336
PC2901	Chisenhall - Playground Replacement					$546,000		$546,000
PC2904	BRiCk Roof Replacement					$1,260,000		$1,260,000
PC3001	Claudia's Playground - Bathroom Addition						$180,556	$180,556
	Total	$90,000	$890,376	$1,951,312	$1,751,636	$1,806,000	$180,556	$6,579,881

City Council Regular Meeting

DEPARTMENT: **Finance**

FROM: **Kevin Hennessey, Deputy Director of Finance**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a minute order ratifying a Community Service Development Corporation (Type B) resolution amending the corporation's operating budget (Resolution 4B081825AnnualBudget) for Fiscal year 2025-2026 by increasing appropriations in the amount of $28,000, and by increasing anticipated revenues in the amount of $28,000. (*Staff Contact: Kevin Hennessey, Deputy Director of Finance*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.4 Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning,

SUMMARY:

Amending the City budget for the Fiscal Year 2025-2026 to accommodate for Bartlett soccer fields maintenance related to the BISA maintenance and operations agreement ($28,000), by increasing anticipated revenues in the amount of $28,000.

RECOMMENDATION:

Approve the minute order ratifying the 4B Corporation action.

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

On August 18, 2025, the 4B Board approved the budget and Capital Improvement Plan.

On September 2, 2025, the City Council held a public hearing and conducted the first reading of the City's FY 2025-2026 annual budget with the five-year Capital Improvement Plan (CIP).

On September 8, 2025, the City Council approved the second reading of the City's 2025-2026 annual budget with the five-year Capital Improvement Plan (CIP).

On October 20, 2025, the 4B Board approved an amendment to the annual operating and five-year Capital Improvement Plan (CIP).

On October 20, 2025, the City Council approved a budget amendment.

On December 15, 2025, the 4B Board approved an amendment to the annual operating budget to accommodate encumbrance rollovers from FY 2024-2025.

On December 15, 2025, the City Council approved an amendment to the annual operating budget to accommodate encumbrance rollovers from FY 2024-2025.

On February 16, 2026, the 4B Board approved an amendment to the annual operating budget.

On February 16, 2026, the City Council approved a budget amendment.

REFERENCE:

CSO#5910-09-2025

FISCAL IMPACT:

Fund	Proposed Revenues	Proposed Expenditures
4B Fund	28,000	28,000
Total Impact	**28,000**	**28,000**

STAFF CONTACT:

Kevin Hennessey
Deputy Director of Finance
KHennessey@burlesontx.com
817-426-9648

Fiscal Year 2025-2026 Mid-Year Budget Amendment

PRESENTED TO THE COMMUNITY SERVICE DEVELOPMENT CORPORATION (TYPE B) ON

MARCH 23, 2026

Overview



Total Fiscal Impact of the Budget Amendment



Purpose of the Budget Amendment by Fund



Fiscal Impact of the Budget Amendment by Fund

Fiscal Impact of the Budget Amendment

Fund	Proposed Revenues	Proposed Expenditures
4B Fund	28,000	28,000
Total Impact	**28,000**	**28,000**

4B Fund

BISA facilities M&O agreement -	$28,000

4B Fund

Department	Account	Proposed Revenue	Proposed Expenditure	Description
4B Special Events	Grounds Maint & Repair	28,000	28,000	BISA Bartlett soccer fields maintenance
	Total Proposed Budget Amendment	**28,000**	**28,000**	

Recommendation / Action Requested

Move to approve a resolution requesting a Mid-Year Budget Amendment to increase appropriations in the amount of $28,000 in various funds to accommodate operating needs for Fiscal Year 2025-2026.

Questions / Comments



Burleson Community Service Development Corporation
Resolution _____

WHEREAS, the Burleson Community Service Development Corporation, known as the "Type B Corporation", was incorporated and certified in June 1993 under the authorization of the Development Corporation Act of 1979; and

WHEREAS, the City of Burleson, Texas (the "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

WHERAS, on August 18, 2025, the Board of Directors of the Type B Corporation ("Board") approved a budget for Fiscal Year 2025-2026 in approving Resolution 4B081825AnnualBudget (the "Original Budget"); and

WHEREAS, the City Council of the City of Burleson later ratified the Type B Corporation's action to approve the Original Budget; and

WHEREAS, on October 20, 2025, December 15, 2025, and February 16, 2026, the Board approved amendments to the Original Budget through resolutions (collectively with amendment the "Budget"); and

WHEREAS, the City Council of the City of Burleson later ratified the Type B Corporation's actions to approve the Budget amendments; and

WHEREAS, the Board has reviewed a proposed amendment to the Budget attached hereto as Exhibit A and incorporated herein by reference for all purposes (the "Amended Budget"); and

WHEREAS, the Board finds that the Amended Budget sets forth the use of tax proceeds for the upcoming fiscal year, which includes promotional expenses, administrative expenses and other expenses that are incident to placing projects of the Type B Corporation into operation, costs of projects of the Type B Corporation, including payments of bonds or other obligations, and maintenance and operating expenses of projects of the Type B Corporation previously approved at an election; and

WHEREAS, the Board finds that the use of the tax proceeds as described in the Amended Budget meets the requirements of Sections 501.152 and 505.103 and Subchapter G of Chapter 505 of the Texas Local Government Code, specifically Sections 505.302 and 505.303; and

WHEREAS, the Board desires to approve the Amended Budget, and finds the Amended Budget will further the purposes of the Type B Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BURLESON COMMUNITY SERVICE DEVELOPMENT CORPORATION THAT:

Section 1.

The Amended Budget is hereby adopted; and there is hereby appropriated from the funds indicated such projects, operations, activities, purchases, and other expenditures as proposed in the Amended Budget. In addition to those amounts set forth in the Budget, the Type B Corporation authorizes the transfer or expenditure of Type B sales tax revenue in FY 2025-2026 for the following purposes set forth in the Amended Budget as set forth in the following funds below:

1. Increasing appropriations in the 4B Fund in the amount of $28,000.

Additionally, the Type B Corporation anticipates an increase in revenues to the 4B Fund in the amount of $28,000.

Section 2.

The Type B Corporation respectfully requests that the City Council ratify this resolution.

Section 3.

The Secretary of the Type B Corporation is hereby directed to publish notice of this action following ratification by the City Council as required by law.

Passed and Approved and **SO RESOLVED** this__day of _____, 20_____.

Signed:	Attest:
_____	_____
President of Type B Corporation	Secretary of the Type B Corporation

Exhibit “A”

Fund	Proposed Revenues	Proposed Expenditures
4B Fund	$28,000	$28,000
Total Impact	**$28,000**	**$28,000**

City Council Regular Meeting

DEPARTMENT: **Parks and Recreation**

FROM: **Jen Basham, Director of Parks and Recreation**

MEETING: **March 23, 2026**

SUBJECT:

Consider authorization of a resolution for an advanced funding agreement with TxDot for Green Ribbon Improvements along John Jones Dr. from Greenridge Dr to S.Towne Dr in the amount of $803,358. (*Staff Contact: Jen Basham, Director of Parks and Recreation*)

Strategic Priority	Strategic Goal
Great Place to Live Through Expanded Quality of Life Amenities	4.1.2 5 Year Capital Plan

SUMMARY:

The Green Ribbon Program is a TxDOT grant initiative designed to improve the visual character of state roadway corridors and minimize the negative impacts of air pollution through the planting of trees, shrubs, and other landscaping features.

The City of Burleson has been awarded funding through this program to implement corridor enhancements along FM 731 between South Towne Drive and Greenridge Drive. Improvements include:

- Native and adaptive tree and shrub planting
- Ornamental grasses and landscape beds
- Hardscape features such as decomposed granite, river rock mulch, and 18” concrete mow strips
- Irrigation installation

Upon completion of the project, the City will assume full responsibility for landscape and irrigation maintenance.

Project Scope:

- **Location:** FM 731 corridor, South Towne Drive to Greenridge Drive
- **Type of Work:** Median landscape and hardscape development with irrigation systems
- **Responsible Parties:** TxDOT (funding and oversight) and the City of Burleson (design, local coordination, and long-term maintenance)

Budget:

The AFA establishes the following cost participation structure:

- **Federal Participation:** $520,000
- **State Participation:** $177,521
- **Local Participation:** $115,000 (design contract with Kimley-Horn and required services)
- **Total Estimated Project Cost:** $812,521

  Funding sources include:

- $400,000 Green Ribbon Grant (TxDOT reimbursement)
- $250,000 Green Ribbon GCAA (previously awarded)
- $115,000 City of Burleson contract with Kimley-Horn for design and construction administration

Timeline:

- **Design & Administration:** Fall 2025 – Spring 2026
- **Construction:** FY 2026, following TxDOT concurrence and local letting process
- **Project Completion:** Estimated late FY 2026

RECOMMENDATION:

Staff recommends approval of the Resolution authorizing the City Manager to execute the Advance Funding Agreement with TxDOT for the Green Ribbon Program improvements along FM 731.

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

N/A

REFERENCE:

Insert CSO# if applicable
Insert resolution or ordinance change

FISCAL IMPACT:

Proposed Expenditure/Revenue:
Account Number(s):
Fund:
Account Description:

STAFF CONTACT:

Jen Basham, CPRE
Director of Parks and Recreation
jbasham@burlesontx.com
817-426-9201

GREEN RIBBON ADVANCED FUNDING AGREEMENT PHASE II

CITY COUNCIL • MARCH 23, 2026

STAFF CONTACT: JEN BASHAM, DIRECTOR OF PARKS AND RECREATION

PRESENTATION POINTS

1. BACKGROUND
2. SCOPE
3. BUDGET
4. TIMELINE
5. DIRECTION



What is Green Ribbon?

The Green Ribbon program is a TxDot grant created to improve the visual character of our corridors and minimize the negative impacts of air pollution through the planting of trees and shrubs.



SCOPE

The area of focus for this project is located at Northwest John Jones at the from S Towne Drive to Greenridge Drive

Once completed the City will be responsible for maintaining the landscape bed.



Location Map

Burleson Green Ribbon - FM 731 / NW John Jones Dr
FY2026 Application

N

N.T.S.
March 2025































THE CITY OF BURLESON TEXAS

N.W. JOHN JONES DRIVE LANDSCAPE ENHANCEMENTS - PHASE 2

Burleson, Texas

Kimley»Horn

March 2025



BUDGET

Green Ribbon is a reimbursement grant. The grant requires design and construction administration to be completed by the municipality and the cost of construction will be funded through the grant.

Design contract with Kimley-Horn- $115,000 with contingency

Grant Award-$440,358 Green Ribbon

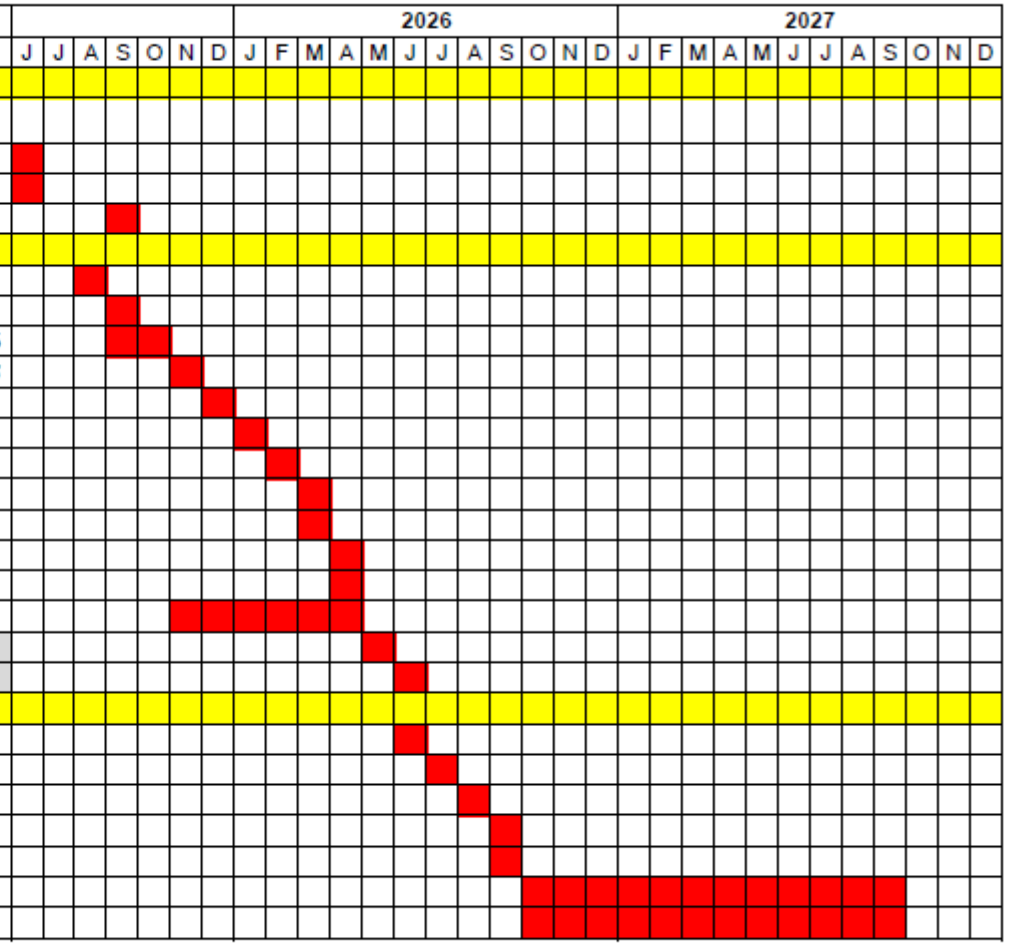
GCAA (Previously Awarded)-$250,000

Total Estimated Project Cost-$805,358

This project is a local let and will be managed by the capital engineering division in conjunction with TxDot requirements and concurrence.

Once constructed the maintenance and irrigation will be the responsibility of the City

Item	Green Ribbon Project - Burleson NW John Jones Beautification Improvements P2	Finish
	Description	
	Project Set-Up Phase	
	Execute TXDOT Amended Funding Agreement	
1	TXDOT: Award Letter to Burleson	6/2/2025
2	TXDOT: Funding Agreement to Burleson	6/30/2025
3	Burleson Council Approval of TXDOT Funding Agreement and Kimley-Horn Contract	9/2/2025
	Design and Bid Phase	
4	TXDOT: Kickoff Call	8/15/2025
5	City of Burleson: Contract to Kimley-Horn	9/12/2025
6	Kimley-Horn: 30% Design Plans	10/15/2025
7	*TXDOT Review 30% Plans (approx. 1 month review)*	*11/14/2025*
8	Kimley-Horn: 60% Design Plans and Environmental Documents	12/5/2025
9	*TXDOT Review 60% Plans (approx. 1 month review)*	*1/9/2026*
10	Kimley-Horn: 90% Design Plans and Specification Development	2/6/2026
11	*TXDOT Review 90% Plans (approx. 1 month review)*	*3/6/2026*
10	Kimley-Horn: 95% Design Plans and Specification Development	3/20/2026
11	*TXDOT Review 95% Plans*	*4/10/2026*
12	Kimley-Horn: Final Construction Document Submittal	4/22/2026
13	*Environmental Clearance*	*4/10/2026*
14	Distrcit Approval (4 month timeframe) - Letting Date	5/6/2026
15	**Burleson Council Award of Construction Contract**	6/1/2026
	Construction Phase	
16	Mobilization	6/22/2026
17	Fine Grade and Prepare Landscaped Areas	7/24/2026
18	Irrigation Installation	8/24/2026
19	Landscaping and Amenities Installation	9/19/2026
20	Project Punchlist	9/28/2026
21	Landscape Establishment	9/28/2027
22	Irrigation Operations and Maintenance	9/28/2027





THE CITY OF BURLESON TEXAS

DIRECTION

APPROVE GREEN RIBBON AFA WITH TXDOT IN THE AMOUNT OF $805,358

APPROVE WITH CHANGES

DENY

TxDOT:					Federal Highway Administration:	
CCSJ #	1094-03-021	AFA ID	Z00012329		CFDA No.	20.205
AFA CSJs	1094-03-021				CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	06600			
Project Name	FY 26 GR - FM 731				*AFA Not Used For Research & Development*	

STATE OF TEXAS §

COUNTY OF TRAVIS §

ADVANCE FUNDING AGREEMENT
For
A Green Ribbon Program
On-System

THIS AGREEMENT (Agreement) is made by and between the State of Texas, acting by and through the **Texas Department of Transportation** called the "State", and the **City of Burleson**, acting by and through its duly authorized officials, called the "Local Government". The State and Local Government shall be collectively referred to as "the parties" hereinafter.

WITNESSETH

WHEREAS, federal law establishes federally funded programs for transportation improvements to implement its public purposes, and

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision, and

WHEREAS, federal and state laws require local governments to meet certain contract standards relating to the management and administration of State and federal funds, and

WHEREAS, the Texas Transportation Commission has codified 43 TAC, Rules 15.50-15.56 that describe federal, state, and local responsibilities for cost participation in highway improvement and other transportation projects, and

WHEREAS, the Texas Transportation Commission passed Minute Order Number **116752** authorizing the State to undertake and complete a highway improvement or other transportation project generally described as **landscape development.** The portion of the project work covered by this Agreement is identified in the Agreement, Article 3, Scope of Work (Project), and

WHEREAS, the Governing Body of the Local Government has approved entering into this Agreement by resolution, ordinance, or commissioners court order dated _____, which is attached to and made a part of this Agreement as Attachment C, Resolution, Ordinance, or Commissioners Court Order (Attachment C). A map showing the Project location appears in Attachment A, Location Map Showing Project (Attachment A), which is attached to and made a part of this Agreement.

TxDOT:					Federal Highway Administration:	
CCSJ #	1094-03-021	AFA ID	Z00012329		CFDA No.	20.205
AFA CSJs	1094-03-021				CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	06600			
Project Name	FY 26 GR - FM 731				*AFA Not Used For Research & Development*	

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as set forth in this Agreement, it is agreed as follows:

AGREEMENT

1. Responsible Parties:

For the Project covered by this Agreement, the parties shall be responsible for the following work as stated in the article of the Agreement referenced in the table below:

1	**Local Government***	Utilities	Article 8
2.	**Local Government**	Environmental Assessment and Mitigation	Article 9
3.	**Local Government**	Architectural and Engineering Services	Article 11
4.	**Local Government**	Construction Responsibilities	Article 12
5.	**Local Government***	Right of Way and Real Property	Article 14

An asterisk next to the party responsible for specific work in the above table indicates that the associated specific work is not anticipated as part of the Project and is therefore not included in the budget; however, the party indicated will be responsible for that specific work if that work is not the subject of another agreement and the State determines that the specific work has become necessary to successful completion of the Project.

2. Period of the Agreement

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in effect until the Project is completed or unless terminated as provided below.

3. Scope of Work

The scope of work for the Project consists of **landscaping the existing median from south Towne Drive to Greenridge Drive as shown on Attachment A. Proposed improvements include landscape, hardscape, and irrigation. Planting will consist of Texas native and adaptive shrubs and ornamental grasses. Hardscape improvements will include decomposed granite and river rock mulch, as well as 18" concrete mow strips along the back of curb for maintenance and safety**.

4. Project Sources and Uses of Funds

The total estimated cost of the Project is shown in Attachment B, Project Budget (Attachment B) which is attached to and made a part of this Agreement.

A. If the Local Government will perform any work under this Agreement for which reimbursement will be provided by or through the State, the Local Government must complete training. If federal funds are being used, the training must be completed before federal spending authority is obligated. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled "Local

Government Project Procedures and Qualification for the Texas Department of Transportation" and retains qualification in accordance with applicable TxDOT procedures. Upon request, the Local Government shall provide the certificate of qualification to the State. The individual who receives the training certificate may be an employee of the Local Government or an employee of a firm that has been contracted by the Local Government to perform oversight of the Project. The State in its discretion may deny reimbursement if the Local Government has not continuously designated in writing a qualified individual to work actively on or to directly oversee the Project.

B. The expected cash contributions from the federal government, the State, the Local Government, or other parties are shown in Attachment B. The State will pay for only those Project costs that have been approved by the Texas Transportation Commission. For projects with federal funds, the State and the federal government will not reimburse the Local Government for any work performed before the federal spending authority is formally obligated to the Project by the Federal Highway Administration (FHWA). After federal funds have been obligated, the State will send to the Local Government a copy of the formal documentation showing the obligation of funds including federal award information. The Local Government is responsible for 100% of the cost of any work performed under its direction or control before the federal spending authority is formally obligated.

C. Attachment B shows, by major cost categories, the cost estimates and the party responsible for performing the work for each category. These categories may include but are not limited to: (1) costs of real property; (2) costs of utility work; (3) costs of environmental assessment and remediation; (4) cost of preliminary engineering and design; (5) cost of construction and construction management; and (6) any other local project costs.

D. The State will be responsible for securing the federal and State share of the funding required for the development and construction of the local Project. If the Local Government is due funds for expenses incurred, these funds will be reimbursed to the Local Government on a cost basis.

E. The Local Government will be responsible for all non-federal or non-State participation costs associated with the Project, unless otherwise provided for in this Agreement or approved otherwise in an amendment to this Agreement. For items of work subject to specified percentage funding, the Local Government shall only in those instances be responsible for all Project costs that are greater than the maximum State and federal participation specified in Attachment B and for overruns in excess of the amount specified in Attachment B to be paid by the Local Government.

F. The budget in Attachment B will clearly state all items subject to fixed price funding, specified percentage funding, and the periodic payment schedule, when periodic payments have been approved by the State.

G. When the Local Government bears the responsibility for paying cost overruns, the Local Government shall make payment to the State within thirty (30) days from the receipt of the State's written notification of additional funds being due.

H. When fixed price funding is used, the Local Government is responsible for the fixed price amount specified in Attachment B. Fixed prices are not subject to

adjustment unless (1) differing site conditions are encountered; (2) further definition of the Local Government's requested scope of work identifies greatly differing costs from those estimated; (3) work requested by the Local Government is determined to be ineligible for federal participation; or (4) the adjustment is mutually agreed to by the State and the Local Government.

I. Prior to the performance of any engineering review work by the State, the Local Government will pay to the State the amount specified in Attachment B. At a minimum, this amount shall equal the Local Government's funding share for the estimated cost of preliminary engineering performed or reviewed by the State for the Project. At least sixty (60) days prior to the date set for receipt of the construction bids, the Local Government shall remit its remaining financial share for the State's estimated construction oversight and construction cost.

J. The State will not execute the contract for the construction of the Project until the required funding has been made available by the Local Government in accordance with this Agreement.

K. Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation" or may use the State's Automated Clearing House (ACH) system for electronic transfer of funds in accordance with instructions provided by TxDOT's Finance Division. The funds shall be deposited and managed by the State and may only be applied by the State to the Project.

L. The State will not pay interest on any funds provided by the Local Government.

M. If a waiver for the collection of indirect costs for a service project has been granted under 43 TAC §15.56, the State will not charge the Local Government for the indirect costs the State incurs on the Project, unless this Agreement is terminated at the request of the Local Government prior to completion of the Project.

N. If the Local Government is an Economically Disadvantaged County (EDC) and if the State has approved adjustments to the standard financing arrangement, this Agreement reflects those adjustments.

O. Where the Local Government is authorized to perform services under this Agreement and be reimbursed by the State, the Local Government is authorized to submit requests for reimbursement by submitting the original of an itemized invoice, in a form and containing all items required by the State, no more frequently than monthly and no later than ninety (90) days after costs are incurred. If the Local Government submits invoices more than ninety (90) days after the costs are incurred and if federal funding is reduced as a result, the State shall have no responsibility to reimburse the Local Government for those costs.

P. Upon completion of the Project, the State will perform a final accounting of the Project costs for all items of work with specified percentage funding. Any funds due by the Local Government, the State, or the federal government for these work items will be promptly paid by the owing party.

Q. The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this Agreement or indirectly through a subcontract under this Agreement. Acceptance of funds directly under this Agreement or indirectly through a subcontract under this Agreement acts as acceptance of the authority of the state auditor, under the direction of the

legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

R. Payment under this Agreement beyond the end of the current fiscal biennium is subject to availability of appropriated funds. If funds are not appropriated, this Agreement shall be terminated immediately with no liability to either party.

5. Termination of This Agreement

This Agreement shall remain in effect until the Project is completed and accepted by all parties, unless:

A. The Agreement is terminated in writing with the mutual consent of the parties;

B. The Agreement is terminated by one party because of a breach, in which case any costs incurred because of the breach shall be paid by the breaching party;

C. The Local Government elects not to provide funding after the completion of preliminary engineering, specifications, and estimates (PS&E) and the Project does not proceed because of insufficient funds, in which case the Local Government agrees to reimburse the State for its reasonable actual costs incurred during the Project; or

D. The Agreement is terminated by the State because the parties are not able to execute a mutually agreeable amendment when the costs for Local Government requested items increase significantly due to differing site conditions, determination that Local government requested work is ineligible for federal or state cost participation, or a more thorough definition of the Local Government's proposed work scope identifies greatly differing costs from those estimated. The State will reimburse Local Government remaining funds to the Local Government within ninety (90) days of termination; or

E. The Project is inactive for thirty-six (36) consecutive months or longer and no expenditures have been charged against federal funds, in which case the State may in its discretion terminate this Agreement.

6. Amendments

Amendments to this Agreement due to changes in the character of the work, terms of the Agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written amendment.

7. Remedies

This Agreement shall not be considered as specifying the exclusive remedy for any agreement default, but all remedies existing at law and in equity may be availed of by either party to this Agreement and shall be cumulative.

8. Utilities

The party named in Article 1, Responsible Parties, under AGREEMENT shall be responsible for the adjustment, removal, or relocation of utility facilities in accordance with applicable state laws, regulations, rules, policies, and procedures, including any cost to the State of a delay resulting from the Local Government's failure to ensure that utility facilities are adjusted, removed, or relocated before the scheduled beginning of

construction. The Local Government will not be reimbursed with federal or State funds for the cost of required utility work. The Local Government must obtain advance approval for any variance from established procedures. Before a construction contract is let, the Local Government shall provide, at the State's request, a certification stating that the Local Government has completed the adjustment of all utilities that must be adjusted before construction is commenced.

9. Environmental Assessment and Mitigation

Development of a transportation project must comply with the National Environmental Policy Act and the National Historic Preservation Act of 1966, which require environmental clearance of federal-aid projects. The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the following:

A. The identification and assessment of any environmental problems associated with the development of a local project governed by this Agreement.
B. The cost of any environmental problem's mitigation and remediation.
C. Providing any public meetings or public hearings required for the environmental assessment process. Public hearings will not be held prior to the approval of the Project schematic.
D. The preparation of the NEPA documents required for the environmental clearance of this Project.

If the Local Government is responsible for the environmental assessment and mitigation, before the advertisement for bids, the Local Government shall provide to the State written documentation from the appropriate regulatory agency or agencies that all environmental clearances have been obtained.

10. Compliance with Accessibility Standards

All parties to this Agreement shall ensure that the plans for and the construction of all projects subject to this Agreement are in compliance with standards issued or approved by the Texas Department of Licensing and Regulation (TDLR) as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

11. Architectural and Engineering Services

The party named in Article 1, Responsible Parties, under AGREEMENT has responsibility for the performance of architectural and engineering services. The engineering plans shall be developed in accordance with the applicable State's *Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges* and the special specifications and special provisions related to it. For projects on the State highway system, the design shall, at a minimum conform to applicable State manuals. For projects not on the State highway system, the design shall, at a minimum, conform to applicable American Association of State Highway and Transportation Officials (AASHTO) design standards.

In procuring professional services, the parties to this Agreement must comply with federal requirements cited in 23 CFR Part 172 if the Project is federally funded and with Texas Government Code 2254, Subchapter A, in all cases. Professional contracts for

federally funded projects must conform to federal requirements, specifically including the provision for participation by Disadvantaged Business Enterprises (DBEs), ADA, and environmental matters. If the Local Government is the responsible party, the Local Government shall submit its procurement selection process for prior approval by the State. All professional services contracts must be reviewed and approved by the State prior to execution by the Local Government.

12. Construction Responsibilities

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the following:

A. Advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contract for construction of the Project. Administration of the contract includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders that may become necessary subsequent to the award of the construction contract. In order to ensure federal funding eligibility, projects must be authorized by the State prior to advertising for construction.

B. If the State is the responsible party, the State will use its approved contract letting and award procedures to let and award the construction contract.

C. If the Local Government is the responsible party, the Local Government shall submit its contract letting and award procedures to the State for review and approval prior to letting.

D. If the Local Government is the responsible party, the State must concur with the low bidder selection before the Local Government can enter into a contract with the vendor.

E. If the Local Government is the responsible party, the State must review and approve change orders.

F. Upon completion of the Project, the party responsible for constructing the Project will issue and sign a “Notification of Completion” acknowledging the Project’s construction completion and submit certification(s) sealed by a professional engineer(s) licensed in the State of Texas.

G. For federally funded contracts, the parties to this Agreement will comply with federal construction requirements cited in 23 CFR Part 635 and with requirements cited in 23 CFR Part 633, and shall include the latest version of Form “FHWA-1273” in the contract bidding documents. If force account work will be performed, a finding of cost effectiveness shall be made in compliance with 23 CFR 635, Subpart B.

13. Project Maintenance

The Local Government shall be responsible for maintenance of locally owned roads and locally owned facilities after completion of the work. The State shall be responsible for maintenance of the State highway system after completion of the work if the work was on the State highway system, unless otherwise provided for in existing maintenance agreements with the Local Government.

14. Right of Way and Real Property

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the provision and acquisition of any needed right of way or real property.

The Local Government shall be responsible for the following:

A. Right of way and real property acquisition shall be the responsibility of the Local Government. Title to right of way and other related real property must be acceptable to the State before funds may be expended for the improvement of the right of way or real property.

B. If the Local Government is the owner of any part of the Project site under this Agreement, the Local Government shall permit the State or its authorized representative access to occupy the site to perform all activities required to execute the work.

C. All parties to this Agreement will comply with and assume the costs for compliance with all the requirements of Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Title 42 U.S.C.A. Section 4601 et seq., including those provisions relating to incidental expenses incurred by the property owners in conveying the real property to the Local Government and benefits applicable to the relocation of any displaced person as defined in 49 CFR Section 24.2(g). Documentation to support such compliance must be maintained and made available to the State and its representatives for review and inspection.

D. The Local Government shall assume all costs and perform necessary requirements to provide any necessary evidence of title or right of use in the name of the Local Government to the real property required for development of the Project. The evidence of title or rights shall be acceptable to the State, and be free and clear of all encroachments. The Local Government shall secure and provide easements and any needed rights of entry over any other land needed to develop the Project according to the approved Project plans. The Local Government shall be responsible for securing any additional real property required for completion of the Project.

E. In the event real property is donated to the Local Government after the date of the State's authorization, the Local Government will provide all documentation to the State regarding fair market value of the acquired property. The State will review the Local Government's appraisal, determine the fair market value and credit that amount towards the Local Government's financial share. If donated property is to be used as a funding match, it may not be provided by the Local Government. The State will not reimburse the Local Government for any real property acquired before execution of this Agreement and the obligation of federal spending authority.

F. The Local Government shall prepare real property maps, property descriptions, and other data as needed to properly describe the real property and submit them to the State for approval prior to the Local Government acquiring the real property. Tracings of the maps shall be retained by the Local Government for a permanent record.

G. The Local Government agrees to make a determination of property values for each real property parcel by methods acceptable to the State and to submit to

the State a tabulation of the values so determined, signed by the appropriate Local Government representative. The tabulations shall list the parcel numbers, ownership, acreage and recommended compensation. Compensation shall be shown in the component parts of land acquired, itemization of improvements acquired, damages (if any) and the amounts by which the total compensation will be reduced if the owner retains improvements. This tabulation shall be accompanied by an explanation to support the determined values, together with a copy of information or reports used in calculating all determined values. Expenses incurred by the Local Government in performing this work may be eligible for reimbursement after the Local Government has received written authorization by the State to proceed with determination of real property values. The State will review the data submitted and may base its reimbursement for parcel acquisitions on these values.

H. Reimbursement for real property costs will be made to the Local Government for real property purchased in an amount not to exceed eighty percent (80%) of the cost of the real property purchased in accordance with the terms and provisions of this Agreement. Reimbursement will be in an amount not to exceed eighty percent (80%) of the State's predetermined value of each parcel, or the net cost of the parcel, whichever is less. In addition, reimbursement will be made to the Local Government for necessary payments to appraisers, expenses incurred in order to assure good title, and costs associated with the relocation of displaced persons and personal property as well as incidental expenses.

I. If the Project requires the use of real property to which the Local Government will not hold title, a separate agreement between the owners of the real property and the Local Government must be executed prior to execution of this Agreement. The separate agreement must establish that the Project will be dedicated for public use for a period of not less than 10 (ten) years after completion. The separate agreement must define the responsibilities of the parties as to the use of the real property and operation and maintenance of the Project after completion. The separate agreement must be approved by the State prior to its execution. A copy of the executed agreement shall be provided to the State.

15. Insurance

If this Agreement authorizes the Local Government or its contractor to perform any work on State right of way, before beginning work, the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

16. Notices

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

TxDOT:					Federal Highway Administration:	
CCSJ #	1094-03-021	AFA ID	Z00012329		CFDA No.	20.205
AFA CSJs	1094-03-021				CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	06600			
Project Name	FY 26 GR - FM 731				*AFA Not Used For Research & Development*	

Local Government:	**State:**
City of Burleson ATTN: City Manager 550 NW Summercrest Burleson, TX 76028	Texas Department of Transportation ATTN: Director of Contract Services 125 E. 11th Street Austin, TX 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail, unless otherwise provided by this Agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

17. Legal Construction

If one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

18. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party, and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

19. Ownership of Documents

Upon completion or termination of this Agreement, all documents prepared by the State shall remain the property of the State. All data and information prepared under this Agreement shall be made available to the State without restriction or limitation on their further use. All documents produced or approved or otherwise created by the Local Government shall be transmitted to the State, in the format directed by the State, on a monthly basis or as required by the State. The originals shall remain the property of the Local Government. .

20. Compliance with Laws

The parties to this Agreement shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this Agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

21. Sole Agreement

This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter.

22. Cost Principles

In order to be reimbursed with federal funds, the parties shall comply with the cost principles established in 2 CFR 200 that specify that all reimbursed costs are allowable, reasonable, and allocable to the Project.

23. Procurement and Property Management Standards

The parties to this Agreement shall adhere to the procurement and property management standards established in 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and to the Texas Uniform Grant Management Standards. The State must pre-approve the Local Government's procurement procedures for purchases to be eligible for state or federal funds.

24. Inspection of Books and Records

The parties to this Agreement shall maintain all books, documents, papers, accounting records, and other documentation relating to costs incurred under this Agreement and shall make such materials available to the State, the Local Government, and, if federally funded, the FHWA and the U.S. Office of the Inspector General or their duly authorized representatives for review and inspection at its office during the Agreement period and for seven (7) years from the date of final reimbursement by FHWA under this Agreement or until any impending litigation or claims are resolved. Additionally, the State, the Local Government, and the FHWA and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

25. Civil Rights Compliance

The parties to this Agreement are responsible for the following:

A. Compliance with Regulations: Both parties will comply with the Acts and the Regulations relative to Nondiscrimination in Federally-assisted programs of the U.S. Department of Transportation (USDOT), the Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made part of this Agreement.

B. Nondiscrimination: The Local Government, with regard to the work performed by it during the Agreement, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Local Government will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the Agreement covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.

C. Solicitations for Subcontracts, Including Procurement of Materials and Equipment: In all solicitations either by competitive bidding or negotiation made by the Local Government for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier will be notified by the Local Government of the Local Government's obligations under this Agreement and the Acts and Regulations relative to Nondiscrimination on the grounds of race, color, or national origin.

D. Information and Reports: The Local Government will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and facilities as may be determined by the State or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations or directives. Where any information required of the Local Government is in the exclusive possession of another who fails or refuses to furnish this information, the Local Government will so certify to the State or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.

E. Sanctions for Noncompliance: In the event of the Local Government's noncompliance with the Nondiscrimination provisions of this Agreement, the State will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:
1. withholding of payments to the Local Government under the Agreement until the Local Government complies and/or
2. cancelling, terminating, or suspending of the Agreement, in whole or in part.

F. Incorporation of Provisions: The Local Government will include the provisions of paragraphs (A) through (F) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The Local Government will take such action with respect to any subcontract or procurement as the State or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Local Government becomes involved in, or is threatened with, litigation with a subcontractor or supplier because of such direction, the Local Government may request the State to enter into such litigation to protect the interests of the State. In addition, the Local Government may request the United States to enter into such litigation to protect the interests of the United States.

26. Pertinent Non-Discrimination Authorities

During the performance of this Agreement, each party, for itself, its assignees, and successors in interest agree to comply with the following nondiscrimination statutes and authorities; including but not limited to:

A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (pro-hibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.

B. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of federal or federal-aid programs and projects).

C. Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), as amended, (prohibits discrimination on the basis of sex).

D. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.) as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27.

E. The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age).

F. Airport and Airway Improvement Act of 1982, (49 U.S.C. Chapter 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex).

G. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the federal-aid recipients, subrecipients and contractors, whether such programs or activities are federally funded or not).

H. Titles II and III of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38.

I. The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex).

J. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations.

K. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, the parties must take reasonable steps to ensure that LEP persons have meaningful access to the programs (70 Fed. Reg. at 74087 to 74100).

L. Title IX of the Education Amendments of 1972, as amended, which prohibits the parties from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq.).

27. Disadvantaged Business Enterprise (DBE) Program Requirements

If federal funds are used:

A. The parties shall comply with the Disadvantaged Business Enterprise Program requirements established in 49 CFR Part 26.

B. The Local Government shall adopt, in its totality, the State's federally approved DBE program.

C. The Local Government shall incorporate into its contracts with subproviders an appropriate DBE goal consistent with the State's DBE guidelines and in consideration of the local market, project size, and nature of the goods or services to be acquired. The Local Government shall submit its proposed scope of services and quantity estimates to the State to allow the State to establish a DBE goal for each Local Government contract with a subprovider. The Local Government shall be responsible for documenting its actions.

D. The Local Government shall follow all other parts of the State's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the

Adoption of the Texas Department of Transportation's Federally-Approved Disadvantaged Business Enterprise by Entity, and attachments found at web address http://ftp.dot.state.tx.us/pub/txdot-info/bop/dbe/mou/mou_attachments.pdf.

E. The Local Government shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any U.S. Department of Transportation (DOT)-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Local Government shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of DOT-assisted contracts. The State's DBE program, as required by 49 CFR Part 26 and as approved by DOT, is incorporated by reference in this Agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this Agreement. Upon notification to the Local Government of its failure to carry out its approved program, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

F. Each contract the Local Government signs with a contractor (and each subcontract the prime contractor signs with a sub-contractor) must include the following assurance: *The contractor, sub-recipient, or sub-contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this Agreement, which may result in the termination of this Agreement or such other remedy as the recipient deems appropriate*.

28. Debarment Certifications

If federal funds are used, the parties are prohibited from making any award at any tier to any party that is debarred or suspended or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549, "Debarment and Suspension." By executing this Agreement, the Local Government certifies that it and its principals are not currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549 and further certifies that it will not do business with any party, to include principals, that is currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549. The parties to this Agreement shall require any party to a subcontract or purchase order awarded under this Agreement to certify its eligibility to receive federal funds and, when requested by the State, to furnish a copy of the certification.

If state funds are used, the parties are prohibited from making any award to any party that is debarred under the Texas Administrative Code, Title 34, Part 1, Chapter 20, Subchapter G, Rule §20.585 and the Texas Administrative Code, Title 43, Part 1, Chapter 9, Subchapter G.

29. Lobbying Certification

If federal funds are used, in executing this Agreement, each signatory certifies to the best of that signatory's knowledge and belief, that:

A. No federal appropriated funds have been paid or will be paid by or on behalf of the parties to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with federal contracts, grants, loans, or cooperative agreements, the signatory for the Local Government shall complete and submit the Federal Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

C. The parties shall require that the language of this certification shall be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and all sub-recipients shall certify and disclose accordingly. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Title 31 U.S.C. §1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

30. Federal Funding Accountability and Transparency Act Requirements

If federal funds are used, the following requirements apply:

A. Any recipient of funds under this Agreement agrees to comply with the Federal Funding Accountability and Transparency Act (FFATA) and implementing regulations at 2 CFR Part 170, including Appendix A. This Agreement is subject to the following award terms: http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22705.pdf and http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22706.pdf.

B. The Local Government agrees that it shall:

1. Obtain and provide to the State a System for Award Management (SAM) number (Federal Acquisition Regulation, Part 4, Sub-part 4.11) if this award provides more than $25,000 in federal funding. The SAM number may be obtained by visiting the SAM website whose address is: https://www.sam.gov/portal/public/SAM/
2. Obtain and provide to the State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows federal government to track the distribution of federal money. The DUNS may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet (D&B) on-line registration website http://fedgov.dnb.com/webform; and

3. Report the total compensation and names of its top five executives to the State if:
   i. More than 80% of annual gross revenues are from the federal government, and those revenues are greater than $25,000,000; and
   ii. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

31. Single Audit Report

If federal funds are used:

A. The parties shall comply with the single audit report requirements stipulated in 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

B. If threshold expenditures of $750,000 or more are met during the fiscal year, the Local Government must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Compliance Division, 125 East 11th Street, Austin, TX 78701 or contact TxDOT's Compliance Division by email at singleaudits@txdot.gov.

C. If expenditures are less than the threshold during the Local Government's fiscal year, the Local Government must submit a statement to TxDOT's Compliance Division as follows: "We did not meet the $_____ expenditure threshold and therefore, are not required to have a single audit performed for FY _____."

D. For each year the Project remains open for federal funding expenditures, the Local Government will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the Agreement, unless otherwise amended or the Project has been formally closed out and no charges have been incurred within the current fiscal year.

32. Signatory Warranty

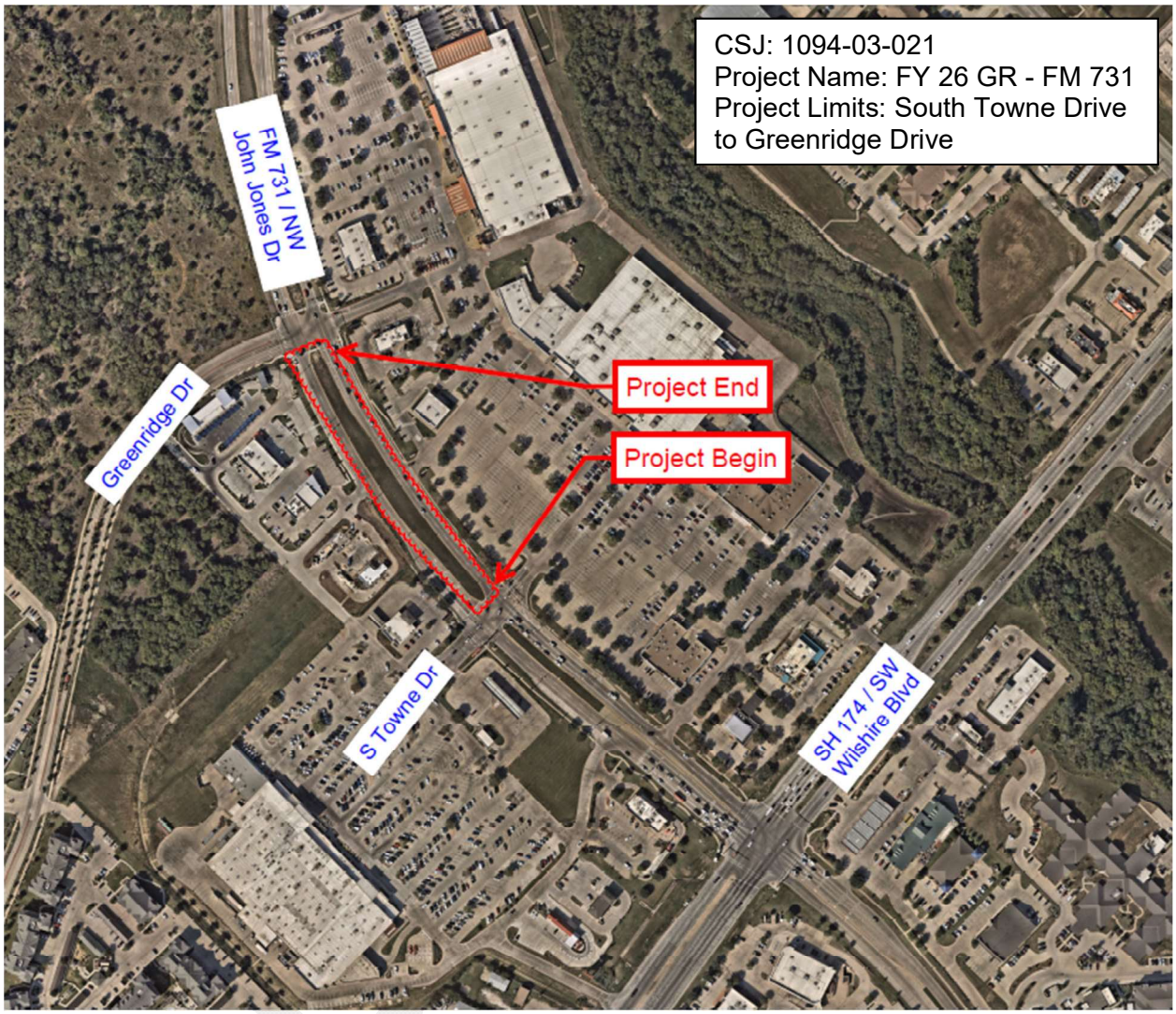
Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

Each party is signing this Agreement on the date stated under that party's signature.

THE STATE OF TEXAS	THE LOCAL GOVERNMENT
_____ Signature	_____ Signature
_____ Typed or Printed Name	_____ Typed or Printed Name
_____ Typed or Printed Title	_____ Typed or Printed Title
_____ Date	_____ Date

TxDOT:					Federal Highway Administration:	
CCSJ #	1094-03-021	AFA ID	Z00012329		CFDA No.	20.205
AFA CSJs	1094-03-021				CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	06600			
Project Name		FY 26 GR - FM 731			*AFA Not Used For Research & Development*	

ATTACHMENT A
LOCATION MAP SHOWING PROJECT



TxDOT:					Federal Highway Administration:	
CCSJ #	1094-03-021	AFA ID	Z00012329		CFDA No.	20.205
AFA CSJs	1094-03-021				CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	06600			
Project Name		FY 26 GR - FM 731			*AFA Not Used For Research & Development*	

ATTACHMENT B
PROJECT BUDGET

Costs will be allocated based on 80% Federal funding and 20% State funding until the Federal funding reaches the maximum obligated amount. The Local Government will then be responsible for 100% of cost overruns.

Description	Total Estimated Cost	Federal Participation		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost
Environmental (by Local Government)	$8,000	0%	$0	0%	$0	100%	$8,000
Engineering (by Local Government)	$107,000	0%	$0	0%	$0	100%	$107,000
Construction (by Local Government)	$650,000	80%	$520,000	20%	$130,000	0%	$0
Subtotal	$765,000		$520,000		$130,000		$115,000
Environmental Direct State Costs	$9,561	0%	$0	100%	$9,561	0%	$0
Engineering Direct State Costs	$9,562	0%	$0	100%	$9,562	0%	$0
Right of Way Direct State Costs	$1	0%	$0	100%	$1	0%	$0
Utility Direct State Costs	$1	0%	$0	100%	$1	0%	$0
Construction Direct State Costs	$19,125	0%	$0	100%	$19,125	0%	$0
Subtotal	$38,250		$0		$38,250		$115,000
Indirect State Costs (5.51%)	$2,108	0%	$0	100%	$2,108	0%	$0
TOTAL	$805,358		$520,000		$170,358		$115,000

Initial payment by the Local Government to the State: $_0_.
Payment by the Local Government to the State before construction: $_0_.
Estimated total payment by the Local Government to the State $_0_.
This is an estimate.
The final amount of Local Government participation will be based on actual costs.

TxDOT:					Federal Highway Administration:	
CCSJ #	1094-03-021	AFA ID	Z00012329		CFDA No.	20.205
AFA CSJs	1094-03-021				CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	06600			
Project Name		FY 26 GR - FM 731			*AFA Not Used For Research & Development*	

ATTACHMENT C
RESOLUTION, ORDINANCE, OR COMMISSIONERS COURT ORDER

DRAFT

RESOLUTION NO. _____

RESOLUTION AUTHORIZING EXECUTION OF AN
ADVANCE FUNDING AGREEMENT (AFA) WITH THE
TEXAS DEPARTMENT OF TRANSPORTATION FOR GREEN RIBBON PROGRAM
FROM SOUTH TOWNE DRIVE TO GREENRIDGE DRIVE ON FM 731/JOHN JONES
DRIVE.

WHEREAS, on August 22, 2024, via Minute Order 116752, the Texas Transportation Commission authorized FY 26 GR – FM 731 project (the "Project) to receive 80% Federal, 20% State funds for construction of landscape improvements for the FY 26 GR – FM 731 project and Texas Department of Transportation (TxDOT) oversight; and

WHEREAS, the City of Burleson commits to providing 100% Environmental and 100% Engineering; and

WHEREAS, the City of Burleson is responsible for 100% of overruns, if any; and

WHEREAS, the Governing Body of City of Burleson desires to reaffirm its support of the Project, approve and authorize the execution of an Advance Funding Agreement (AFA) with TxDOT for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE City of Burleson THAT the City Manager, is authorized to enter into an AFA with TxDOT for this Project.

PASSED AND APPROVED on the _____ day of _____, 202_.

_____
(Signatory)

_____
(Print or type name of signatory)

_____
(Print or type title of signatory)

City Council Regular Meeting

DEPARTMENT: **Parks and Recreation**

FROM: **Jen Basham, Director of Parks and Recreation**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a minute order authorizing street closures for the upcoming Honey Tour City Carnival Community Event. *(Staff Contact: Jen Basham, Director of Parks and Recreation)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Great Place to Live Through Expanded Quality of Life Amenities	4.2 Provide high-quality recreation opportunities, events and facilities for residents 4.3 Provide outstanding cultural, educational and entertainment opportunities

SUMMARY:

Honey Tour is a bike race that has been hosted by the Chamber of Commerce for over 20 years. The event consists of multiple bike races ranging from 7-67 miles. The Honey Tour has traditionally brought thousands of racers and their families to Burleson for the event. In 2022, The Chamber of Commerce invited the City of Burleson to partner in order to create a signature special event that enhances the race. The partnership was approved by Parks board (February 10, 2022) and City Council (March 7, 2022). This event also includes a multi-day carnival, live music, and vendors. The carnival is a multi-day festival and will require street closures beginning May 19, 2026. Street closures include:

Bransom from Renfro to Ellison
Warren from Renfro to Ellison
Ellison from Wilson to Johnson
Johnson from Ellison to Renfro

RECOMMENDATION:

Staff recommends approving as presented.

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

Street closures for the 2025 Honey Tour Carnival were approved by council on December 9, 2024 and May 19, 2025.

REFERENCE:

FISCAL IMPACT:

STAFF CONTACT:

Jen Basham
Director of Parks and Recreation
jbasham@burlesontx.com
817-426-9201



BTX Honey Tour Carnival

City Council: March 23, 2026

Staff Presenter: Jen Basham, Director of Parks and Recreation



Background

- Honey Tour is a bike race that the Chamber of Commerce has hosted for over 20 years.
- The event consists of multiple bike races ranging from 7-67 miles. The Honey Tour has traditionally brought thousands of racers and their families to Burleson for the event.
- In 2022, The Chamber of Commerce invited the City of Burleson to partner to create a signature special event that enhances the race.
- The partnership was approved by the Parks Board (February 10, 2022) and City Council (March 7, 2022). Additions include a carnival, live music, and vendors.

Partnership areas

- **Chamber**
  - Manage all aspects of the race
- **City**
  - Carnival
  - Food Trucks
  - Merchants
  - Entertainment
- **Collaboration**
  - Marketing & Branding
  - Sponsorships (split by area)
  - Community involvement
  - Volunteers



BTX MADE

Event Information

A carnival will be brought in by the vendor, Carnival Americana, to host a 4-day carnival for the community in conjunction with the Burleson Chamber's signature Honey Tour Bike Race.

Event Dates: May 21, 2026 - May 24, 2026

- Proposed carnival hours of operations are as follows: Close time will be established by City personnel.
- Thursday, May 21, 2026 (Soft opening): 5pm - 10pm
- Friday, May 22, 2026: 5pm - 11pm
- Saturday, May 23, 2026: 12pm - 11pm
- Sunday, May 24, 2026: 2pm - 11pm

The site plan includes:

- Large carnival featuring 9-10 amusement carnival rides, various carnival-style games, and food vendors. The Parks and Recreation department will also organize live music and local vendors to participate in the event.
- Location: Old Town Burleson



Proposed 2026 Carnival Site Plan

Proposed road closures include: Bransom from Renfro to Ellison, Warren from Renfro to Ellison, Ellison from Wilson to Johnson, and Johnson from Renfro to Ellison.

Traffic Circulation Plan:

- Ingress/Egress
- Barricade / Street Closures
- Ambulance Exchange Point =

Handicap Parking

Parking | Food | Carnival Rides | Games | BTX Vendors



Public safety: Burleson Police and Fire Department will review this plan from a logistics and safety component.

Communication with Old Town Businesses: Impacted Old Town businesses were notified in February 2026 of the upcoming event.

Phased closure approach will begin Tuesday, May 19, 2026 and will begin with parking lot closures. Full street closures will take effect Thursday, May 21, 2026.

Additional Information



Impacted businesses in Old Town were notified about the event in February 2026

Virtual version of business notification memo and event map will be accessible for community on City website.

Options

Consider approval of a resolution approving street closures for the 2026 Honey Tour community event.

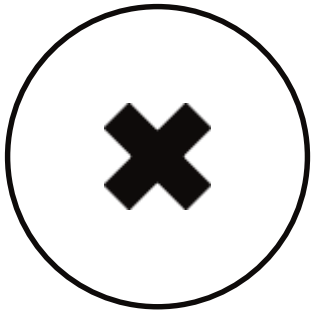
Staff Recommendation



Approve as presented



Approve with changes



Deny

City Council Regular Meeting

DEPARTMENT: **Parks and Recreation**

FROM: **Jen Basham, Director of Parks and Recreation**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a resolution amending CSO#6017-01-2026 Exhibit A by adding Vineyard Vines hosts by Harvest House to the list of public events. *(Staff Contact: Jen Basham, Director of Parks and Recreation)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Great Place to Live Through Expanded Quality of Life Amenities	4.2 Provide high-quality recreation opportunities, events and facilities for residents 4.3 Provide outstanding cultural, educational and entertainment opportunities

SUMMARY:

On December 12, 2022, City Council approved an amendment to Chapter 70, *"Streets, Sidewalks and Public Places,"* of the Code of Ordinances. One result of the amendment was that public events requesting an in-kind donation of more than $500 from the City—including, but not limited to, equipment, facilities, or services—require City Council approval.

The event Vineyard Vibes, hosted by Harvest House, was submitted after the initial list of public events for calendar year 2026 and is therefore being presented as an additional request for Council consideration. The event is scheduled for April 26, 2026, at Lost Oak Winery. The request includes the use of the City's mobile stage, generator, and sound technician services, along with any other associated fees, for a total in-kind value of $4,400. Consistent with Chapter 70 requirements, City Council approval is required prior to sponsorship of this additional public event.

RECOMMENDATION:

Staff recommends approval of the resolution as presented.

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

On January 5, 2026, a resolution was approved by council authorizing sponsorship of the proposed public events for calendar year 2026 in accordance with Chapter 70.

REFERENCE:

FISCAL IMPACT:

STAFF CONTACT:

Jen Basham, CPRE
Director of Parks and Recreation
jbasham@burlesontx.com
817-426-9201

PUBLIC EVENT – HARVEST HOUSE

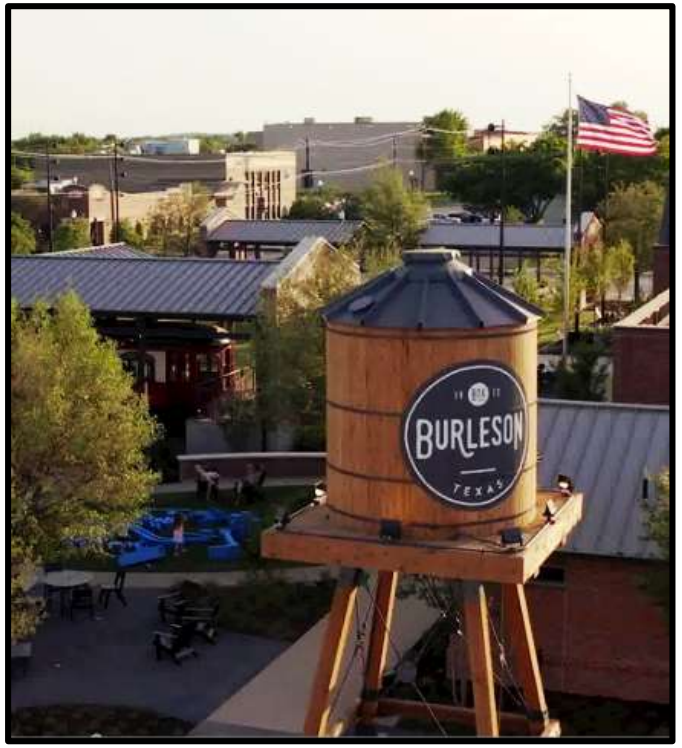
CITY COUNCIL MARCH 23, 2026

STAFF PRESENTER: JEN BASHAM, DIRECTOR OF PARKS AND RECREATION

Background

- Amendment to Chapter 70, "Streets, Sidewalks and Public Places," of the Code of Ordinances was approved by City Council on **December 12, 2022**.

- Summary of Ordinance Amendment - Events that need Council approval are now as follows:
  - Non-city public events that will close or impacts a public street, sidewalk, or trail, not to include neighborhood block parties.
  - **Events that are requesting a donation of over $500 from the city including but not limited to the following:**
    - **Cost of policing of the event**
    - **Cost of medical services at the event**
    - **Cost of public works services at the event**
    - **Cost of parks and recreation services at the event**
    - **Waiver of building rental fee**



Additional Public Request

On January 5, 2026, a resolution was approved by council authorizing sponsorship of the proposed public events for calendar year 2026 in accordance with Chapter 70.

Additional Request:

Harvest House: April 26, 2026

- ***Key Organizer:*** *Kelly Alexander*



Harvest House

Event Organizer: Kelly Alexander
Organizer Background: *In 1984, Harvest House began with a simple mission: to serve individuals and families through practical help and Christ-centered love. What started as a grassroots outreach has grown into a trusted nonprofit organization offering food assistance, crisis support, education, and spiritual encouragement to thousands of neighbors every year.*
Through each season, our purpose has remained the same: to restore dignity, provide resources, and offer hope.

- **Event Details:**
  - **Event Date:** April 26, 2026
  - **Event Location:** Lost Oak Winery
  - **Event Time:** 3 pm – 7 pm
- **Event Description:**
  - Vineyard Vibes is Harvest House's signature spring concert and vendor fair held at Lost Oak Winery in Burleson. Now in its sixth year, the event features live bands, local youth dance performers, artisan and boutique vendors, gourmet food trucks, and a relaxed outdoor atmosphere. Guests enjoy an afternoon of music, shopping, and community connection while supporting an event that celebrates local culture and benefits families served by Harvest House.
- **Associated Partnership Cost: $4,400 (estimate)**
  - **City mobile stage request (Parks and Recreation):** includes stage and staff support.
  - **Special event permitting fee**
- **Additional information:**
  - This is a first-time request from Harvest House.



Options

Consider approval of a resolution authorizing sponsorship of an additional proposed public event for calendar year 2026 - Vinyard Vibes, hosted by Harvest House - in accordance to Chapter 70, "Streets, Sidewalks and Public Places," of the Code of Ordinances.

- ***Approve*** donation as proposed
- ***Approve*** donation ***with changes***
- ***Deny*** donation



QUESTIONS & FEEDBACK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, AMENDING CSO#6017-01-2026 EXHIBIT A, AUTHORIZING IN-KIND SPONSORSHIPS OF CERTAIN EVENTS TAKING PLACE IN CALENDAR YEAR 2026, INCLUDING SPECIFIC PUBLIC EVENTS IN ACCORDANCE WITH CHAPTER 70 "STREETS, SIDEWALKS, AND PUBLIC PLACES" OF THE CITY OF BURLESON CODE OF ORDINANCES.

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, Chapter 70 "Streets, Sidewalks, and Public Places" of the City of Burleson Code of Ordinances requires that the City Council approve public events that request resources of at least five hundred dollars (such as the cost of policing the event, cost of providing medical services, cost of public works services, cost of parks and recreation services, and waiver of rental fees) from the City; and

WHEREAS, the City Council approved CSO#6017-01-2026 approving six different public events for calendar year 2026 that are requesting in-kind sponsorship of over five hundred dollars, the list of events and additional information being more specifically described in Exhibit "A", and

WHEREAS, Exhibit "A", attached hereto and incorporated herein by reference for all purposes (the "Public Events") shall be amended adding Vineyard Vibes hosted by Harvest House; and

WHEREAS, the City Council finds that the sponsorship of the Public Events and the approval of the Rentals are in the best interest of the citizens of the municipality, is for a public purpose, is for the good government, peace, and order of the municipality, and is for the trade and commerce of the municipality.

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

Section 1.

The City Council hereby approves the sponsorship of the Public Events in accordance with Article V "Public Events" of Chapter 70 "Streets, Sidewalks, and Public Places" of the Code of Ordinances. The Public Events shall be required to meet all of the other requirements of Article V of Chapter 70 of the City of Burleson Code of Ordinances.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the **_____ day of _____, 2026.**

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO LEGAL FORM:

_____
E. Allen Taylor, Jr., City Attorney

EXHIBIT "A"
Public Events

- **Vineyard Vibes hosted by Harvest House: Apri 26, 2026**
  - Key Organizer: Harvest House
  - Services provided by the City of Burleson: City mobile stage rental (includes staff stage support) generator, and waiver of special event permit fee.
  - Approximate cost of sponsorship: $4,400

City Council Regular Meeting

DEPARTMENT: **Parks and Recreation**

FROM: **Jen Basham, Director of Parks and Recreation**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a resolution amending CSO#6017-01-2026 Exhibit B, by adding Hope Fellowship Co-Op to the list of rental waivers. *(Staff Contact: Jen Basham, Director of Parks and Recreation)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Great Place to Live Through Expanded Quality of Life Amenities	4.3 Provide outstanding cultural, educational and entertainment opportunities

SUMMARY:

On December 12, 2022, City Council approved an amendment to Chapter 70, *"Streets, Sidewalks and Public Places,"* of the Code of Ordinances. One result of the amendment was that public events requesting an in-kind donation of more than $500 from the City—including, but not limited to, equipment, facilities, or services—require City Council approval.

Hope Fellowship Co-Op is requesting the donation of the Chesapeake and Baker Buildings at Russell Farm for a Fall 2026 homeschool program. Hope Fellowship Co-Op is a Christian homeschool community that provides collaborative learning experiences and opportunities for family connection.

The requested Fall 2026 program consists of a 10-week session held on Fridays from September through November, operating from 8:00 a.m. to 2:00 p.m. The request includes use of the Chesapeake Building at a rate of $55 per hour ($330 per day) and the Baker Building at a rate of $42 per hour ($252 per day), for a combined total of $582 per Friday. The total in-kind

value of the facility use for the 10-week program is $5,820. In accordance with Chapter 70, City Council approval is required prior to granting this in-kind facility donation.

RECOMMENDATION:

Staff recommends approval of the resolution as presented.

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

REFERENCE:

FISCAL IMPACT:

STAFF CONTACT:

Jen Basham, CPRE
Director of Parks and Recreation
jbasham@burlesontx.com
817-426-9201

RENTAL SPONSORSHIP

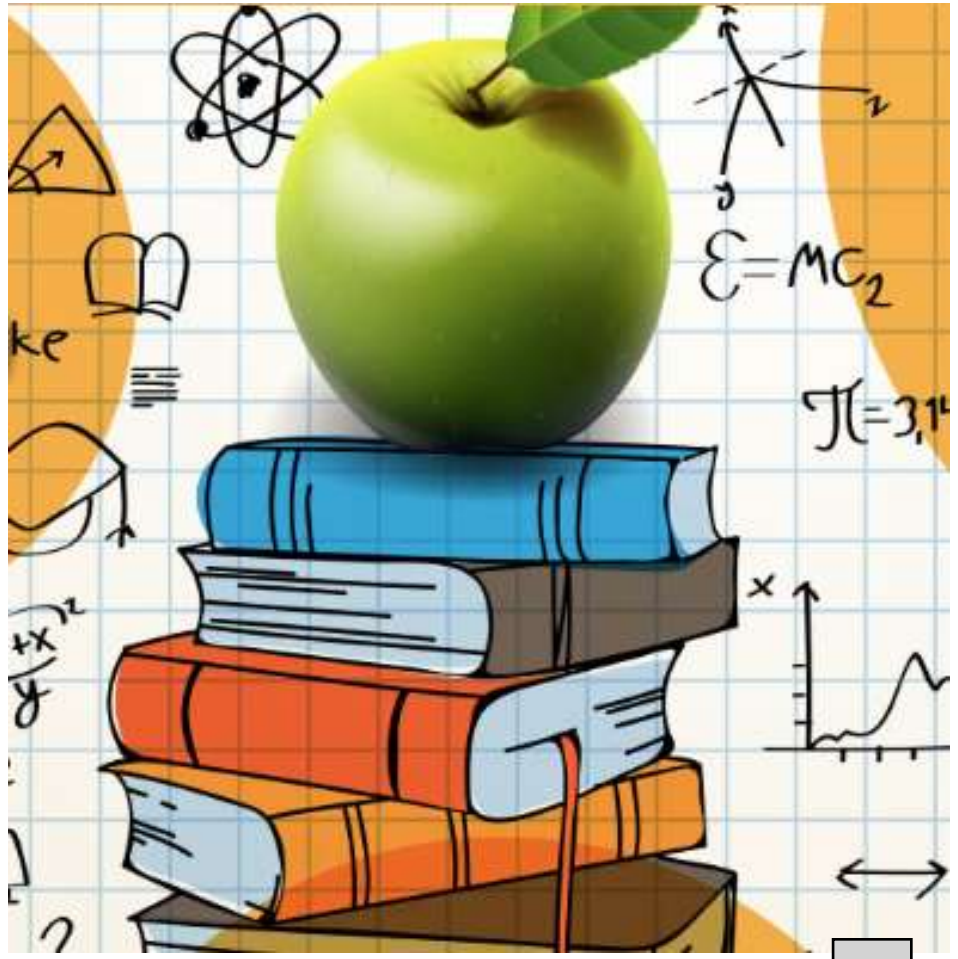
CITY COUNCIL MARCH 23, 2026

STAFF PRESENTER: JEN BASHAM, DIRECTOR OF PARKS AND RECREATION

Hope Fellowship Co-op

Event Organizer: Tayrin ORand
Organizer Background: *Hope Fellowship Co-op (HFC) is a Christian homeschool community where families come together to learn, grow, and do life side by side. We love creating fun, enriching experiences for our kids, and meaningful connections for every family along the way!*

- **Event Details:**
  - **Event Date:** September - November 2026 (10 Fridays)
  - **Event Location:** Russell Farm Art Center
  - **Event Time:** 8 am – 2 pm
- **Event Description:**
  - Fellowship Co-Op is requesting the donation of the Chesapeake and Baker Buildings at Russell Farm for a Fall 2026 homeschool program. Hope Fellowship Co-Op is a Christian homeschool community that provides collaborative learning experiences and opportunities for family connection.
- **Associated Partnership Cost: $5,820**
  - **Chesapeake Building:** $330 per day
  - **Baker Building:** $252 per day
- **Additional information:**
  - This is a first-time request from Hope Fellowship Co-op.



Options

Consider approval of a resolution authorizing sponsorship of an additional proposed public event for calendar year 2026 - Vinyard Vibes, hosted by Harvest House - in accordance to Chapter 70, "Streets, Sidewalks and Public Places," of the Code of Ordinances.

- ***Approve*** donation as proposed
- ***Approve*** donation ***with changes***
- ***Deny*** donation



QUESTIONS & FEEDBACK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, AMENDING CSO#6017-01-2026 EXIBIT B, AUTHORIZING IN-KIND SPONSORSHIPS OF CERTAIN EVENTS TAKING PLACE IN CALENDAR YEAR 2026, INCLUDING SPECIFIC PUBLIC EVENTS IN ACCORDANCE WITH CHAPTER 70 "STREETS, SIDEWALKS, AND PUBLIC PLACES" OF THE CITY OF BURLESON CODE OF ORDINANCES.

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 approved Resolution CSO#6017-01-2026 authorizing five different organizations for calendar year 2026 that are seeking a waiver or reduction of room rental fees and/or staff support of over five hundred dollars that are events generally open to the public but are not Public Events; and

WHEREAS, Exhibit "B", attached hereto and incorporated herein by reference for all purposes (the "Rentals") shall be amended adding Hope Fellowship Co-Op; and

WHEREAS, the City Council finds that the sponsorship of the Public Events and the approval of the Rentals are in the best interest of the citizens of the municipality, is for a public purpose, is for the good government, peace, and order of the municipality, and is for the trade and commerce of the municipality.

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

Section 1.

The City Council hereby approves the Rental and amends Resolution CSO#6017-01-2026 to add the Rental described in Exhibit B to the list of approved Rentals.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the **_____ day of _____, 2026.**

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO LEGAL FORM:

_____
E. Allen Taylor, Jr., City Attorney

EXHIBIT "B"
Rentals

- **Hope Fellowship Co-Op occurring every Friday, 8:00am to 2:00pm (begins September 4, 2026 and ends November 6, 2026)**
    - Key Organizer: Hope Fellowship Co-Op
    - Services provided by the City of Burleson: Russell Farm – Chesapeake and Baker Buildings
    - Approximate amount of room rental fees waived and cost for staff support: $5,820

City Council Regular Meeting

DEPARTMENT: **Information Technology**

FROM: **James Grommersch, Chief Technology Officer**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a Cooperative Purchase Customer Agreement with GTS Inc. (Government Technology Solutions, Inc.) for the purchase of Dell Infrastructure Hardware, Commvault Backup & Recovery Solution, and VMWare Software (DIR-CPO-5687, DIR-CPO-5371, DIR-CPO-5175) in the amount of $1,169,469.88 (Staff Contact: James Grommersch, Chief Technology Officer)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

The City's core infrastructure is approaching end of life, requiring the replacement of critical data center equipment to maintain reliable operations and ensure continued service delivery. This includes servers, storage systems, networking equipment, and backup and disaster recovery platforms, along with the supporting software applications necessary to provide high availability, resiliency, and long-term operational stability.

RECOMMENDATION:

Approval of the Contract

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

Proposed Expenditure/Revenue: $969,469.88
Account Number(s): 6108001-63506
Fund: Support Services Fund
Account Description: Computer Software M&R
Procurement Method: DIR Cooperative Contract

Proposed Expenditure/Revenue: $200,000
Account Number(s): IT2601-47-NonBoand
Fund: Support Services Fund
Account Description: 4018001-63506
Procurement Method: DIR Cooperative Contract

STAFF CONTACT:

James Grommersch
Chief Technology Officer
jgromersch@burlesontx.com
817-426-9672

City Council Regular Meeting

DEPARTMENT: **Economic Development**

FROM: **Alex Philips Economic Development Director**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action of an addendum to the amended and restated tax abatement agreement by and between the City of Burleson, VCS Burleson Property I, LP, and BGO-SRE Burleson II, LP to acknowledge the subdivision and conveyance of their property at HighPoint Business Park. *(Staff Contact: Alex Philips, Economic Development Director)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.1 Attract and retain top-tier businesses 2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On June 7, 2021, the City of Burleson approved an Amended and Restated Tax Abatement for Project Yukon Burleson, LLC (“Yukon”) covering 43.51 acres in HighPoint Business Park. The 50% tax abatement for five years was part of an Economic Development package to construct three cold storage facilities with a minimum capital investment of $35,000,000.

To date, Yukon has completed all covenants required by the agreement. Including constructing and opening all three cold storage facilities with a totaling more than 825,000 square feet and a capital investment exceeding $125,000,000.

On December 13, 2021, the City Council approved a first estoppel certificate acknowledging that Yukon has met its obligations under the agreement and the tax abate is active, to facilitate splitting the property and selling a portion.

On September 18, 2023, the City Council approved a second estoppel certificate for the sale of phase one of the original property (RLS Refrigeration site), and approved an assignment of the original tax abatement to the new owner.

On November 13, 2023, the City Council approved an estoppel certificate for a land sale. The sale fell through prior to closing.

On February 5, 2024, the City Council approved a third estoppel certificate

The property has been further subdivided and the subsequent parcel sold to a third party. This addendum will acknowledge the assignment of the remaining term of the tax abatement agreement. The tax abatement agreement is set to terminate on 12/31/2027.

RECOMMENDATION:

Staff recommends approval.

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

N/A

REFERENCE:

CSO#1146-10-2019 – Original Tax Abatement Agreement

CSO#1774-06-2021 – Amended and Restated Tax Abatement Agreement

FISCAL IMPACT:

N/A

STAFF CONTACT:

Alex Philips
Economic Development Director
aphilips@burlesontx.com
817-426-9613

THE CITY OF BURLESON TEXAS

Project Yukon

TAX ABATEMENT AGREEMENT ADDENDUM

Project Yukon Background

- 43.51 acres in HighPoint Business Park
- 400,000 square foot cold storage facility in Phase 1
- 300,000 square foot and 125,000 square foot cold storage facilities in Phase 2
- Over 100 full time employees
- Cumulative capital investment in excess of $125,000,000



Yukon Term Sheet

Yukon obligations

- ✓ Purchase property by 6/20/2020
- ✓ Design and site plan acceptable to City Council
- ✓ Commence construction by 12/31/2020
- ✓ Receive C/O by 2/28/22
- ✓ Minimum capital investment of $35M

Economic Development Corp. obligations

- ✓ Employee 40 FTE
- ✓ Cash grant of $312,180 for purchasing property from the EDC by 6/30/2020
- ✓ Cash grant of $312,180 for commencing construction by 12/31/2020
- ✓ Cash grant of $312, 180 for receiving C/O by 2/28/2022
- 50% City tax abatement for five years

All obligations have been met – Tax abatement is still active until 12/31/2027

Tax Abatement Amendment

- A portion of the site was subdivided, allowing each building to be on its own parcel
- This new, third parcel is set to be sold to a third party
- Tax Abatement Addendum acknowledges these changes and the assignment of the tax abatement to the appropriate parties



Action Requested

Consider and take possible action of an addendum to the amended and restated tax abatement agreement by and between the City of Burleson, VCS Burleson Property I, LP, and BGO-SRE Burleson II, LP

Questions / Comments

Alex Philips
Economic Development Director
aphilips@burlesontx.com
817-426-9613

City Council Regular Meeting

DEPARTMENT: **Fire/EMS**

FROM: **CASEY DAVIS, Fire Chief**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on ordinance amending the city's fee schedule ordinance for Fiscal Year 2025-26 (CSO#5907-09-2025) by amending fees associated with emergency medical and ambulance services. (Final Reading) *(Staff Contact: Casey Davis, Fire Chief)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Beautiful, Safe, & Vibrant Community	GOAL 3 Enhance emergency response services provided to the community, including emergency medical, police, fire and public dispatch services.

SUMMARY:

Senate Bill 916 (89th Texas Legislature) continues and formalizes the reimbursement framework originally established under Senate Bill 2476 and governs how political subdivisions may adjust Emergency Medical Services (EMS) rates annually. SB 916 permits political subdivisions to adjust EMS rates once per year, subject to a statutory cap of the lesser of the Medicare Ambulance Inflation Factor (AIF) or ten percent (10%) of the prior year's rate.

For Fiscal Year 2026, the Medicare Ambulance Inflation Factor is 2.0%, which establishes the maximum allowable adjustment for the City's published EMS rates.

The Texas Department of Insurance (TDI) requires political subdivisions that set or regulate EMS rates to submit updated rates within the annual reporting window. The reporting window is determined by TDI and may not align with the City's regular budget cycle. If no rate adjustment is submitted, the previously published rate remains in effect. State law does not allow retroactive or multi-year "catch-up" increases.

The proposed ordinance amends the City's fee schedule to reflect the allowable 2.0% adjustment to the City's currently published EMS rates. This adjustment primarily impacts commercial insurance reimbursement. It does not alter Medicare or Medicaid reimbursement rates, which are governed by federal and state law.

Staff previously consulted with Emergicon during the FY26 budget development process to evaluate whether modifications to the ambulance fee schedule were recommended. At that time, Burleson's rates were consistent with regional standards and industry guidance. The final TDI rule implementing SB 916 was adopted January 30, 2026, which established the formal annual adjustment structure and reporting requirements now in effect.

Moving forward, staff recommends aligning the City's EMS fee schedule with the allowable annual adjustment established under state law, including the Medicare Ambulance Inflation Factor, and evaluating each year's adjustment in accordance with the TDI reporting window.

RECOMMENDATION:

Staff recommends Council amend Fee Schedule

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

April 17, 2023 – Resolution CSO#5077-04-2023 adopted the Emergency Medical and Ambulance Services Billing Policy.

August 21, 2023 – Resolution CSO#5191-08-2023 amended the billing policy to align with Senate Bill 2476.

January 24, 2024 – City's EMS rates submitted to and published in the TDI EMS Rate Database.

The City Council approved Fee Schedule Ordinance CSO#5907-09-2025, which took effect October 1, 2025, for Fiscal Year 2025–26.

The City Council approved the first reading of an ordinance amending the City's Fee Schedule Ordinance (CSO#5907-09-2025) on March 2, 2026. The original ordinance became effective October 1, 2025, for Fiscal Year 2025–26. The proposed amendment will be considered for second reading on March 23, 2026, and, if approved, will take effect in accordance with the ordinance.

REFERENCE:

Fee Schedule Ordinance CSO#5907-09-2025

FISCAL IMPACT:

Increase Revenue for Ambulance Billing

STAFF CONTACT:

CASEY DAVIS
Fire Chief
Cdavis@burlesontx.com
817-426-9173

BURLESON FIRE/EMS

THE CITY OF BURLESON TEXAS

SB 916 Compliance & FY26 Ambulance Fee Schedule

3/23/2026 Council Meeting

Discussion Objectives:

Council Direction:

- Provide update on Texas Senate Bill 916
- Review current published EMS ambulance billing rates
- Discuss allowable annual adjustment (2.0% FY26)
- Confirm submission to TDI by March 23, 2026
- Ensure compliance with state reimbursement requirements

Prior Council Action:

- April 17, 2023 – Adopted EMS Billing Policy
- August 21, 2023 – Updated for SB 2476 compliance
- Rates submitted to TDI January 24, 2024
- SB 916 now governs annual rate adjustments
- The City Council approved the first reading of an ordinance amending the City's Fee Schedule Ordinance (CSO#5907-09-2025) on March 2, 2026. The original ordinance became effective October 1, 2025, for Fiscal Year 2025–26. The proposed amendment will be considered for second reading on March 23, 2026, and, if approved, will take effect in accordance with the ordinance.

What Was SB 2476?

(Passed 2023)

- Prohibited balance billing for certain out-of-network ground EMS transports
- Protected patients from surprise ambulance bills
- Required cities to submit EMS rates to the Texas Department of Insurance (TDI)
- Created the statewide EMS Rate Database
- Required insurers to reimburse based on published political subdivision rates
- Shifted payment disputes toward insurer accountability rather than patient liability
- Effective September 1, 2023 and expired September 1, 2025
- Council and Burleson Fire/EMS supported and advocated for the passage of legislation such as SB 916 to provide long-term stability and clarity in EMS reimbursement.
- SB 916 replaced SB 2476 and remains in force until the Legislature amends or repeals it.

Fee Schedule Review – FY26 Budget

- Staff reached out to Emergicon during FY26 budget development to evaluate whether Burleson should modify its ambulance fee schedule.
- Emergicon advised that our current rates remain in line with industry standards and their statewide client recommendations.
- At the time of budget preparation, no formal TDI rule had been adopted requiring changes to our submitted rates.
- SB 916 passed during the 89th Texas Legislature (September 1, 2025)
- The final TDI rule implementing SB 916 was adopted January 30, 2026
  - Applies to Political Subdivisions that set EMS rates

What SB 916 Changes

Annual Adjustment Limits:

- SB 916 continues most provisions of SB 2476 and makes them ongoing law, with specific changes to annual rate adjustments and reimbursement rules.
- Rates may be adjusted **once per year**
- TDI determines and announces when the reporting window opens.
- For FY26, the turnaround between rule adoption (January 30, 2026) and the submission deadline (March 23, 2026) was compressed.
- **Increase capped at lesser of:**
  - Medicare Ambulance Inflation Factor (FY26 = 2.0%)
  - OR 10% of prior year rate

Important:

- Multi-year “catch-up” increases prohibited
- If no rate submitted, previously published rate remains in effect
- Reimbursement tied to TDI-published rate

What SB 916 Changes

Topic	SB 2476	SB 916
Passed	2023	2025
Main Focus	Stop balance billing	Control annual rate increases
Created TDI Database?	Yes	Continues
Allows Annual Adjustments?	No	Yes
Caps Annual Increase?	No	Yes (Medicare - AIF or 10%)
Affects Consumer Billing?	Yes	Continues
Affects Reimbursement Mechanics?	Yes	Continues

Why Consider Adjusting the EMS Fee Schedule?

Protects EMS Financial Stability:

• Maintains purchasing power against inflation (state-capped at 2.0% FY26)

•Prevents gradual erosion of reimbursement over time

•State law does not allow multi-year or retroactive adjustments (No “catch-up” opportunity)

Primarily Impacts Commercial Insurance:

•Adjustment applies mostly to private/commercial insurance reimbursement

•Does not increase Government payors such as Medicare or Medicaid payments

Maintains Local Rate Authority:

•Ensures Burleson controls its published reimbursement rate

•Aligns with state law and TDI reporting requirements

Current EMS Fee Schedule & FY26 Proposed Adjustment (2.0%)

Service	Current	+2.0% Calculation
ALS-E-A0427	$1,600	$1,632.00
ALS-Non-Emergent-A0426	$1,600	$1,632.00
ALS2-A0433	$1,750	$1,785.00
BLS-Non-Emergent-A0428	$1,400	$1,428.00
BLS-E-A0429	$1,400	$1,428.00
Specialty Care Transport (SCT-A0434)	$2,200	$2,244.00
ALS DISP - A0398	$400	$408.00
BLS DISP - A0382	$350	$357.00
O2 - A0422	$150	$153.00
Mileage - A0425	$24.00	$24.48
Treatment No Transport (TNT - A0998) (TNT fee shall apply only when an ALS intervention is performed)	$175	$178.50

Proposed Ongoing Approach

- Staff recommends adopting a policy that the City's Emergency Medical Services fee schedule adjust annually based on the allowable increase established under state law, based on the Medicare Ambulance Inflation Factor.
- Texas Department of Insurance establishes the reporting window independently of the City's budget calendar, staff will monitor the allowable adjustment each year and update TDI rate.
- Staff will bring updates for Council consideration as needed or at Council's direction.

Council Feedback

- Does Council desire to modify the EMS fee schedule this year, not to exceed the 2.0% maximum permitted under state law?
- Does Council support allowing the EMS fee schedule to adjust annually in accordance with the allowable increase established under state law?

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, AMENDING THE CITY'S FEE SCHEDULE IN ORDINANCE CSO#5907-09-2025 BY AMENDING FEES ASSOCIATED WITH EMERGENCY MEDICAL AMBULANCE SERVICE; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS OPEN TO THE PUBLIC AND THAT THE RECITALS ARE TRUE; CONTAINING A SEVERABILITY CLAUSE, CUMULATIVE CLAUSE, SAVINGS CLAUSE, AND EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (the "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 Ordinance CSO#5907-09-2025, which, among other things, set the amounts of fees charged by the City (save and except water and wastewater fees, impact fees, and solid waste collection rates which are wholly contained in separate ordinances), and sets forth the schedule of fees for the City (the "Incorporated Fee Schedule"); and

WHEREAS, the Incorporated Fee Schedule needs to be amended to make adjustments to the emergency medical ambulance service fees; and

WHEREAS, the proposed emergency medical ambulance service fees are included in the schedule attached hereto as Exhibit "A" and incorporated as part of this ordinance (the "Emergency Medical Ambulance Service Fee Schedule"); and

WHEREAS, such Emergency Medical Ambulance Service Fee Schedule is intended to repeal and replace conflicting fees listed in the Incorporated Fee Schedule; and

WHEREAS, the City Council desires that the Emergency Medical Ambulance Service Fee Schedule repeal and replace conflicting fees listed in the Incorporated Fee Schedule.

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

Section 1.

The Incorporated Fee Schedule, Ordinance CSO#5907-09-2025, as may be amended, is hereby amended so that the Emergency Medical Ambulance Service Fee Schedule attached hereto as Exhibit "A" shall repeal and replace conflicting fees listed in the Incorporated Fee Schedule. The remainder of the Incorporated Fee Schedule shall remain unchanged.

Section 2.

The City Council finds and determines that the meeting at which this ordinance is passed was open to the public as required by law and that public notice of the time, place and purpose of said meeting was duly given as required by the Texas Open Meetings Act.

Section 3.

The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact. The City Council further finds and determines that the rules, regulations, terms, conditions, provisions and requirements of this ordinance are reasonable and necessary to protect the public health, safety and quality of life in the City.

Section 4.

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 5.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Burleson, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

Section 6.

Any complaint, notice, notice of violation, action, cause of action, hearing request, appeal, or claim which prior to the effective date of this ordinance that has been initiated or arisen under or pursuant to any other ordinance(s) shall continue to be governed by the provision of that ordinance or ordinances, and for that purpose that ordinance or ordinances shall be deemed to remain and shall continue in full force and effect.

Section 7.

This ordinance shall take effect upon adoption and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Burleson on this ___ day of _____, 20_____.

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

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"
Emergency Medical Ambulance Service Fee Schedule

Emergency Medical Ambulance Service	Fee
ALS-E-A0427 Advanced Life Support – Emergent (ALS-E) – A patient is in more critical condition, and a paramedic is required to assist in the treatment.	$1,632.00
ALS-Non-Emergent-A0426 Advanced Life Support – Non-Emergent (ALS-Non-Emergent) – Transportation by ground ambulance vehicle and the provision of medically necessary supplies and services including the provision of at least one ALS intervention by ALS personnel trained to the level of the EMT-Intermediate or paramedic.	$1,632.00
ALS2-A0433 Advanced Life Support 2 (ALS 2) – ALS-E combined with specific medication or interventions delivered.	$1,785.00
BLS-Non-Emergent-A0428 Basic Life Support - Non-Emergent (BLS-Non-Emergent) - Transportation by ground ambulance vehicle as defined by the state. The ambulance must be staffed by an induvial who is qualified as an EMT-Basic per state guidelines.	$1,428.00
BLS-E-A0429 Basic Life Support – Emergent (BLS-E) – An emergency transport provided by certified Emergency Medical Technicians (EMTs).	$1,428.00
SCT-A0434 Specialty Care Transport – Interfacility transport of a critically ill patient, which requires specially trained paramedics.	$2,244.00
ALS DISP - A0398 Advanced Life Support Disposables – A bundled fee designed to cover supplies used during ALS-E or ALS 2 transports.	$408.00
BLS DISP - A0382 Basic Life Support Disposables – A bundled fee designed to cover supplies used during BLS-E transports	$357.00
O2 - A0422 A fee for oxygen.	$153.00
Mileage - A0425 A fee per mile of transport.	$24.48
TNT - A0998 Treatment No Transport (TNT) – A fee that can be assessed when specific interventions are performed, but the patient is not transported.	$178.50
-Applicability. The initial fee schedule shall apply to both residents and non-residents of the City. -TNT Fee. The TNT fee shall apply only when an ALS intervention is performed. -Fees shall be applied in accordance with Emergency Medical and Ambulance Services Billing Policy	

ORDINANCE CSO#5907-09-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, PROVIDING A NEW SCHEDULE OF FEES; INCORPORATING THE RECITALS INTO THE BODY OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE, CUMLUATIVE CLAUSE, AND SAVINGS CLAUSE; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas 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 an ordinance on September 12, 2022, which, among other things, provided a fee schedule that contained a list of all fees charged by the City of Burleson (save and except water and wastewater impact fees, trash, recycling, and garbage collection rates, and impact fees which are wholly contained in a separate ordinances); and

WHEREAS, the fee schedule needs to be amended to provide for fees effective for the 2025-2026 fiscal year; and

WHEREAS, the proposed amended fee schedule is attached hereto as Exhibit "A" and incorporated as part of this Ordinance (the "Incorporated Fee Schedule"); and

WHEREAS, the Incorporated Fee Schedule contains building permit fees and on September 2, 2025, the City Council held a public hearing on the reauthorization of all the fees in the Incorporated Fee Schedule, including the building permit fees; and

WHEREAS, such fee schedule is intended to repeal and replace existing fees in conflict with the Incorporated Fee Schedule, save and except water and wastewater fees, trash, recycling, and garbage collection rates, and impact fees, which are wholly contained in a separate ordinances; and

WHEREAS, the City Council desires that the Incorporated Fee Schedule replace the current fee schedule; and

WHEREAS, the City Council has determined that adopting the Incorporated Fee Schedule is in the best interest of the City, and further finds and determines that the rules, regulations, terms, conditions, provisions, and requirements of this ordinance are reasonable and necessary to protect public health, safety, and quality of life in the City.

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

Section 1

The City of Burleson hereby adopts the Incorporated Fee Schedule (attached hereto as

Exhibit "A" and incorporated herein for all purposes) and repeals and replaces any prior fee schedule in conflict with the Incorporated Fee Schedule, to be effective October 1, 2025.

Section 2

That all of the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 3

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 4

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Burleson, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

Section 5

All rights and remedies of the City are expressly saved as to any and all provisions of any ordinance affecting fees of the City and to any and all violations of the provisions of any prior ordinance pertaining to the fee schedule and regulations within the City which have accrued as of the effective date of this ordinance; as to such accrued fees, collection activity, violations, and any pending litigation, both civil and criminal, whether pending in court or not, under such prior ordinances, same shall not be affected by this ordinance but may be prosecuted and pursued until final disposition by the courts.

Section 6

That 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 7

This ordinance shall be in full force and effect after its passage and publication as provided by law beginning October 1, 2025.

PASSED AND APPROVED the 8th day of September, 2025.

First Reading: the 2nd day of September, 2025.

First Reading: the 8th day of September, 2025.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

Amanda Campos, City Secretary

APPROVED AS TO FORM:

BY:

E. Allen Taylor, Jr., City Attorney

MATT RIBITZKI
SR. DEPUTY CITY ATTORNEY

Animal Control

PERMIT/SERVICE	FEE
1. Offense Fees (Impoundment)	
A. First Offense (Altered/Unaltered)	$30/$45
B. Second Offense (Altered/Unaltered)	$60/$80
C. Third Offense (Altered/Unaltered)	$85/$120
2. Small Animal Boarding Fee	$10/per Day
3. Livestock Impounding Fee	$75
4. Livestock Boarding Fee	$10/per Day
5. Adoption Fee	$20/per Animal
6. Adoption Spay/Neuter Fee	$75
7. Immunization Fee	
A. Distemper, Parvo and Bordetella	$20
B. Rabies	$10
8. Quarantine Fee	$10/day
9. Microchip Fee	$15
10. Multi-Pet Permit	
A. Application Fee	$5
B. Permit Fee	$25/Annually
11. Kennel Permit	
A. Application Fee	$5
B. Permit Fee	$100/Annually
12. Dangerous Animal Registration Fee	$250/Annually

BRiCk

PERMIT/SERVICE	FEE
1. Definitions:	
A. Adult	Ages 16-61
B. Non-Resident	Any individual or family not living within the defined city limits of Burleson
C. Resident	Person who resides within the city limits of Burleson
D. Senior	Ages 62 and older
E. Youth	Ages 3-15 (children under 3 years of age are free)
2. General Policy for BRiCk:	
A. Children below 10 years of age must be accompanied by an adult at all times.	
B. Children 15 and younger must have an adult present in the facility at all times and must be directly supervised in the fitness area.	
C. Children 13 and older may attend a fitness orientation class to be allowed future access to the fitness area without direct adult supervision. A parent or guardian must still be present in the facility.	
3. Cancellations/Refunds/Transfers/Medical Policy:	
A. Rentals canceled 30 calendar days or more prior to event date	Receive 100% of the deposit
B. Rentals canceled 29-15 calendar days prior to event date	Receive 50% deposit
C. Rentals cancelled 14 calendar days or less prior to the event date	Forfeit all deposits
D. Rentals downgraded from 2 rooms to 1 room 30 calendar days or more prior to event date	Refunded 100% of deposit paid for the additional room
E. Rentals downgraded from 2 rooms to 1 room less than 30 calendar days prior to event date	Forfeit the portion of the deposit paid for the additional room. For pool party rooms, one-half of the deposit paid for both rooms will be forfeited.
F. Sports rental cancellations	May be subject to an administrative fee not to exceed $50.00
5A. Memberships Fees	**(Annual Contract/Monthly Draft/1 Month)**
Youth (3-15 yrs.)	$235/$25/$30
Adult	$363/$39/$44
Senior (62 & Up)	$308/$33/$39
Family	$556/$55/$72
5B. Non-Resident Rate	**(Annual Contract/Monthly Draft/1 Month)**
Youth (3-15 yrs.)	$315/$30/$40
Adult	$484/$50/$61
Senior (62 & Up)	$418/$44/$55
Family	$748/$77/$94
5C. Military/First Responder Rate	**(Annual Contract/Monthly Draft/1 Month)**
Youth (3-15 yrs.)	$185/$20/$25
Adult	$286/$28/$39
Senior (62 & Up)	$248/$25/$33
Family	$446/$44/$55
5D. Corporate/Educator Rate	**(Annual Contract/Monthly Draft/1 Month)**
Adult	$314/$33/$39

Senior (62 & Up)	$270/$28/$33
Family	$490/$50/$66
5E. Summer Punch Pass Rate	**(5 Day/10 Day)**
Youth (3-15 yrs.)	$20/$25
Adult	$28/$33
Senior (62 & Up)	$24/$30
Family	$39/$44
5F. Daily Guest Rate	**(Resident/Non-Resident/Military, First Responder, Educator)**
Daily Pass 3 & Up	$8/$10/$6
Family Day Pass (up to 4)	$20/$25/$15
Groups of 15+	$6 each/$8 each/$4 each

6. Fees in Addition to Membership

The following are available to members at an additional cost (not included in the membership fees) & subject to rules established by the Director of Parks and Recreation.

6A. Indoor Aquatics / Party Rooms	**(Deposit/Member or Resident/Non-Resident)**
Pool Party Room - Max 25 guests	$50/$55 per hour/$89 per hour
Pool Party Room - Max 50 guests	$50/$105 per hour/$156 per hour
Private party without slide - Max 485 guests	$50/$261 per hour/$289 per hour
Private party with slide - Max 485 guests	$50/$289 per hour/$316 per hour
Sundeck - 50 max	$50/$77/$119

General Policies (not limited to the following)

- All rental rates are based on hourly rates with a minimum 2 hour rental.
- Rentals and private parties include the use of party room(s) and entire indoor aquatics area
- Private party fees include the cost of after-hours lifeguards

6B. Meeting Room Rentals **(All rental rates are based on hourly rates with a minimum 2 hour rental)**	**(Deposit/Member or Resident/Non-Resident)**
Meeting Room A or B (1,400 square feet)	$50/$50 per hour/$67 per hour
Both Meeting Rooms (2,800 square feet)	$50/$88 per hour/$119 per hour
Damage Deposit	Will be refundable provided the usage contract terms are met. Refund is subject to any remaining balance due on household.
After Hours Fee	**$30/hr in addition to rental fees listed above**

6C. Gymnasium Rentals	**(Deposit/Member or Resident/Non-Resident)**
Half Court	$50/$28 per hour/$51 per hour
Full Court	$50/$39 per hour/$67 per hour
Two Full Courts	$50/$72 per hour/$119 per hour
Damage Deposit	Will be refundable provided the usage contract terms are met. Refund is subject to any remaining balance due on household
After Hours Fee	**$30/hr in addition to rental fees listed above**

6D. Group Fitness	**(Deposit/Member or Resident/Non-Resident)**
Group Exercise Room Rental - Max 25 guests	$50/$28 per hour/$39 per hour
Damage Deposit	Will be refundable provided the usage contract terms are met. Refund is subject to any remaining balance due on household.
After Hours Fee	**$30/hr in addition to rental fees listed above**

6E. Kids Zone:	
All Family memberships excluding Daily Guests	No additional cost
Daily Guests	$2 per hour/per child

General Policies (not limited to the following):

- Ages 6 months through 12 years of age
- Parents/guardians must be on premises
- Maximum 2 hours
- Late fees will be charged for failure to pick up on time

6F. Outdoor Swimming Pool **(All rentals are based on hourly rates with a minimum of two hour rental):**	**(Resident/Non-Resident)**
Daily Passes - Youth (Age 3-15)	$3/$5
Daily Passes - Adult (Age 16-61)	$4/$6

6G. Outdoor Pool Rental/Private Parties:	**(Deposit/Member or Resident/Non-Resident)**
0-49 attendees/ guests	$50/$72 per hour/$83 per hour
50-149 attendees/ guests	$50/$83 per hour/$94 per hour

6H. Splash Pad Private Rental	**(Deposit/Member or Resident/Non-Resident)**
Max Guest: 150 Private Rental	***$50/$60 per hour/$70 per hour***

6I. Party Packages (2 hours)	**(Deposit/Fee)**
Basic - 1 Activity (24 participants)	$50/$248
Additional Activity (Pool or Gym)	$0/$30
Additional Guests	$5 each

6J. Splash Pad Pavilion Rental	**(Deposit/Member or Resident/Non-Resident)**
Cost per pavilion, 2 available Max guests: 20 per pavilion ***Rentals of the splash pad pavilion will only be allowed during certain hours**	$50/$30 per hour/$40 per hour
7. Camp Fee	5% increase ($6-$8 more)
8. Pavilion Rental	
Park Pavilion (Bailey, Centennial, Mistletoe, or Warren)	$15 per hour/ $20 per hour
General Policies (not limited to the following):	
Private party fees include the cost of afterhours lifeguards	
The Damage Deposit will be refundable provided the usage contract terms are met	
Refund is subject to any remaining balance due on household	

Building Permits and Inspection

PERMIT/SERVICE	FEE
1. Fees for new structural occupancy *(Single family dwelling, duplex, townhouse)*	$0.60/ft. all area under one roof
2. Fees for new Commercial (Except apartment and shell buildings)	
A. 500 SQ. FT. OR LESS	$450
B. 501 - 1,000	$850
C. 1,001 - 2,500	$2,132
D. 2,501 - 8,500	$65 + $0.665/Sf
E. 8,501 - 50,000	$5,000 + $0.30/Sf
F. 50,001 - 100,000	$12,285 + $0.125/Sf
G. 100,001-500,000 SQ. FT.	$17,485 + $0.083/Sf
H. 500,001 or more SQ. FT.	$43,485 + $0.042/Sf
3. Fees for Shell Buildings	
A. Completion of Structure	1/2 the rates in "2" Above
B. Interior completion	1/2 the rates in "2" Above
4. Fees for new Apartment Only	
A. 50,000 or less SQ. FT.	$.32/sq. ft
B. 50,001 - 100,000	$4,000 + .24/sq.ft.
C. 100,001 - 200,000	$12,000 + .16/sq.ft.
D. 201,000 or more SQ. FT.	$20,000 + .12/sq.ft.
5a. Commercial single trade permits	
A. $2,500 or less	$75
B. $2,501 - $10,000	$105
C. $10,001 and over $2,500 increments	$112.50 Plus $15/per Increment / $2,500 over $10,000 valuation
5b. Residential single trade permits	$65/each
6a. Residential Addition - addition to an existing residential structure	$0.50/Sq Ft
6b. Residential Remodel - alterations, repairs & remodeling to an existing residential structure	$0.25 /Sq Ft
7. Commercial Remodel / Addition - alterations, repairs, additions & remodeling to existing commercial structure. (Based on valuation)	
A. <$500	$70
B. $500 - $2500	$75
C. $2500 - $5000	$80
D. $5000 - $7500	$85
E. $7500 - $10,000	$90
F. More than $10,000	$90 + $10/$2500 increments over $10,000
8. New Construction for garages, barns & storage buildings over 200 Sq Ft	
A. <$500	$70
B. $500 - $2500	$75
C. $2500 - $5000	$80
D. $5000 - $7500	$85
E. $7500 - $10,000	$90
F. More than $10,000	$90 + $10/$2500 increments over $10,000
9. Certificate of Occupancy (Commercial remodel, new tenant, & tenant finish out)	
A. 1-500 SQ. FT.	$50
B. 501 - 2,500 SQ. FT.	$60
C. 2,501 - 5,000 SQ. FT.	$80
D. 5,000 - 10,000 SQ. FT.	$100
E. 10,000 or more	$150
F. Clean & show (Commercial Electric Release)	$50
G. Temporary Certificate of Occupancy	$300/30 days not to exceed 90 days
10. Reinspection Fees	
A. Reinspection Fee - 2nd red tag for same item	$75
B. Reinspection Fee - 3rd red tag for same item	$150

11. Miscellaneous Permits	
A. Swimming Pool	
1. In-Ground	$200
2. Above Ground	$ 50
B. Other - Includes:	
1. Storage Buildings (Less than 200 sq. ft.)	$25
2. Moving Permit	$25
3. Carport/Awning	$25
4. Fence (New & Replace)	$25
5. Retaining Wall	$25
6. Window Replacement	$25
7. Foundation (New)	$75 residential/ $250 commercial
8. Demolition Permits	$25 for residential / $100 for commercial
9. Patio Cover	$50
10. Freestanding Structure (i.e. Pergola, Gazebo, Arbor)	$50
11. Subdivision Entry Wall Screen	$150
C. Lawn Sprinkler	$100
D. Signs	
1. Freestanding Sign	$100 (Pole / Pylon / Monument / Flag Sign)
2. Wall Sign without CMS	$50 (Awning / Canopy / Channel Letters / Marquee / Mural/Poster / Projection / Roof Sign / Sign Cabinet)
3. Wall Sign with CMS	$100 (Awning / Canopy / Channel Letters / Marquee / Mural/Poster / Projection / Roof Sign / Sign Cabinet)
4. CMS added to existing Wall or Freestanding Sign	$100
5. Shopping Center Sign Plan	$250
6. Temporary Signs	$25 (Banners / Homebuilder / Residential Subdivision Development)
7. Sign Variance	$250
8. Billboard Conversion	$200 (Static type to Electronic)
E. Subdivision Entry Wall Screen	$150
12. After Hours Inspection	$60 per hour (2 hour minimum)
13. Plan Review	
A. Commercial Plan Review (New Only)	40% of Building Permit Fee - $250 minimum & a $7,000 maximum (non-refundable)
B. Commercial Remodel/Addition	40% of Building Permit Fee (non-refundable)
C. Residential Plan Review (New)	$75/each
D. Residential Plan Review (Remodel/Addition)	$30
14. Building Codes & Standards Board	$150
15. Electrician's License	
A. Master	
1. First Annual	$0
2. Renewal	$0
B. Journeyman	
1. First Annual	$0
2. Renewal	$0
C. Sub-Contractor Base Permit Fee / Validation Fee	Residential $65/Commercial $75
16. Mechanical License	
A. Mechanical	
1. First Annual	$100
2. Renewal	$50
B. Sub-Contractor Base Permit Fee / Validation Fee	Residential $65/Commercial $75
17. Plumbing Contractor's Registration	
A. First Annual	$0
B. Renewal	$0
C. Sub-Contractor Base Permit Fee / Validation Fee	Residential $65/Commercial $75
18. Temporary Use	
A. Special Events	$50
B. Seasonal Use	$50
C. Temporary Outdoor Sales	$50
D. Stationary Food Vendors	$50
E. Carnival & Circus	$50
19. Administrative fee ***(Applied when changes are made to previously reviewed and/or permitted projects for residential or commercial -- i.e. revised site plan, floor plan, etc.)***	$25
A. First Revision	$75
B. Second Revision	$150
C. Each Additional Revision	$200/each
20. Modular buildings/construction trailers ***(Utilities require separate permit - see #5 - one trade only permits)***	$50
21. Commercial Canopy/Cover	1/4 cost of Commercial
A. 500 sq. ft. or less	$120
B. 501-1,000	$210
C. 1,001-2,500	$410
D. 2,501-8500	$12.50 + .16/sq. ft.
E. 8,501-50,000	$862.50 + .06/sq. ft.
F. 50,001-100,000	$2,362.50 + .03/sq. ft.

G. 100,001-500,000	$3,362.50 + .02/sq. ft.
H. 500,001 or more sq. ft.	$8,362.50 + .01/sq. ft.
22. Credit Card Processing Fee	3.25% of the payment amount

City Manager's Office

PERMIT/SERVICE	FEE
1. Limousine Service Permit	$25/Year
2. Annual License to operate any manufactured home park, mobile home park or travel trailer park within the City	$25.00 plus $1.00 per space for all spaces in excess of 25
3. Transfer fee for transfer of annual license to operate any manufactured home park, mobile home park or travel trailer park within the City	$25

City Secretary's Office

PERMIT/SERVICE	FEE
1. Amusement Center License	Occupation Tax $7.50/ per machine annually
2. Pool Hall License	Occupation Tax $7.50/ per machine annually
3. Taxicab Franchise	2% of Annual Gross Receipts
4. Taxicab Application Fee	$50
5. Skating Rink Application	$100 Annual License
6. Beer and Wine Permit	One half of fee assessed by TABC for each State permit issued
7. Mixed Beverage Permit-After 3rd yr of operations	One half of fee assessed by TABC for each State permit issued

Code Enforcement

PERMIT/SERVICE	FEE
1. Administrative Cost to File Liens for Cost of Mowing and Nuisance Abatement	$120
2. Weed mowing and nuisance abatement notification fee	$50

Cemetery

PERMIT/SERVICE	FEE
1. Original Cemetery Upright Monument	$1,450
2. Original Cemetery Flat Monument	$1,450
3. Original Cemetery Double Depth	$900
4. Original Cemetery Baby Space	$245
5. 2023 Expanded Cemetery Upright Monument	$2,000
6. 2023 Expanded Cemetery Flat Monument	$1,700
7. 2023 Expanded Cemetery Double Depth	$900
8. 2023 Expanded Cemetery Baby Space	$400
9. 2023 Expanded Cemetery Cremation Garden Space	$995
10. 2023 Expanded Cemetery Cremation Columbarium Space	$2,200
11. 2023 Expanded Cemetery Family Estate A	$11,250
12. 2023 Expanded Cemetery Family Estate B	$15,000

Economic Development/TIF

PERMIT/SERVICE	FEE
Mayor Vera Calvin Plaza in Old Town:	
1. Plaza reservation: half-day (up to 6 hours)	$2,500 + $1,500 refundable deposit
2. Plaza reservation: full day (in excess of 6 hours)	$5,000 + $2,500 refundable deposit

Engineering

PERMIT/SERVICE	FEE
1. Construction Plan Review	Plan review fees are due at submittal
A. Residential	$500 + $90.62 per hour x 4.28 hours x number of lots
B. Commercial	$500 + $90.62 per hour x 3.44 hours x number of acres (up to 15 acres)
2. Construction Inspection ($1,000.00 + the following costs)	
A. Water Line	$0.91 per linear foot
B. Sewer Line	$0.91 per linear foot
C. Storm Sewer	$1.36 per linear foot
D. Roadway Paving (public and private)	$1.17 per square yard
E. Sidewalk / Trail	$2.87 per square yard
F. Handicap Ramps	$29.24 each
G. Water and Sewer Services	$17.91 each
H. Sewer Manholes	$37.38 each
I. Storm Manholes / Inlets	$37.38 each
J. Lift Station	$1,279.26 each
K. Public Infrastructure not listed (includes private storm infrastructure associated with roadway)	$51.17 per hour (estimated prior to Notice to Proceed for Public Improvements)

L. Final Inspections	$51.17 per hour (Two hour minimum)
M. Construction Materials Testing	Applicant pays directly to City-approved vendor
N. Traffic Signal	$831.51 per leg
3. Inspection Overtime Rate	$74.52 per hour (Two hour minimum)
4. Closing / Abandoning of	
A. Right-of-Way	$550.00
B. Easement	$250.00
5. Sign Installation	$700.00 per pole
6. Easement/Right of Way Use Agreement	$525.00
7. Easement/Right of Way Use Agreement - Old Town	525
8. Traffic Study Fee	$1,000 application fee (due at submittal) + Cost of Consultant Review(due prior to final acceptance of study)
9. Flood Study Reviews (Includes detention/retention analysis)	$1,000 application fee (due at submittal) + Cost of Consultant Review(due prior to final acceptance of study)

Environmental Health

PERMIT/SERVICE	FEE
1. Food Safety Inspection Fees	
A. Grocery	
1. ≤ 5,000 sq. ft.	$275
2. > 5,000 sq. ft.	$400
B. Food Service	
1. ≤ 500 sq. ft.	$150
2. > 500 ≤ 1,500 sq. ft.	$200
3. > 1,500 ≤ 3,000 sq. ft.	$275
4. > 3,000 ≤ 6,000 sq. ft.	$350
5. > 6,000 sq. ft.	$400
C. Child Care Food Service	$150
D. Catering Operation	$250
E. Temporary Food Service	$50
F. Food Court	$200 per establishment
G. Adjunct Operation	
1. Food Service	$150 per independent operation
2. Food Store ≤ 5,000 sq. ft.	$150 per independent operation
3. Food Store > 5,000 sq. ft.	$200 per independent operation
H. Commissary	
1. No food prep	$100
2. With food prep	$200
I. Mobile Units	
1. Prepackaged food only	$100
2. Open and/or food prep	$200
3. Push Carts	$200
J. Plan Review	
1. ≤ 500 sq. ft.	$0
2. >500 ≤ 3,000 sq. ft.	$50
3. >3,000 sq. ft.	$100
K. Late Fee	The late fee increases 10% for each 30 day block until permit fee and late fee is paid. Permits that are more than 90 days overdue will be required to be reapplied for.
1. From 1-30 days	10% of fee owed
2. From 31-60 days	20% of fee owed
2. On-site sewage facility fees	DETERMINED BY TARRANT COUNTY
A. New System	
1. Application Fee	$0
2. Water research fee	$10
3. Permit Fee	$250
4. Total for new system	$260
B. Reinspection of system	$75
C. Repair of system previously permitted	$100
3. Beer and Wine Permit	One half the state fee assessed for each State permit issued
4. Mixed Beverage Permit- After third year of operations	One half the state fee assessed for each State permit issued
5. Municipal Settings Designation	
A. Application Fee	$2,000
B. Third-party environmental review fee	$5,000
6. Miscellaneous Permits	
A. Swimming Pool, Spa & Interactive Water Feature	
1. Plan Review and Opening Inspection	$150
2. Annual Permit	$250
3. Required Reinspection	$75
7. Food Truck Operational Site permit	$50 for Six Months
8. Seasonal Permit (Farmers Market and Snow Cone Stand)	$100
9. Food Handler Class Fee	$15

Fire Department

PERMIT/SERVICE	FEE
1. Hazardous Materials Response	Cost + 10%
2. CPR Training Class	Overtime for Instructor
3. Fire Fighter Training Courses	
A. Fire Officer 1	$250.00 per student
B. Fire Officer 2	$250.00 per student
C. Instructor Certification	$150.00 per student
D. Driver/Operator	$150.00 per student
4. Commercial / Public Fire Inspections*	
A. 1 - 6,000 Sq Ft	$50.00
B. 6,001-25,000 Sq Ft	$75.00
C. 25,001-50,000 Sq Ft	$100.00
D. 50,001 and Above Sq Ft	$200.00
5. Multi Family / Residence Fire Inspection*	$50 per building
*Fees take effect on 1/1/2026	

EMERGENCY MEDICAL AMBULANCE SERVICE	FEE
ALS-E-A0427 Advanced Life Support – Emergent (ALS-E) – A patient is in more critical condition, and a paramedic is required to assist in the treatment.	$1,600
ALS-Non-Emergent-A0426 Advanced Life Support – Non-Emergent (ALS-Non-Emergent) – Transportation by ground ambulance vehicle and the provision of medically necessary supplies and services including the provision of at least one ALS intervention by ALS personnel trained to the level of the EMT-Intermediate or paramedic.	$1,600
ALS2-A0433 Advanced Life Support 2 (ALS 2) – ALS-E combined with specific medication or interventions delivered.	$1,750
BLS-Non-Emergent-A0428 Basic Life Support - Non-Emergent (BLS-Non-Emergent) - Transportation by ground ambulance vehicle as defined by the state. The ambulance must be staffed by an induvial who is qualified as an EMT-Basic per state guidelines.	$1,400
BLS-E-A0429 Basic Life Support – Emergent (BLS-E) – An emergency transport provided by certified Emergency Medical Technicians (EMTs).	$1,400
SCT-A0434 Specialty Care Transport – Interfacility transport of a critically ill patient, which requires specially trained paramedics.	$2,200
ALS DISP - A0398 Advanced Life Support Disposables – A bundled fee designed to cover supplies used during ALS-E or ALS 2 transports.	$400
BLS DISP - A0382 Basic Life Support Disposables – A bundled fee designed to cover supplies used during BLS-E transports	$350
O2 - A0422 A fee for oxygen.	$150
Mileage - A0425 A fee per mile of transport.	$24
TNT - A0998 Treatment No Transport (TNT) – A fee that can be assessed when specific interventions are performed, but the patient is not transported.	$175

Applicability. The initial fee schedule shall apply to both residents and non-residents of the City.

TNT Fee. The TNT fee shall apply only when an ALS intervention is performed.

Fees shall be applied in accordance with Emergency Medical and Ambulance Services Billing Policy

SERVICE MITIGATION*	FEE
1. Motor Vehicle Incident Mitigation	
A. Level 1	$602
B. Level 2	$687
C. Level 3	$838
D. EV Car Fire	$838 plus cost of blanket
E. Engine	$554 per hour
F. Truck	$693 per hour
G. Chief Officer	$347 per hour
H. Miscellaneous Equipment	$416
I. Heavy Extrication Tools Used	$1,811
J. Create Landing Zone	$553
2. Hazardous Materials Response	
A. Level 1	$972
B. Level 2	$3,473
C. Level 3	$8,199
D. Engine	$554 per hour
E. Truck	$693 per hour

3. Fire Investigation Team	$554 per hour
4. Fire Marshal / Operations Chief Response	$347 per hour, per vehicle
5. Illegal Fire Response	
A. Per Engine	$554 per hour
B. Per Truck	$693 per hour
6. Water-Related Incident Response	
A. Level 1	$554 per hour, plus $68 per hour, per person
B. Level 2	$1,110 per hour, plus $68 per hour, per person
C. Level 3	$2,747 per hour, plus $68 per hour, per person
7. Back County or Special Rescue	
A. Level 1	$554 for first response vehicle, plus $68 per rescue person. Additional rates of $554 per hour per response vehicle and $58 per hour per rescue person
8. Natural Gas Leak Response	
A. Level 1	$523 per hour
B. Level 2	$748 per hour, plus $68 per hour, per person
C. Level 3	$932 per hour, plus $68 per hour, per person
*Fees in this section take effect on 1/1/2026	

Finance

PERMIT/SERVICE	FEE
1. Data Processing Services Request	$25/hr or $.42/Min
2. Return Check Fee	$ 35 each

Fire Prevention

PERMIT/SERVICE	FEE
1. Fire Alarm System	
A. 1 to 10 Devices	$125
B. 11 to 25 Devices	$150
C. 26 to 50 Devices	$175
D. 51 to 100 Devices	$225
E. 101 to 200 Devices	$300
F. 201 to 500 Devices	$450
G. Over 500 Devices	$450 plus $75 for each additional; 100 devices or fraction thereof in excess of 25.
H. Plan review fee for all fire alarm systems	25% of permit fee
2. Automatic Sprinkler System Fees	
A. Underground Installation	$165
B. 1 to 20 Sprinklers	$125
C. 21 to 100 Sprinklers	$200
D. 101 to 150 Sprinklers	$250
E. 151 to 200 Sprinklers	$300
F. Over 200 Sprinklers	$300 plus $75 for each additional 100 sprinklers or fraction thereof
G. Fire Pump - Additional	$300
H. Residential Systems	$150
I. Plan review fee for all automatic sprinkler systems	25% of permit fee
3. Other Extinguishing System	$150
4. Underground Storage Tanks Installation/Removal, Combustible/Flammable Liquid	$125 per tank
5. Pyrotechnic Display	$150 per display per day
6. LPG Installation - portable containers of greater than 125 gallons water capacity at properties where natural gas service is not available	$125 per container
7. Above Ground Storage Tanks Installation/Removal, Combustible/Flammable Liquid	$125 per tank
8. Authorized Burning Permit	$250 per trench/pit, plus $25 each burn day
9. Carnival/Circus Permit	$50
10. Foster Home Inspections	$35
11. Daycare/Health Facilities Licensing Inspections	$75
12. Other Permits required by Fire Code	$50
13. Re-inspections Fees	$45
14. Registration of firms selling and/or servicing hand fire extinguishers, "Vent-a-Hood" fire extinguisher systems, and fire sprinklers within the City	$50 annually
15. Installation of Special Locking Systems	$250
16. Gate Installation Permit (Required for gates across private streets or electric gates across fire lanes)	$50
17. Standpipe Systems	$50 each standpipe
18. Tent Permit	$100
19. Public Event Permit Fee	$250
20. Gas Well Fees	
A. Oil and Gas Well Permit	$5,000 per wellhead
B. Road Damage Remediation Fee	Assessment per lane mile x Access lane miles per site x OCI (Overall Condition Indicator)
C. Gas Well Pad Site Annual Inspection Fee	$5,000 per pad site (due June 1 annually)

Golf Course

PERMIT/SERVICE	FEE
1. Green Fees (All Fees include 1/2 cart and applicable taxes)	
A. Monday through Friday Green Fees	**(Standard Rate/Seniors & Active Military Rate)**
1. M-F: Open - Noon	$43/35 rate without cart: $34/$26 rate without cart: $34/$26
2. M-F: Noon - 3pm	$43/35 rate without cart: $34/$26 rate without cart: $34/$26
3. M-F: 3pm - Close	$29 without cart rate: $20 without cart rate: $20
4. Super Twilight @ 5pm	$15 not cart inclusive Not cart inclusive
5. Senior Card (55+)	$49.99 (year)
B. Saturday, Sunday, & Holidays Green Fees	
1. Sat & Sun (& Holidays): Open - Noon	$44 - $62 cart inclusive $62 cart inclusive
2. Sat & Sun (& Holidays): Noon - 3pm	$44 - $62 cart inclusive $62 cart inclusive
3. Sat & Sun (& Holidays): 3pm - Close	$31 rate without cart: $22 rate without cart: $22
4. Super Twilight @ 5PM	$15 not cart inclusive Not cart inclusive
C. Replay Green Fees	
1. 9 additional holes	$9
2. 18 additional holes	$18
3. Senior Card (55+)	$25
All Golf fees listed are maximum fees to be charged. Golf course management has authority to adjust fees and run seasonal specials as needed to maximize play. In the event of a question or conflict, the City Council shall provide the final resolution.	
2. Cart Fees	
9 holes	$9.00
18 holes	$18.00
3. Monthly Membership Fees: both include unlimited range balls, 10% discount in the pro-shop & $20 golf after 2pm.	
Silver	$32.99
Gold - Golf discounts prior to 2pm daily	$69.99

Library

PERMIT/SERVICE	FEE
1. Overdue Library Materials	No Charge
2. Overdue Interlibrary Loan Materials	No Charge
3. Replacement of Lost Materials	Cost or exact replacement
4. Damaged Library Materials	Cost or exact replacement
5. Black & White Copies/Printing	$.10/Page
6. Use computer / internet / wireless internet	No Charge
7. Color Copies / Printing	$.25/Page
8. Library Cards for Residents, Teachers and Students from schools within City Limits, TexShare Cardholders	No Charge
9. Non-Resident Fees Annually Renewable **In lieu of fee (patron can volunteer)	$25/ individual or $50/ family
10. Senior Non-Resident Fee (age 62 and over) Annually Renewable	$12.50/ individual
11. Meeting Room Fees/ Usage Fees	**Non-Cardholders / Businesses / Other For Profit Groups**
A. Small conference room	$25 minimum (1st 2 hours) + $10 each addl. Hour
B. Large conference room	$50 minimum (1st 2 hours) + $25 each addl. hour
12. Proctoring Fee	$20/exam
13. 3D Printing	$.10/gram - $1.00 minimum
14. Large Format Printing	$5/ linear foot

Municipal Court

PERMIT/SERVICE	FEE
Return Check Fee	$ 35 per
Credit Card Processing Fee	5% or minimum of $2.50 per payment

Parks

PERMIT/SERVICE	FEE
City Ball Fields	
1. Unreserved	No Charge
2. Organized League Athletics	City Leagues, PeeWee Football, and BYA are allowed to use fields for organized game play
3. Ball Field Reservations	
A. Reservations/Field	$25 w/o lights
4. Tournament Fees	
A. Ballfield Rental Girls	$300 per field minimum of 5 fields

B. Ballfield Rental Boys	$400 per field per day minimum of 10 fields max of 15 fields

Park Facilities (Warren, Chisenhall and Mistletoe)

1. Pavilion	
A. Full Shelter	$20/HR
2. Tennis Courts	
A. Tournament Reservations - Resident	$10/HR.
B. Tournament Reservations - Non-Resident	$15/HR.

Stage Rental Fees	(All fees are based on a 4 hour stage rental)
1. For Profit Organizations	$3,300
A. Extra Speakers	$450
B. Additional Hours	$500/hour
C. Deposit	$1,000
D. Mileage greater than 5 miles	$20/mile
2. Not For Profit Org (501c3 required)	$1,650
A. Extra Speakers	$450
B. Additional Hours	$250/hour
C. Deposit	$1,000
D. Mileage greater than 5 miles	$20/mile

All Recreation fees listed are maximum fees to be charged. Recreation management has authority to adjust fees and run seasonal specials as needed to In the event of a question or conflict, the City Council shall provide the final resolution to maximize play.

Park Land Dedication

Fee in lieu of land - **Single Family** (Charged with filing of the plat & only applicable if land is not dedicated)	$458
Park Development Fee - **Single Family** (charged with filing of the plat)	$818
Fee in lieu of land - **Multi-Family** (Charged with filing of the plat & only applicable if land is not dedicated)	$399
Park Development Fee - **Multi Family** (charged with filing of the plat)	$711

Police Department

PERMIT/SERVICE	FEE
1. Copy Services for Accident Reports or information or Copy of Certification of no report	$6.00/EA
2 Additional Fee for Certified Copies	2/EA
3. License for Sexually Oriented Businesses	
A. New license	$500
B. License renewal	$500
C. Non-conforming license	$500
D. Reinstatement fee	$500
E. Application for location exemption	$250
4. Alarm System Fees	
A. Residential Permit Fee	$50
B. Commercial Permit Fee	$100 + $10 Per Agent for More Than 5 Agents
C. Residential Permit Renewal	$50 annually; $25 if no false alarms within a 12-month period
D. Commercial Permit Renewal	$100 annually; $75 if no false alarms within a 12-month period
E. Residential Permit Reinstatement	$50
F. Commercial Permit Reinstatement	$100
G. False Alarm Response Fee	
1-3	$0
4-5	$50
6-7	$75
8-9	$100
10	$100 and Police response revoked
5. Solicitor Permits/Registration	
A. Local - 1 year	$100 (Non-refundable)
B. Interstate Commerce Registration - 1 year	$0
6. Good Conduct Letter	$8/Each

Planning

PERMIT/SERVICE	FEE
1. Preliminary Plat	
A. Residential	$850 + $15/lot

B. Non-residential	$500 + $20 per acre
2. Final Plat	
A. Residential	$500 + $10/lot
B. Non-residential	$500 + $15 per acre
3. Plat Revision	
A. Re-plat	$500 + $10/lot
B. Amending Plat	$350
4. Plat Vacation/Short Form	$300
5. Minor Plat	$400
6. ETJ Plat Exemption Letters	$50
7. Zoning Change/Specific Use Permit	
A. Less than 3 acres	$700
B. 3.1 - 10 acres	$900
C. 11 -29 acres	$1,400
D. 30+ acres	$1,600 + $15/acre over 30 ($2800 max)
8. Planned Development/Permit	$1,000 + $20 per acre
9. Preprinted Zoning Ordinances	Free Online
10. Pre-Printed Subdivision Policies	Free Online
11. Comprehensive Plan	Free Online
12. Comprehensive Plan Summary	Free Online
13. Interpretation request for new or unlisted uses in zoning ordinance (City refunds $350 if no ordinance amendment is necessary)	$500
14. Legal Filing Fees	
A. First sheet	$100
C. Each additional sheet	$25
15. Shopping Center Sign Package Review Fee	$250
16. Commercial Site Plan (CSP) fee	$500
17. Commercial Site Plan Amendment	$250
18. Annexation/Disannexation Requests	$500
19. Renotification Fee (at applicant's request)	$125
20. Zoning Verification Letter fee	$25
21. Roadway Impact Fees	Refer to Current Impact Fee Ordinance for Fees
22. Variances and Waiver Requests:	
A. Zoning Ordinance	$250
B. Community Facility Policy	$200
C. Landscape Requirements	$250
D. Masonry Ordinance (new construction only)	$250
E. Subdivision Ordinance	$250
F. Old Town Design Standards (new construction only)	$250
G. Commercial Site Plan	$0
H. Fencing and Screening Ordinance	$250
G. Any other Development-related Ordinance	$250
23. Deployment of Wireless Network (small cell) Nodes in the Right of Way	Refer to the current Cell Nodes Ordinance for Fees
24. Emergency Warning System Cost (charged with filing of the plat)	$25/acre
25. Short Term Rental	
A. Application	$150 (Non-refundable)
B. Permit Renewal	$150 (Non-refundable)
26. ETJ Release Application	$200
27. Municipal Utility / Municipal Management District Application	$4,000
28. Public Improvement District Application	$2,000

Records Management

PERMIT/SERVICE	FEE
1. Paper Copies	
A. Standard-Size Paper Copy (Measures less than 8.5 X 14)	$ .10 per page
B. Non-Standard Size Paper Copy (Larger than 8.5 X 14)	$.50 per page
C. Specialty Paper	Actual Cost
2. Computer Diskette (CD/CDR)	$1.00 each
3. Digital Video Disc (DVD)	$3.00 each
4. Audio Cassette	$1.00 each
5. VHS Video Cassette	$2.50 each
6. Computer Magnetic Tape	Actual Cost
7. Data Cartridge	Actual Cost
8. Tape Cartridge	Actual Cost
9. Thumb Drive	Actual Cost
10. JAZ drive	Actual Cost
11. Other Electronic Media	Actual Cost
12. Miscellaneous Supplies	Actual Cost
13. Postage & Shipping	Actual Cost
14. Photographs	Actual Cost
15. Maps	Actual Cost
16. Other Costs	Actual Cost
17. Outsourced/Contracted Services (may not include development costs)	Actual Cost
18. Microfiche/Microform	

A. Paper Copy	$.10 per page
B. Film/Fiche Copy	actual cost
C. Document Retrieval/Remote	actual cost
19. Computer Resource	
A. PC or LAN	$1.00 per clock hour
B. Client/Server	$2.20 per clock min
C. Midsize	$1.50 per CPU min
D. Mainframe	$10.00 per CPU min
20. Labor Charges	
A. Programming Time	$28.50 per hour
B. Locating/Compiling/Reproducing	$15.00 per hour
C. Labor Charge - CANNOT be charged for 50 or fewer pages; Overhead charge can only be added if there is a charge for labor (>50 pgs)	20% of labor cost
21. FAX	
A. Local	N/A
B. Long Distance, Same Area Code	N/A
C. Long Distance, Different Area Code	N/A
22. General Information	
A. Down Payments *NO SALES TAX CAN BE CHARGED per AG	50% of estimated cost if the requestor is given an itemized statement
B. Credit Card Transaction fee	fees may be recovered
23. Body Worn Camera Recordings	
A. Responsive to Request / AND	$10.00 per recording
B. Audio or Video Footage	$1.00 per full min

Russell Farm

PERMIT/SERVICE	FEE
1. Building Rental	**All rental rates based on hourly rates w/ a minimum 4 hour rental**
A. Chesapeake Building - Operational hours - 1800 sq. ft. - Max occupancy:145	$55 per hour
B. Chesapeake Building - Non-operational hours	$78 per hour
C. Baker Building - Operational Hours - 500 Sq ft. -Max occupancy: 50	$38 per hour
D. Baker Building - Operational Hours	$42 per hour
E. Baker Building - Non-operational Hours	$65 per hour
F. Hay Barn/Outdoor Pavilion - Operational Hours - 1,110 sq. ft. - Max occupancy: 100	$34 per hour
G. Hay Barn/Outdoor Pavilion - Non-Operational Hours	$58 per hour

2. Reservation and Refund Policies

A. All reservations must be made at Russell Farm with the Facility Supervisor.

B. All refund/refund fees are paid at the Burleson Recreation Center.

C. All reservations must be paid in full 48 hours prior to rental.

D. Rental Deposit Fee: $100.00 per building reserved.

E. A deposit is required on facility rentals along with the completion of the Russell Farm Reservation contract. The deposit will be refunded if the area used has been left in

3. Rental Cancellation Refunds:

A. Rentals cancelled 30 calendar days or more prior to booking will receive 100% of the deposit.

B. Rentals cancelled 29 - 15 calendar days or more prior to booking will receive 50% of the deposit.

C. Rentals cancelled 14 calendar days or less prior to booking will receive 50% of the deposit.

D. User shall not collect fees at the Russell Farm unless approval has been granted in writing by an authorized representative of the City's Park and Recreation Department.

4. Educational Field Trip — **$5 per child**

Utility Customer Service

PERMIT/SERVICE	FEE
1. Security Deposits	
A. Minimum Residential	$135
B. Commercial	
1. Minimum for 3/4" Meter	$ 135
2. Minimum for 1 1/2" Meter	$ 160
3. Minimum for 2" Meter	$ 185
4. Minimum for 3" Meter	$ 210
5. Minimum for 4" Meter or Larger	$ 260
C. Security Deposit for Fire Hydrant Meters	$ 1,800
2. Penalty Amount for Late Bills	10% Excluding Tax
3. Returned Payment Fee	$35
4. Extension Fee	$5
5. Reconnect Fee	
A. Standard	$35
B. Reconnect Fee After 5:00 PM and on weekends and holidays	$50

6. Extra Trip Fee	$15
7. Meter Test Fee	
A. For 3/4" or 1" Meter	$30
B. For 1 1/2" Meter and Larger	$125
8. Temporary Service Fee (2 day limit and 2,000 gallons)	$30
9. Transfer Fee	$15
10. Construction Meter Non-Read Fee	$100
11. After Hours Turn-on Fee	$50
12. Initiation Fee (in addition to deposit)	$10
13. Tampering Fee	
A. First Occurrence	$50
B. Second Occurrence	$100
C. Third Occurrence	$150
14. Pull Meter Fee	$30
15. Credit Card Processing Fee	
A. In person or online	3.75% or minimum of $2.50 per payment
B. Over the phone	3.75% or minimum of $2.50 per payment + IVR Fee of $0.50 (This IVR Fee is a direct charge from the vendor)

Solid Waste

PERMIT/SERVICE	FEE
1. Solid Waste Collection Service application fee	$75.00
2. Solid Waste Franchise Fee (Commercial Haulers):	8% of gross collection revenue, remitted quarterly

Water/Wastewater

PERMIT/SERVICE	FEE	ADDITIONAL INFORMATION/REQUIREMENTS
1. Tap Fees		
A. 5.8" Meter Set	$351.42	
B. 5/8" Meter, dig out, U Branch	$573.93	
C. 5/8" Tap, Meter and Box in easement	$2,793.23	Pavement work : Get quote from Public Works
D. 1" Meter Set	$480.34	
E. 1" Water Tap, Meter and Box in easement	$2,934.21	
F. 1 1/2" Meter Set	$707.80	
G. 1 1/2" Tap, Positive Displacement Meter, and Box	$3,980.63	In easement, pavement work: Get quote from Public Works
H. 1 1/2" Tap, Turbine Meter, and Box	$4,336.32	In easement, pavement work: Get quote from Public Works
I. 1 1/2" Meter (turbine)	$1,063.49	
J. 2" Meter (positive disp.)	$952.65	
K. 2" Meter (turbine)	$1,063.49	
L. 2" Meter (compound)	$2,493.40	
M. 2" Tap, Positive Displacement Meter, and Box	$4,225.48	In easement, pavement work: Get quote from Public Works
N. 2" Tap, Meter and Box	$4,336.32	Turbine meter in easement, pavement work: Get quote from Public Works
O. 2" Tap, Meter and Box	$5,766.23	Compound meter in easement, pavement work: Get quote from Public Works
P. 3" Tap, Meter and Box		Get quote from Public Works for additional costs associated with work in pavement - Quotes to be approved by Public Works Director or designee
Q. 4" Tap, Meter and Box		Get quote from Public Works for additional costs associated with work in pavement - Quotes to be approved by Public Works Director or designee
R. 4" Sewer Tap in Pavement	$2,344.52	
S. 4" Sewer Tap in Easement	$2,344.52	
T. Relocate 5/8" Meter less than 12 ft.	$549.60	In easement, pavement work: Get quote from Public Works
U. Relocate 5/8" Meter (more than 12 ft.)		Get quote from Public Works
V. Relocate 1" Meter less than 12 ft.	$561.66	In easement, pavement work: Get quote from Public Works
W. Relocate 1" Meter (more than 12 ft.)		Get quote from Public Works
X. Pull Meter	$87.35	
Y. Double Meter Box	$148.07	
Z. 1 1/2" and 2" Meter Box	$277.93	
AA. > 2" Meter Box		Get quote from Public Works - Quotes to be approved by Public Works Director or designee
AB. Pavement Cut / Replacement		Get quote from Public Works - Quotes to be approved by Public Works Director or designee
AC. Automatic Flush Valve	$1,505.22	
AD. Water and Wastewater Impact Fees (Burleson charges both City of Burleson and City of Fort Worth Impact Fees)		Refer to Current Impact Fee Ordinance for Fees

RESOLUTION CSO#5368-01-2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, ADOPTING AN AMENDED EMERGENCY MEDICAL AND AMBULANCE SERVICES BILLING POLICY.

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, on December 12, 2022, the City entered into an agreement for specialized professional ambulance billing services with Emergicon, LLC ("Emergicon") for Emergicon to provide billing and claims management services for the City's emergency medical and ambulance services (the "Agreement"); and

WHEREAS, on April 17, 2023, the City Council adopted a billing policy to provide direction to Emergicon in providing billing and claims management services under the Agreement; and

WHEREAS, on August 21, 2023, the City Council amended the adopted a billing policy to provide direction to Emergicon to provide that any balance billing shall comply with federal and state law; and

WHEREAS, the City Council desires to amend the billing policy to provide direction to Emergicon in providing billing and claims management services under the Agreement; and

WHEREAS, the City Council finds that adopting the amended emergency medical and ambulance services billing policy attached hereto as Exhibit "A" (the "Emergency Medical and Ambulance Services Billing Policy") is in the best interest of the citizens of the City; and

WHEREAS, the City Council desires to direct City staff to bring the amended fee schedule listed in the amended Emergency Medical and Ambulance Services Billing Policy back before Council as part of the fee schedule ordinance.

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

Section 1.

The Emergency Medical and Ambulance Services Billing Policy is hereby approved and adopted. The City Manager is hereby directed to deliver a copy of the Emergency Medical and Ambulance Services Billing Policy to Emergicon. The City Council hereby directs City staff to bring the amended fee schedule listed in the amended Emergency Medical and Ambulance Services Billing Policy back before Council as part of the fee schedule ordinance.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the 8th day of January, 2024.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

Amanda Campos, City Secretary

APPROVED AS TO LEGAL FORM:

E. Allen Taylor, Jr., City Attorney

EXHIBIT “A”

Emergency Medical and Ambulance Services Billing Policy

CITY OF BURLESON

EMERGENCY MEDICAL AND AMBULANCE SERVICES BILLING POLICY

Approved April 17, 2023

Amended August 21, 2023; January 8, 2024

PURPOSE

1.01. General. On December 12, 2022, the City of Burleson ("City") entered into an agreement for specialized professional ambulance billing services with Emergicon, LLC ("Emergicon") for Emergicon to provide billing and claims management services for the City's emergency medical and ambulance services (the "Agreement"). The purpose of this Policy is to provide direction to Emergicon in performing its duties under the Agreement by approving an initial fee schedule for emergency medical and ambulance services, approving specific billing practices, and authorizing Emergicon to make certain discounts and write offs.

1.02. Effective Date of Policy. The terms of this Policy shall take effect on October 1, 2023.

FEE SCHEDULE

2.01. Fee Schedule. The initial fee schedule for emergency medical and ambulance services in the City is as follows:

Description	Fee	Description
ALS-E - A0427	$1,600.00	A patient is in more critical condition, and a paramedic is required to assist in the treatment of the patient.
ALS – Non-Emergent - A0426	$1,600.00	Transportation by ground ambulance vehicle and the provision of medically necessary supplies and services including the provision of at least one ALS intervention by ALS personnel trained to the level of the EMT-Intermediate or paramedic.
ALS 2 - A0433	$1,750.00	ALS-E combined with specific medication or interventions delivered.
BLS – Non-Emergent - A0428	$1,400.00	Transportation by ground ambulance vehicle as defined by the state. The ambulance must be staffed by an individual who is qualified as an EMT-Basic per state guidelines
BLS - E - A0429	$1,400.00	An emergency transport provided by certified Emergency Medical Technicians (EMTs)

SCT - A0434	$2,200.00	Interfacility transport of a critically ill patient, which requires specially trained paramedics
ALS Disp - A0398	$400.00	A bundled fee designed to cover supplies used during ALS-E or ALS 2 transports
BLS Disp - A0382	$350.00	A bundled fee designed to cover supplies used during BLS-E transports
O2 - A0422	$150.00	A fee for oxygen
Mileage - A0425	$24.00	A fee per mile of transport
TNT - A0998	$175.00	A fee that can be assessed when specific interventions are performed, but the patient is not transported

2.02. Definitions. The terms and acronyms used in the initial fee schedule above shall have the following meanings in this Policy:

Advanced Life Support – Emergent (ALS-E) – A patient is in more critical condition, and a paramedic is required to assist in the treatment of the patient.

Advanced Life Support – Non-Emergent - Transportation by ground ambulance vehicle and the provision of medically necessary supplies andservices including the provision of at least one ALS intervention by ALS personnel trained to the level of the EMT-Intermediate or paramedic.

Advanced Life Support 2 (ALS 2) – ALS-E combined with specific medication or interventions delivered.

Basic Life Support - Non-Emergent - Transportation by ground ambulance vehicle as defined by the state. The ambulance must be staffed by an individual who is qualified as an EMT-Basic per state guidelines

Basic Life Support – Emergent (BLS-E) – An emergency transport provided by certified Emergency Medical Technicians (EMTs).

Specialty Care Transport – Interfacility transport of a critically ill patient, which requires specially trained paramedics.

Advanced Life Support Disposables – A bundled fee designed to cover supplies used during ALS-E or ALS 2 transports.

Basic Life Support Disposables – A bundled fee designed to cover supplies used during BLS-E transports.

Oxygen – A fee for oxygen.

Mileage – A fee per mile of transport.

Treatment No Transport (TNT) – A fee that can be assessed when specific interventions are performed, but the patient is not transported.

2.03. Applicability. The initial fee schedule shall apply to both residents and non-residents of the City.

2.04. TNT Fee. The TNT fee shall apply only when an ALS intervention is performed.

2.04. Ordinance. City staff is hereby directed to bring the fee schedule above back before Council as part of the fee schedule ordinance.

BILLING PRACTICES, DISCOUNTS, AND WRITE OFFS

3.01. Balance Billing. To the extent authorized by state and federal law, Emergicon is authorized to utilize balance billing, meaning the patient shall receive a bill for the difference between the amount charged and the amount the patient's insurance covers and approves.

3.02. Authorized Write Offs. Emergicon is authorized to write off fees for disposables and oxygen. The specific amounts written off, if any, and other terms of the write off shall be determined by Emergicon.

3.03. Hard Collections Prohibition. Emergicon shall not utilize collection methods that report unpaid balances to credit reporting agencies.

3.04. Interest-Free Payment Plans. Emergicon is authorized to offer patients with balances interest-free payment plans. The specific terms of such payment plan, if any, shall be determined by Emergicon.

3.05 Prompt Payment Discounts. Emergicon is authorized to allow a prompt pay discount of twenty-five percent (25%) to forty-five percent (45%) of the amount owed. The specific discount percentage, if any, and other terms of the discount shall be determined by Emergicon.

City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Tony D. McIlwain, Director**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on an ordinance amending Section 10-104, "Contractor Registration Procedures," of Division 4, "Electrical Licensing and Contractor Registration," of Article II, "Administration," of Chapter 10, "Buildings and Building Regulations," of the Code of Ordinances. (First Reading) *(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning; providing business – friendly environment; continuing efficient development review process; and enhancing partnership with the development community.

SUMMARY:

Texas House Bill (HB) 871, which took effect on September 1, 2021, prohibits municipalities from charging a registration fee to state-licensed air conditioning and refrigeration contractors for work performed in the municipality or for providing notice to the municipality that the contractors have obtained a state license. The City has been compliant with state law and this action updates the text within the Code of Ordinances.

This ordinance amends Subsection (b)(3), "Mechanical Contractors," of Section 10-104, "Contractor Registration Procedures," of Division 4, "Electrical Licensing and Contractor Registration," of Article II, "Administration," of Chapter 10, "Buildings and Building Regulations," of the Code of Ordinances, to read as follows:

"**(3)** Mechanical contractors. There are no licensing requirements for air conditioning and refrigeration contractors. To be eligible for registration, a mechanical contractor shall not be simultaneously employed by, or providing services for, any other business entity for the purpose of obtaining permits from the city."

Additionally, this ordinance amends Subsection (g), "Fees," of Section 10-104, "Contractor Registration Procedures," of Division 4, "Electrical Licensing and Contractor Registration," of Article II, "Administration," of Chapter 10, "Buildings and Building Regulations," of the Code of Ordinances, City of Burleson by adding Subsection (4) to read as follows:

"**(g)** Fees. There shall be no fee for the registration required by this section. Nothing in this subsection shall be construed as to prohibit the city from collecting any building permit fee."

RECOMMENDATION:

Staff recommends approval of the ordinance amendment.

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

None

REFERENCE:

Texas Occupations Code Section 1302.304 – Municipal Fees

FISCAL IMPACT:

None; staff has not been collecting registration fees.

STAFF CONTACT:

Tony D. McIlwain, AICP,CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684

Ordinance Amendment: Chapter 10, Buildings and Building Regulations

CITY COUNCIL– 3.23.26

TONY D. MCILWAIN, AICP, CFM

DEVELOPMENT SERVICES DIRECTOR

BACKGROUND

- Texas House Bill (HB) 871, which took effect on September 1, 2021, prohibits municipalities from charging a registration fee to state-licensed air conditioning and refrigeration contractors for work performed in the municipality or for providing notice to the municipality that the contractors have obtained a state license.
- Texas Occupations Code Section 1302.304 contains the language from HB 871.
- The City has been compliant with state law, and this action updates the text within the Code of Ordinances.

PURPOSE

- This ordinance amends Subsection (b)(3), “Mechanical Contractors,” of Section 10-104, “Contractor Registration Procedures,” of Division 4, “Electrical Licensing and Contractor Registration,” of Article II, “Administration,” of Chapter 10, “Buildings and Building Regulations,” of the Code of Ordinances, to read as follows:

“**(3)** Mechanical contractors. There are no licensing requirements for air conditioning and refrigeration contractors. To be eligible for registration, a mechanical contractor shall not be simultaneously employed by, or providing services for, any other business entity for the purpose of obtaining permits from the city.”

PURPOSE

- Additionally, this ordinance amends Subsection (g), “Fees,” of Section 10-104, “Contractor Registration Procedures,” of Division 4, “Electrical Licensing and Contractor Registration,” of Article II, “Administration,” of Chapter 10, “Buildings and Building Regulations,” of the Code of Ordinances, City of Burleson by adding Subsection (4) to read as follows:

“**(g)** Fees. There shall be no fee for the registration required by this section. Nothing in this subsection shall be construed as to prohibit the city from collecting any building permit fee.”

Staff Recommendation

- Staff recommends approval of the ordinance amendment.

ORDINANCE

AN ORDINANCE FOR THE CITY OF BURLESON, TEXAS, AMENDING SECTION 10-104, "CONTRACTOR REGISTRATION PROCEDURES," OF DIVISION 4, "ELECTRICAL LICENSING AND CONTRACTOR REGISTRATION," OF ARTICLE II, "ADMINISTRATION," OF CHAPTER 10, "BUILDINGS AND BUILDING REGULATIONS," OF THE CODE OF ORDINANCES, CITY OF BURLESON, TEXAS, BY CLARIFYING THE REQUIREMENTS FOR REGISTRATION OF AIR CONDITIONING AND REFRIGERATION CONTRACTORS IN ACCORDANCE WITH STATE LAW; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (the "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, Texas House Bill 871, adopted during the 2021 legislative session, prohibits municipalities from charging a registration fee to state-licensed air conditioning and refrigeration contractors for work performed in the municipality or for providing notice to the municipality that the contractors have obtained a state license; and

WHEREAS, the City Council desires to amend the City's regulations pertaining to contractors that do not comply with state law; and

WHEREAS, pursuant to Section 2-4(b) of the Code of Ordinances, City of Burleson, Texas, the City Council must consider and approve ordinance amendments at two separate sessions of the City Council unless an exception applies, and no such exception applies to this ordinance; and

WHEREAS, the City Council has determined that the proposed ordinance amendment promotes the health, safety, and the general welfare within the City of Burleson and is in the best interest of the City of Burleson.

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

SECTION 1.

Subsection (b)(3), "Mechanical Contractors," of Section 10-104, "Contractor Registration Procedures," of Division 4, "Electrical Licensing and Contractor Registration," of Article II, "Administration," of Chapter 10, "Buildings and Building Regulations," of the Code of Ordinances, City of Burleson, Texas, is hereby amended to read as follows:

"**(3)** Mechanical contractors. There are no licensing requirements for air conditioning and refrigeration contractors. To be eligible for registration, a mechanical contractor shall not be simultaneously employed by, or providing services for, any other business entity for the purpose of obtaining permits from the city."

SECTION 2.

Subsection (g), "Fees," of Section 10-104, "Contractor Registration Procedures," of Division 4, "Electrical Licensing and Contractor Registration," of Article II, "Administration," of Chapter 10, "Buildings and Building Regulations," of the Code of Ordinances, City of Burleson is hereby amended to read as follows:

"**(g)** Fees. There shall be no fee for the registration required by this section. Nothing in this subsection shall be construed as to prohibit the city from collecting any building permit fee."

SECTION 3.

This Ordinance shall be cumulative of all provisions of the City, 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.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance be 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, or 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 5.

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED:

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

Second Reading: the _____ day of _____, 20_____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____

Amanda Campos, City Secretary

APPROVED AS TO FORM & LEGALITY:

_____

E. Allen Taylor, Jr., City Attorney

City Council Regular Meeting

DEPARTMENT: **Capital Engineering**

FROM: **Randy Morrison, PE, Director of Capital Engineering**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a professional services agreement with Pape-Dawson Consulting Engineers, LLC for the design of the FM 917 and I-35W Lift Station and Force Main Project in the amount of $617,300 (Project WW2602). *(Staff Contact: Randy Morrison, PE, Director of Capital Engineering)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.4 Implement the city's Capital Improvement Program 2.5 Develop and maintain facilities and utility services

SUMMARY:

The scope of the project includes providing design and construction documents for the FM 917 and I-35W Lift Station and Force Main Project. The proposed 1MGD lift station will be located near the northeast corner of FM 917 and S Burleson Boulevard. From the lift station there will be an 8-inch sewer force main constructed along FM 917, traveling west and connecting to the existing 8” stub located near the intersection of FM 917 and Vantage Dr. The force main will cross under I-35W, which will require extensive coordination and approval from TxDOT. The project will also include the construction of a gravity sewer main that will provide service to several of the properties in the area that will be served by the lift station. The project will include full design and construction of the lift station, force main and gravity main.

This contract is for professional services as defined under Texas Government Code Chapter 2254, Professional Services Procurement Act. In accordance with Chapter 2254, professional service providers must be selected on the basis of demonstrated competence and qualifications rather than price. Pape-Dawson Consulting Engineers, LLC has been determined by staff to be the most qualified provider for the required services based on a Qualifications Based Selection

and Interview process. The opportunity was distributed to 345 e-mail addresses under 95 applicable commodity codes and the City received 8 submittals. Submittals were evaluated in accordance with the published criteria and Pape-Dawson Consulting Engineers, LLC was determined to be the most qualified provider.

In compliance with Chapter 2254, the City has negotiated a contract with Pape-Dawson Consulting Engineers, LLC at a fair and reasonable price. Staff has determined that this procurement meets the statutory requirements for the selection of professional services and is in compliance with applicable law.

RECOMMENDATION:

Consider and take possible action on a professional services agreement with Pape-Dawson Consulting Engineers, LLC for the design of the FM 917 and I-35W Lift Station and Force Main Project in the amount of $617,300 (Project WW2602).

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

Proposed Expenditure/Revenue: $617,300
Account Number(s): 5203101 72010
Fund: Sewer Bonds
Account Description: W&S Bond – Capital Design & ROW
Procurement Method: Request for Qualifications

STAFF CONTACT:

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612

FM917 and I-35W Lift Station and Force Main

Professional Services Agreement

PRESENTED TO CITY COUNCIL

MARCH 23, 2026

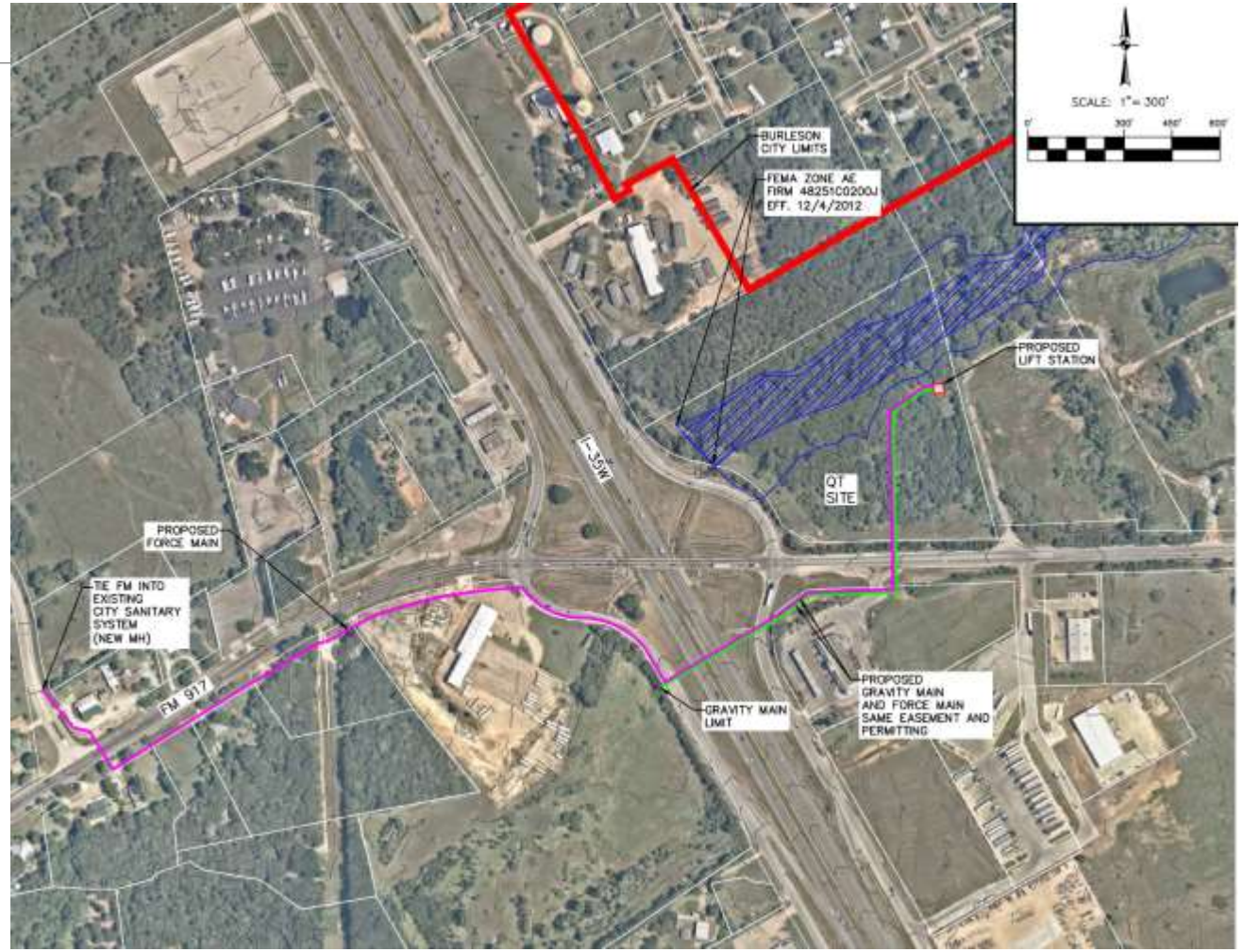
BACKGROUND

- Sewer services needed in the area of FM917 and I-35W – requires sewer lift station
- Proposed development on NE corner of FM917 and S. Burleson Blvd. interested in connecting to City sewer
- Other developments on septic desiring permanent sewer service
- Analysis of potential developments determined 1 MGD lift station needed
- TxDOT Coordination



SCOPE OF PROJECT

- The project will include the design and construction of a 1MGD sewer lift station, an 8” force main and 12” gravity sewer main.
- Consultant will provide full engineering design services to develop construction documents, ROW acquisition services, bidding support and construction support services



CONSULTING PROCUREMENT

Advertised: August 24, 2025 & August 31, 2025

Submittals Due: September 19, 2025

Project Interviews: October 3, 2025

Pape-Dawson Consulting Engineers, LLC selected as Consultant

Scope of Contract:

- Geotechnical Investigations; Subsurface utility exploration; Survey; Environmental Studies & permitting; TxDOT & County Coordination; Easement Documents; Full civil engineering design; construction admin and bid phase services.

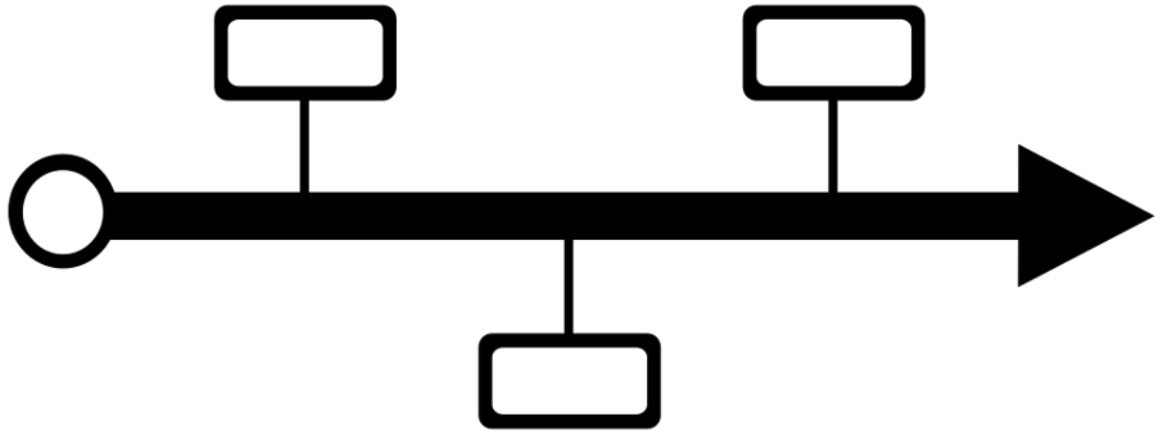
Total Fee: $617,300



Graphic Credit: Shutterstock.com

TIMELINE

- Contract Award: March 23, 2026
- Notice to Proceed: April 2026
- Estimated Schedule:
  - Design Completion: Spring 2027
  - R.O.W. Acquisition Completion: Spring 2027
  - Project Bidding: Spring 2027
  - Construction Award: Summer 2027
  - Construction Completion: Fall 2028



ACTION REQUESTED

Consider and take possible action on a professional services agreement with Pape-Dawson Consulting Engineers, LLC for the design of the FM 917 and I-35W Lift Station and Force Main Project in the amount of $617,300 (Project WW2602).

Questions/Comments

Randy Morrison, PE

Director of Capital Engineering

rmorrison@burlesontx.com

817-426-9612

City Council Regular Meeting

DEPARTMENT: **Capital Engineering**

FROM: **Christina Turner-Noteware, PE, Deputy Director of Capital Engineering**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a professional services agreement with Lockwood, Andrews & Newnam, Inc. (LAN) for the design and real estate acquisition services of the Wicker Hill Road and Greenridge Drive Reconstruction Project in the amount of $848,745.00 (Project ST2603). *(Staff Contact: Christina Turner-Noteware, PE, Deputy Director of Capital Engineering)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 **Dynamic & Preferred City** Through Managed Growth	2.3 Enhance connectivity and improve mobility 2.4 Implement the city's Capital Improvement Program

SUMMARY:

The scope of the project includes providing design and construction documents for critical roadway improvements to support the new Joshua Independent School District (JISD) elementary school currently under construction on the northwest corner of Wicker Hill Road and Greenridge Drive. The project will reconstruct and upgrade Wicker Hill Road and Greenridge Drive to modern standards, ensuring safe and efficient access for school traffic, emergency services, and future development. The project scope includes right-of-way acquisition and construction of ultimate improvements, including concrete paving, curb, gutter and sidewalks, and storm drainage infrastructure.

This contract is for professional services as defined under Texas Government Code Chapter 2254, Professional Services Procurement Act. In accordance with Chapter 2254, professional service providers must be selected on the basis of demonstrated competence and qualifications rather than price. LAN has been determined by staff to be the most qualified provider for the required services based on a Qualifications Based Selection and Interview process. The

opportunity was distributed to 1304 vendors under 4 applicable commodity codes and the City received 14 submittals. Submittals were evaluated in accordance with the published criteria and LAN was determined to be the most qualified provider.

In compliance with Chapter 2254, the City has negotiated a contract with LAN at a fair and reasonable price. Staff has determined that this procurement meets the statutory requirements for the selection of professional services and is in compliance with applicable law.

RECOMMENDATION:

Consider and take possible action on a professional services agreement with Lockwood, Andrews & Newnam, Inc. (LAN) for the design of the Wicker Hill Road and Greenridge Drive Reconstruction Project in the amount of $848,745.00 (Project ST2603).

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

Proposed Expenditure/Revenue: $848,745.00
Account Number(s): 4203101 72010
Fund: Engineering/Capital
Account Description: FY25 CO Bond - Design
Procurement Method: Request for Qualifications

STAFF CONTACT:

Christina Turner-Noteware, PE
Deputy Director of Capital Engineering
cturner@burlesontx.com
817-426-9846

Wicker Hill Road and Greenridge Drive Reconstruction

Professional Services Agreement

PRESENTED TO CITY COUNCIL

MARCH 23, 2026

Wicker Hill and Greenridge Background

- The Parks at Panchasarp Farms development includes a new Joshua Elementary School site with the development and the school is now moving forward with an estimated opening in the Fall semester of 2027.
- This necessitates roadway improvements on Wicker Hill and Greenridge to modern standards, ensuring safe and efficient access for school traffic, emergency services, and future development.



Project Components

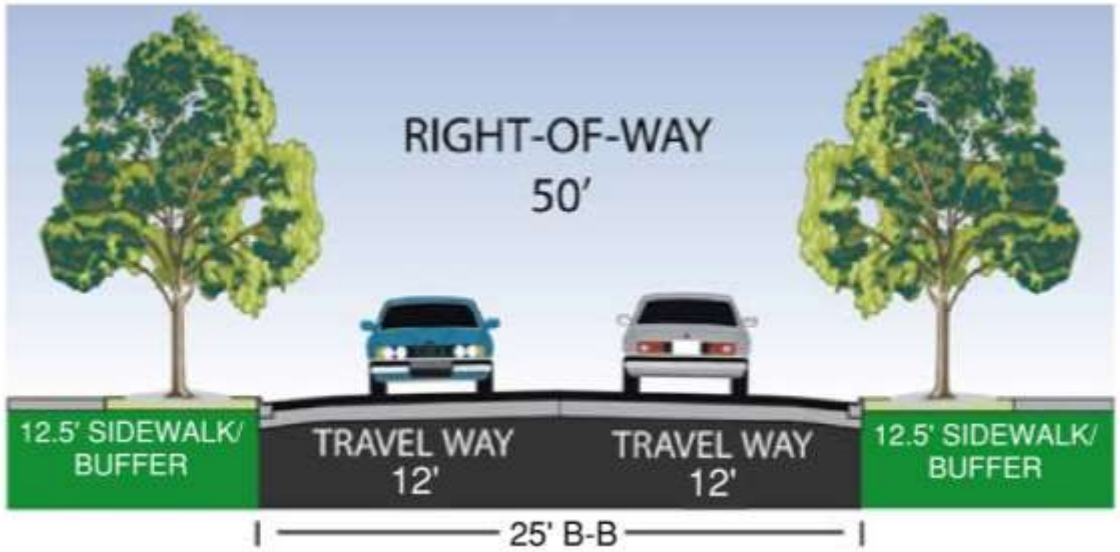
- Right of Way Mapping and Easement Acquisition Support
- Utility Coordination
- Permitting and Regulatory Coordination
- Design of Ultimate Improvements
  - Concrete Paving
  - Curb and Gutter
  - Sidewalks
  - Storm Drainage Infrastructure/Drainage Analysis
  - Street Lighting
- Bidding Support
- Construction Phase Services





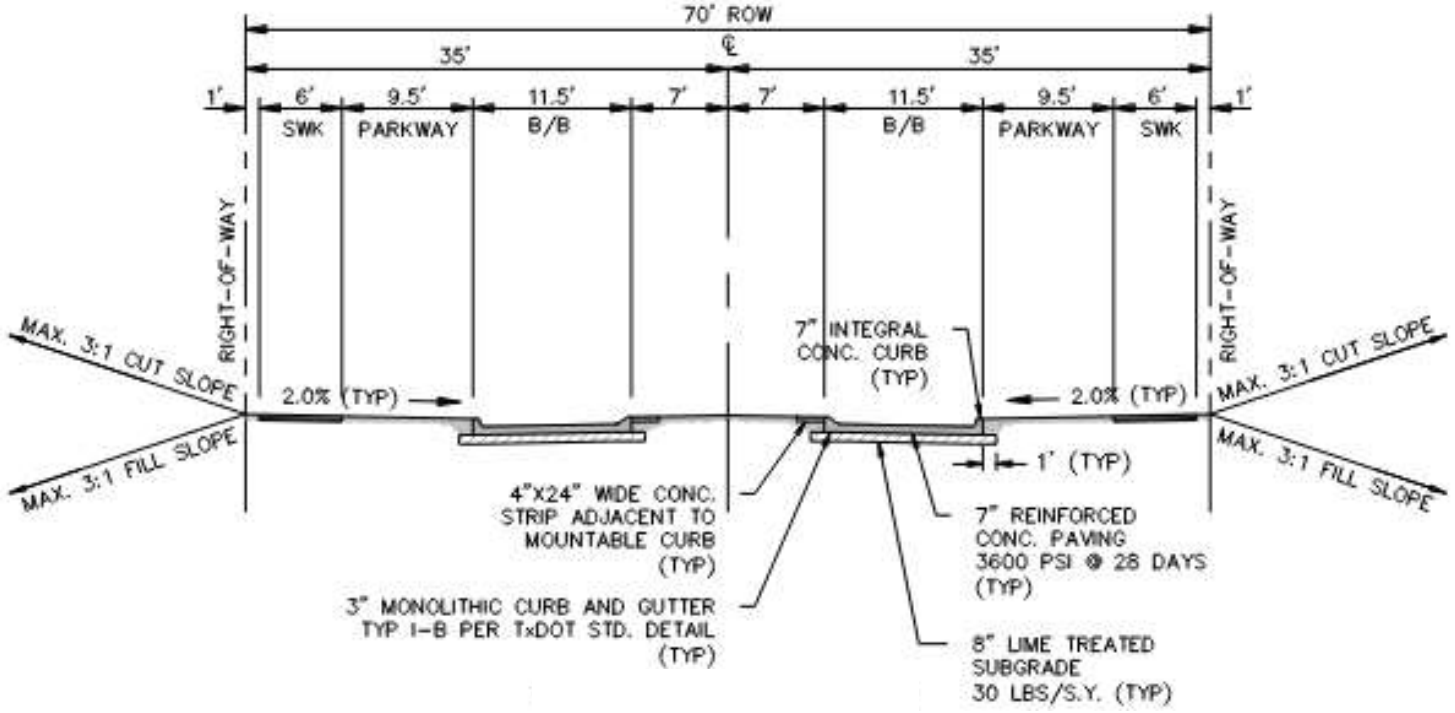
Proposed Cross Sections

- Wicker Hill Road - From SH174 to Greenridge Drive and west of Greenridge Drive
  - 50-foot Right of Way
  - 2 – 12’ Travel Lanes
  - Curb and Gutter
  - 12½ foot wide Sidewalk and Landscape Buffer (will be hydromulch)
  - Street lighting anticipated



Proposed Cross Sections

- Greenridge Drive – between Wicker Hill Road and Aurora Hills Trail (matching the cross section being constructed west of the project)
  - 70-foot Right of Way
  - 2 – 11’ Travel Lanes
  - 14’ Median
  - Curb and Gutter
  - 9.5’ parkway (will be hydromulch)
  - 6’ sidewalk on both sides
  - Street lighting anticipated



Proposed Project



CONSULTING PROCUREMENT

Request Distributed: November 21, 2025

Lockwood, Andrews & Newnam, Inc. (LAN) selected as Consultant

Scope of Contract: Design, ROW Acquisition, Bidding and Construction Support

Design Fee: $559,995

ROW Acquisition Services Fee: $288,750

Total Available Budget:

- Design & Right of Way: $1,136,882



Graphic Credit: Shutterstock.com

TIMELINE

Professional Services Agreement Approval: March 23, 2026

Notice to Proceed: April 2026

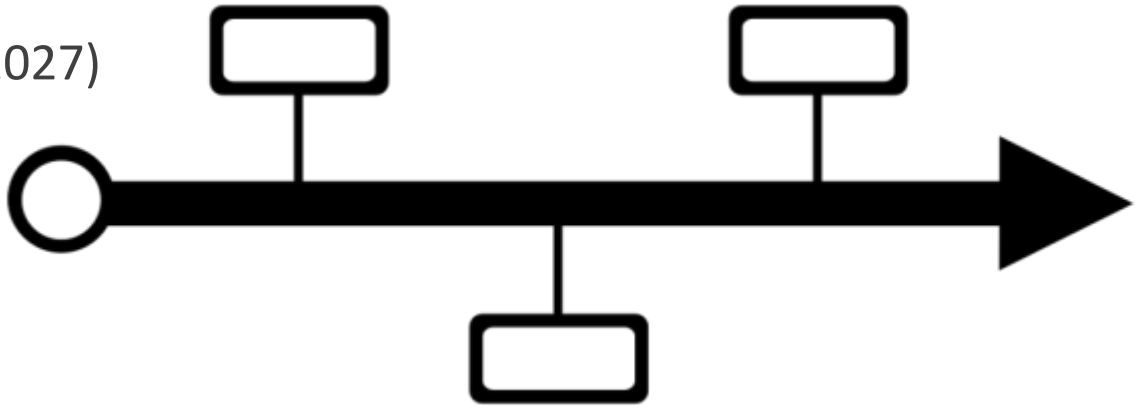
Preliminary Engineering & Schematic Design: 12 weeks from NTP

60% Submittal: 10 weeks from NTP

90% Submittal: 8 weeks from NTP

100% Submittal: 6 weeks from NTP (February 26, 2027)

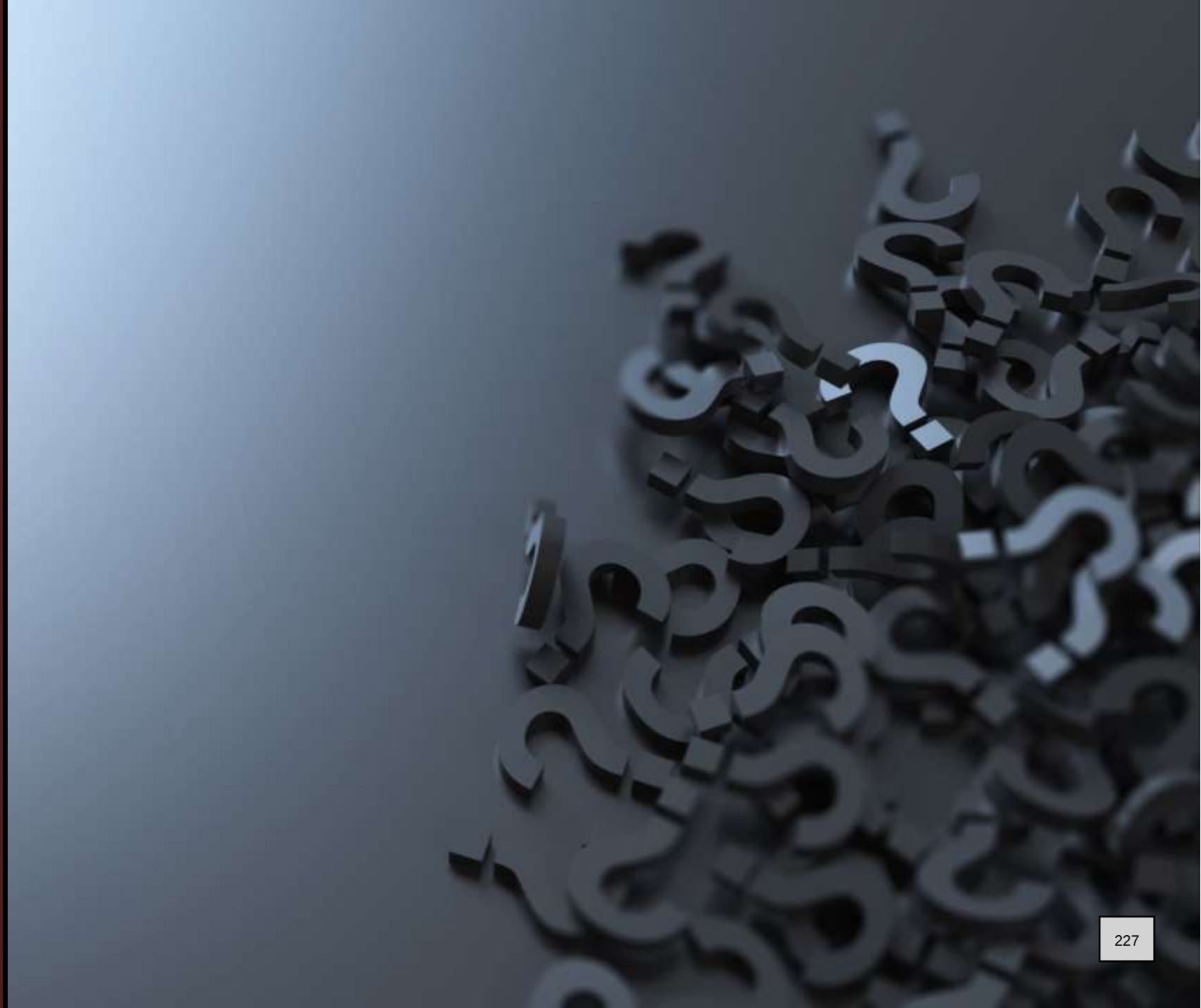
Construction Start: Summer 2027



ACTION REQUESTED

Consider and take possible action on a professional services agreement with Lockwood, Andrews & Newnam, Inc. (LAN) for the design of the Wicker Hill Road and Greenridge Drive Reconstruction Project in the amount of $848,745.00 (Project ST2603)

Questions / Comments



City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Tony McIlwain, Development Services Director**

MEETING: **March 23, 2026**

SUBJECT:

QuikTrip at 2220 W FM 917 (VAR26-002): Consider and take possible action on a resolution for variances to Chapter 63; Sign Regulations, relating to required minimum sign setbacks and maximum height of a pylon sign for QuikTrip located at 2220 W FM 917. *(Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item.) (First and Final Reading)*

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

On November 24, 2025, an application was submitted by Tommy Vilbig representing Vilbig & Associates on behalf of QuikTrip, LLC, for variances to reduce the required sign setback for this site and to increase the maximum height allowed for a pylon sign. An ordinance for a zoning change request was approved for this site by City Council on December 15, 2025.

DEVELOPMENT OVERVIEW:

Sign setback: The City's sign regulations require a ten-foot setback from all property lines. The applicant is requesting to reduce the sign setback to five feet for two requested signs (1 monument sign and 1 pylon sign).

Pylon Sign: The City's sign regulations allow for a maximum height of 30 feet adjacent to the Chisolm Trail Parkway. The applicant is requesting a maximum height of 50 feet.

The applicant's justification for approval in granting the variances has been attached as Exhibit 3.

Approval Standards in Granting a Variance.

(Chapter 63-Sign Regulations, Section 63-12(b) - Variances):

Consideration
Special conditions exist that are ***peculiar to the land, structure or building*** involved and are not applicable to other lands, buildings or structures in the same vicinity. The City may attach such conditions to granting all or a portion of any variance necessary to achieve the purpose of this chapter.
The ***strict interpretation*** of the chapter would ***deprive the applicant of rights commonly enjoyed by other properties*** in the vicinity under the terms of this chapter.
Special conditions and circumstances do not ***result from the actions of the applicant(s)*** and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences.
Granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare
The request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of this chapter; and
Granting the variance will be in harmony with the ***spirit and purpose*** of this chapter.

RECOMMENDATION:

Approve a resolution for all requested sign variances for QuikTrip (VAR26-002).

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

N/A

REFERENCE:

City of Burleson, TX FREESTANDING SIGNS (ecode360.com)

FISCAL IMPACT:

None.

STAFF CONTACT:

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817-426-9684

QuikTrip Signage (VAR26-002)

PRESENTED TO CC– 3.24.25

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

VAR – 2220 W FM 917

Location:

- 2220 W FM 917
- NW Corner of FM917 & Chisholm Trail PKWY

Applicant:

- Tommy Vilbig (Vilbig & Associates)
- Kristoffer Maddox/ Maddox Group, LLC (Owner)

Item for approval:

Resolution for variances to signage related to the minimum required setback and maximum pylon sign height.





VAR – 2220 W FM 917

Property Information:

- Zoning change ordinance approved by City Council on 12.15.2025 (Case 25-285)

Variance(s) requested:

1. **Monument and pylon sign setback(s)**

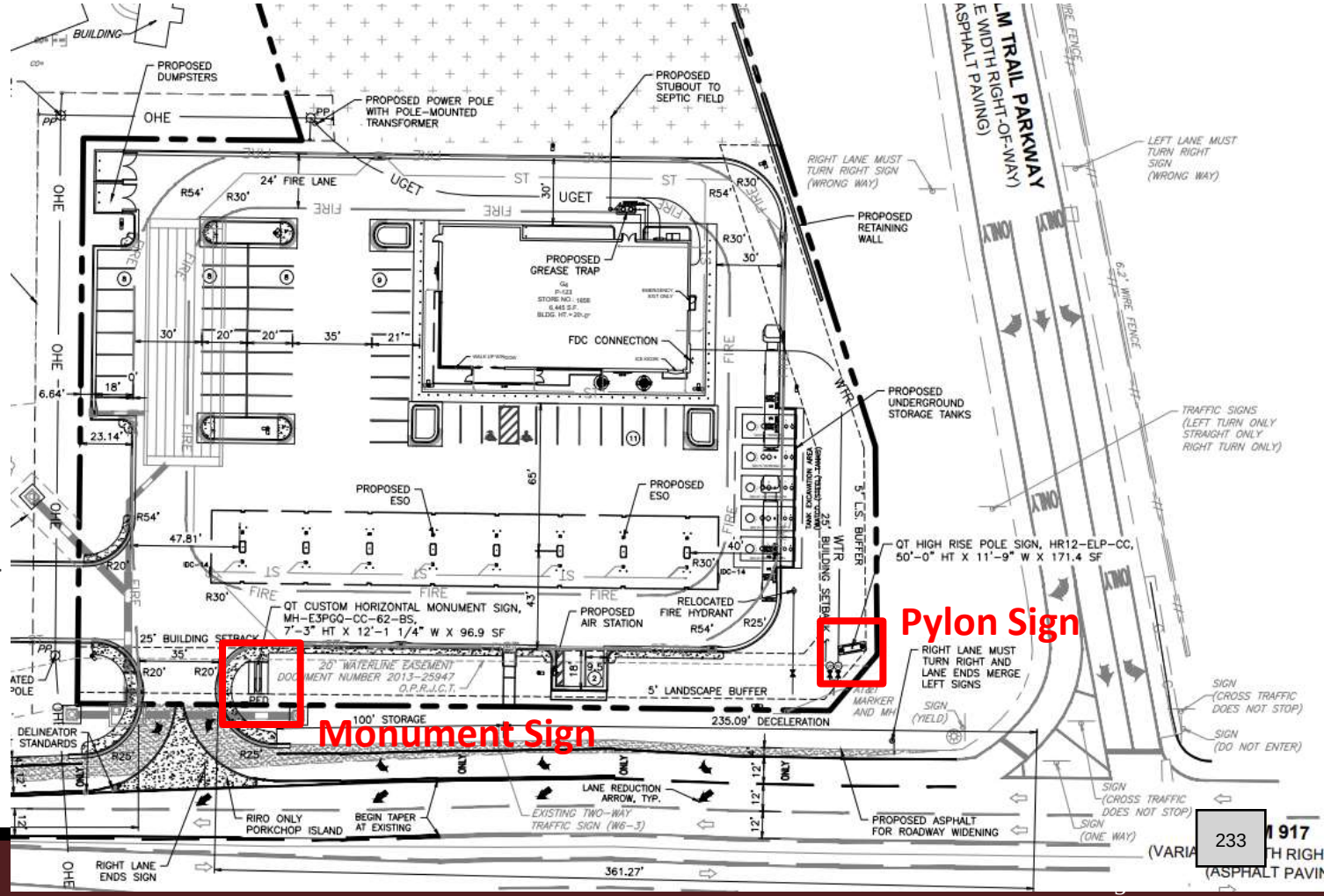
Sign regulations; Section 63-50 (Generally):

(a) All freestanding signs shall be setback a minimum ten feet from the property line.

2. **Pylon sign maximum height**

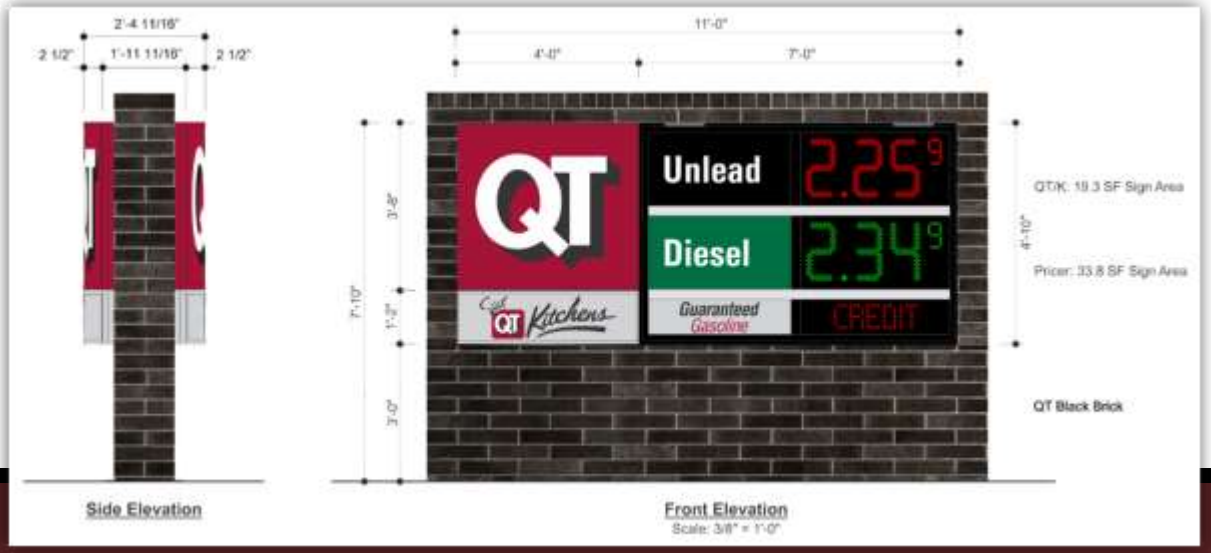
Sign regulations; Section 63-57 (Pylon Signs):

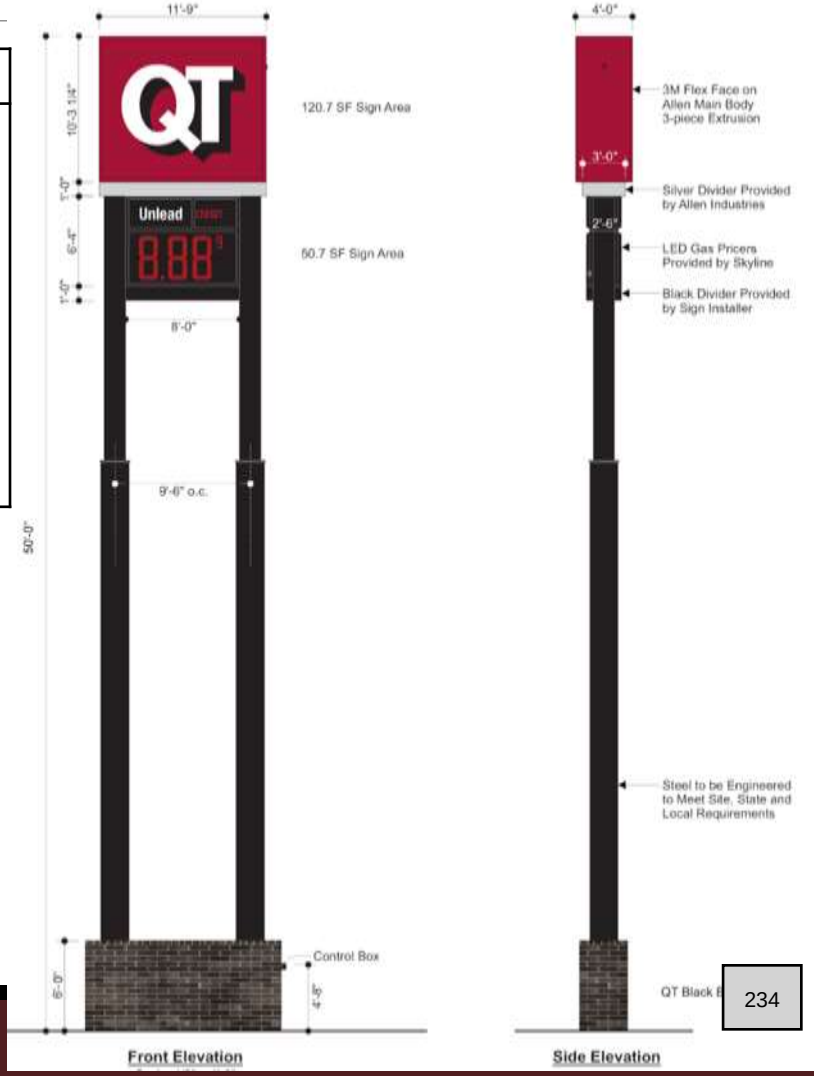
(C) Height: Premises adjacent to Chisholm Trail Parkway — Maximum 30 feet.



CSP – 2220 W FM 917

Variance Requested	***Staff's Findings***
Chapter 63, Sign Regulation, Section 63-50 Generally. • ***Requesting minimum setback of 5 feet*** Chapter 63, Sign Regulations, Section 63-57 Pylon Sign. • **Requesting 50 feet in height**	• **Minimum Setback is 10 feet from property line(s).** • **Maximum 30 feet adjacent to Chisholm Trail Parkway**

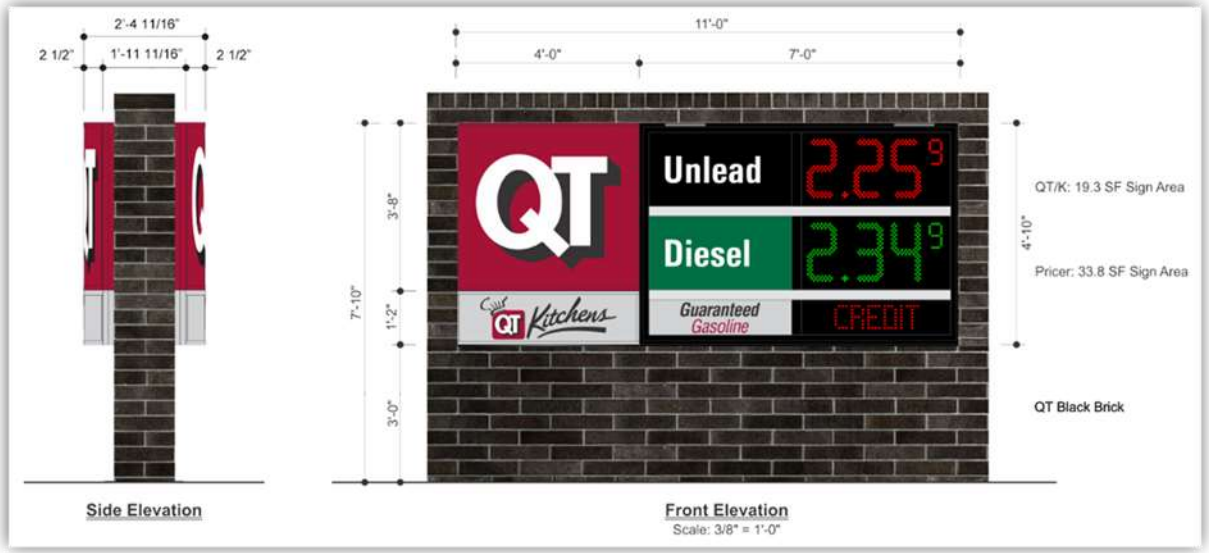




ZC – 2220 W FM 917

Staff Recommendation:

- Staff recommends approval of a resolution for variances related to the minimum required setback and maximum pylon sign height.









Recommend Approval

Recommend Denial

Questions / Comments

Tony McIlwain
Development Services Director
tmcilwain@burlesontx.com
817.426.9684

QuikTrip Corporation
8700 Freeport Pkwy Ste. 115
Irving, TX 75063

Variance Request Narrative

City of Burleson – Development Services
Property Location: Northwest Corner of FM 917 and Chisholm Trail Parkway (CTP)
Applicable Code: Sign Regulations – Section 63-50
Variance Requested: Monument sign setback reduction

QuikTrip respectfully requests a variance from Section 63-50 of the City of Burleson Sign Regulations, which requires freestanding signage to be set back a minimum of 10 feet from the property line, to allow the proposed monument sign to be located 5 feet from the property line.

The requested variance is necessitated by existing site conditions, including right-of-way configuration, roadway alignment, and the constrained buildable area resulting from the property's corner location at FM 917 and CTP. These conditions were not created by the applicant and limit the ability to comply with the full setback requirement while maintaining effective and functional signage placement.

The subject property is affected by required sight-triangle areas, utility easements, driveway locations, and internal circulation requirements that significantly limit available areas for monument sign placement. Compliance with the full 10-foot setback would push the monument sign into areas that conflict with site circulation or visibility objectives. These constraints are unique to this property and not typical of interior commercial parcels.

From a traffic engineering and wayfinding perspective, the proposed 5-foot setback allows the monument sign to be placed in a location that provides clear, early identification of the site for approaching motorists on FM 917 and CTP. Improved visibility reduces sudden braking, lane changes, and last-minute turning movements by clearly identifying site access points in advance.

The monument sign will comply with all applicable height, area, illumination, and sight-visibility standards and will not encroach into the public right-of-way or obstruct sight lines. The reduced setback does not introduce any safety concerns for vehicles or pedestrians.

The variance is not sought to increase signage size or prominence, but to allow reasonable placement of a code-compliant monument sign given the site's physical constraints. Strict enforcement of the setback requirement would unnecessarily limit the site's ability to function effectively as a gas station, an allowed use within the Community Retail zoning district.

Monument signage is consistent with the existing commercial character along FM 917. Granting the variance will not alter the appearance of the corridor or establish an incompatible precedent, as the sign will remain proportional and consistent with surrounding development.

Strict application of the 10-foot monument sign setback requirement would create an unnecessary hardship due to the unique physical constraints of the property. The requested variance to allow a 5-foot setback is reasonable, supported by traffic visibility considerations, and consistent with the intent of the City of Burleson's sign regulations. We respectfully requests approval of this variance.

QuikTrip Corporation
8700 Freeport Pkwy Ste. 115
Irving, TX 75063

Variance Request Narrative

City of Burleson – Development Services
Property Location: Northwest Corner of FM 917 and Chisholm Trail Parkway (CTP)
Applicable Code: Sign Regulations – Section 63-50
Variances Requested:

1. Reduction of freestanding sign setback
2. Increase in allowable pylon sign height

QuikTrip respectfully requests the following variances from the City of Burleson Sign Regulations:

1. A reduction in the required freestanding sign setback from 10 feet to 5 feet from the property line for the proposed pylon sign.
2. An increase in the allowable pylon sign height from the maximum permitted 30 feet to 50 feet.

The requested variances result from existing site conditions, including roadway frontage, right-of-way configuration, and the property's corner location at FM 917 and CTP. These conditions predate the proposed development and were not created by the applicant. Strict compliance with both the setback and height requirements would unreasonably limit the placement and effectiveness of site signage.

The subject property is located at a major intersection with wide rights-of-way, multiple traffic lanes, and higher travel speeds. These conditions require signage to be visible from a greater distance to adequately identify the site. The combination of required setbacks, sight-triangle restrictions, easements, and internal circulation constraints significantly limits compliant sign placement and height, creating a hardship unique to this property.

From a traffic and wayfinding standpoint, the proposed pylon sign height and setback are necessary to ensure adequate visibility for approaching motorists on FM 917 and CTP. The increased height allows the sign to be seen above surrounding visual obstructions such as roadway infrastructure, vehicles, and existing commercial development, reducing sudden lane changes or abrupt turning movements. The reduced setback places the sign in a location that provides earlier and clearer recognition of site access points.

The pylon sign will be designed to meet all structural, illumination, and sight-visibility requirements and will not obstruct sight lines or encroach into the public right-of-way. The proposed height and setback will improve driver awareness without creating distraction or safety hazards.

The variances are not sought to increase signage prominence beyond what is necessary, but to allow functional and safe identification of the site given its location and physical constraints. Denial of the variances would severely limit the site's ability to operate effectively as a gas station, an allowed use within the Community Retail zoning district.

Pylon signage is typical along major commercial corridors such as FM 917. The proposed sign will be consistent in design, scale, and appearance with other commercial developments in the area and will not alter the essential character of the corridor.

Strict application of the freestanding sign setback and height requirements would create an unnecessary hardship due to the unique conditions of the site. Granting the requested variances will allow reasonable use of the property, improve traffic safety and wayfinding, and remain consistent with the intent of the City of Burleson's sign regulations. We respectfully requests approval of these variances.

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF VARIANCES TO CHAPTER 63, SIGN REGULATIONS, TO INCREASE THE MAXIMUM HEIGHT OF A PYLON SIGN, AND REDUCTION TO THE MINIMUM REQUIRED SIGN SETBACK RELATING TO MONUMENT AND PYLON SIGNAGE AT 2220 W FM 917.

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, an application for commercial site plan with a variance related to pylon signage was filed by **Tommy Vilbig** on **November 24, 2025**, under **Case Number VAR26-002**, on property described herein below filed application with the City; and

WHEREAS, on March 23, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

WHEREAS, Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) regulates the location, size, construction, erection, duration, use, and maintenance of signs within the jurisdiction of the City; and

WHEREAS, the City Council finds and determines that special conditions exist that are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity; and

WHEREAS, City Council finds and determines that the strict interpretation of Chapter 63 would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of Chapter 63; and

WHEREAS, City Council finds and determines that the special conditions and circumstances do not result from the actions of the applicant(s) and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

WHEREAS, City Council finds and determines that granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

WHEREAS, City Council finds and determines that the request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of Chapter 63; and

WHEREAS, City Council has determined that granting the variance will be in harmony with the spirit and purpose of Chapter 63; and

WHEREAS, the City Council finds and determines the conditions attached to the variance, if any, are necessary to achieve the purpose of Chapter 63.

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

Section 1.

City Council hereby grants a variance to Section 63-57(c)(1) of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) requiring a pylon sign adjacent to Chisholm Trail Parkway to be limited to a maximum height of 30 feet, to allow a pylon sign to be located at 2220 W FM 917with the following conditions:

Height: Pylon sign shall not exceed 50 feet in height.

City Council hereby grants a variance to Section 63-50(a) of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005) requiring a minimum setback of ten feet from the property line, to allow a pylon sign and monument signs to be located at 2220 W FM 917 with a five-foot setback.

Except as otherwise specified above or as shown on Exhibit "A", all other conditions, regulations, procedures, and rules of Chapter 63, Sign Regulations, of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the signs at 1679 SW Wilshire Blvd.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20_____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

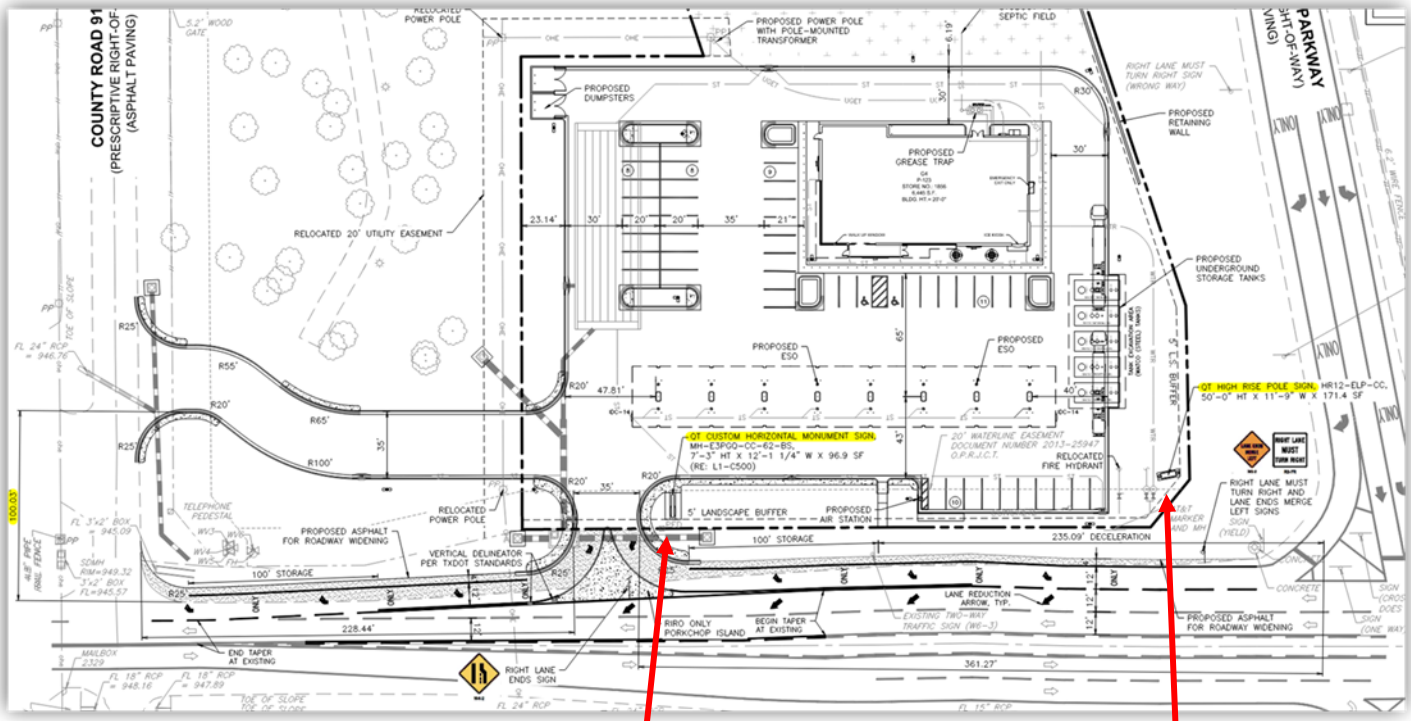
ATTEST:

_____
Amanda Campos, City Secretary

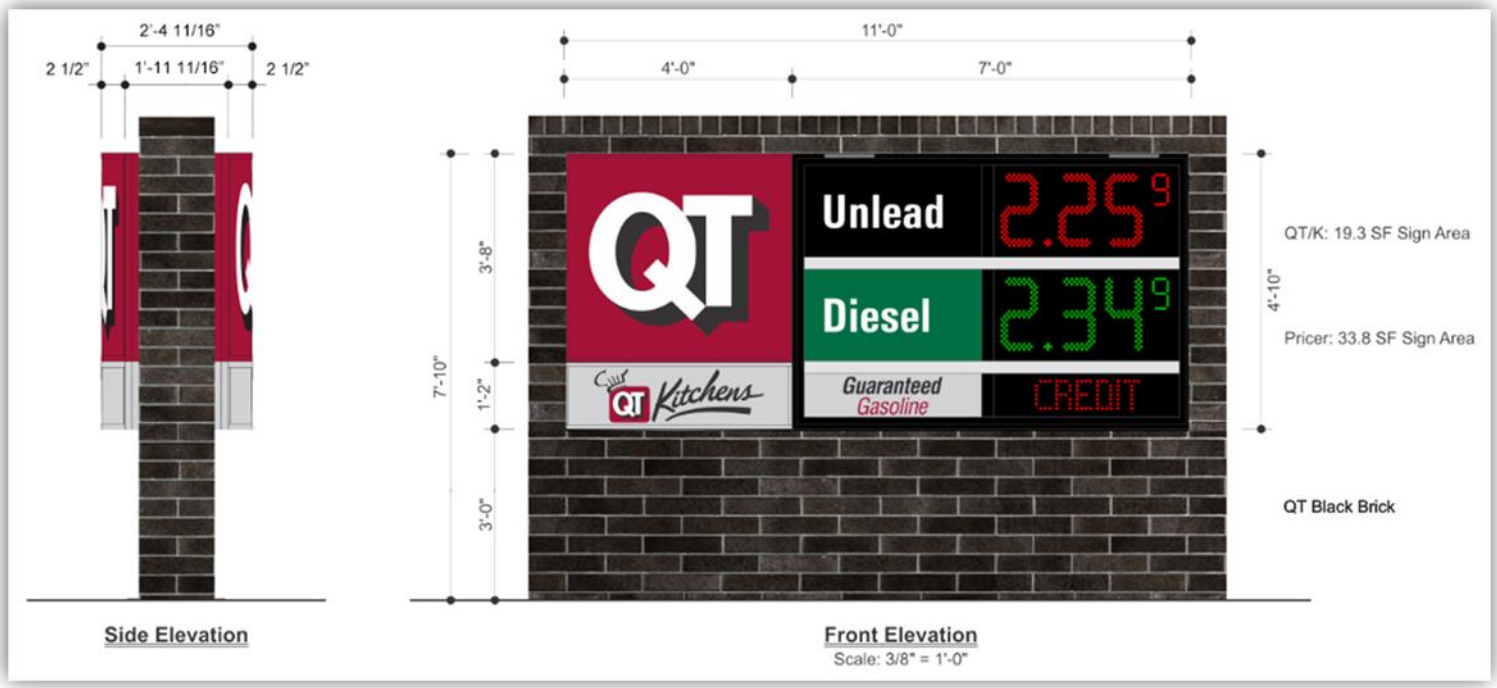
APPROVED AS TO LEGAL FORM:

_____
E. Allen Taylor, Jr., City Attorney

Exhibit "A"

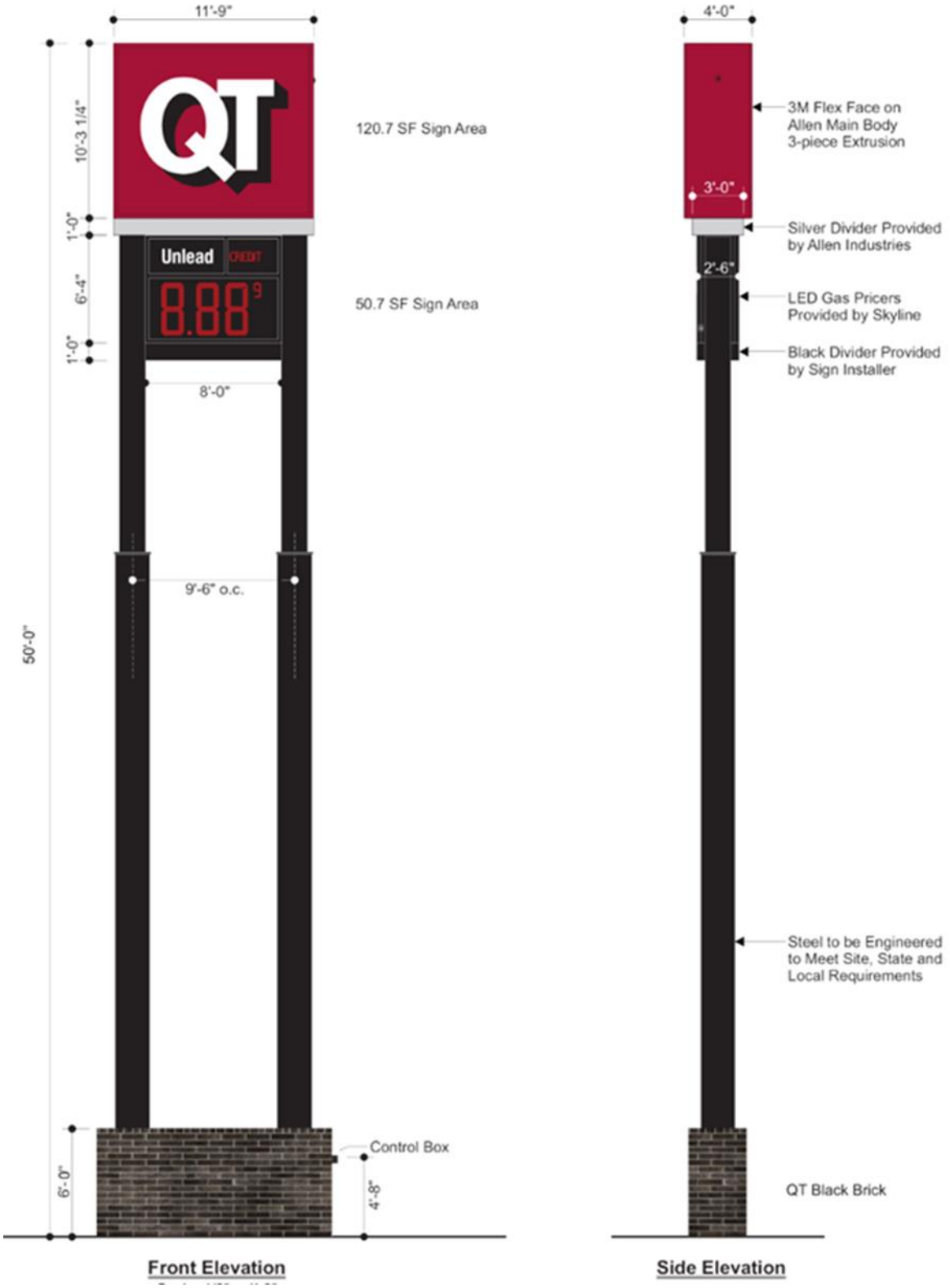


Monument sign **Pylon sign**



Monument sign (above)

Exhibit "A" (Continued)



City Council Regular Meeting

DEPARTMENT: **Finance**

FROM: **Mark Davies, Director of Finance**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a resolution approving the fiscal year 2024-2025 Annual Comprehensive Financial Report (ACFR), Single Audit Report, and the Annual Audit, and directing staff to file the approved documents in the City Secretary's Office and post them on the City's website. *(Staff Contact: Mark Davies, Director of Finance)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers 1.4 Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.

SUMMARY:

Each year, the City hires an independent accounting firm to conduct an audit of the City's basic financial statements. The purpose of the audit is to express an opinion as to whether the City's financial statements present fairly, in all material respects, the financial position of the City. On June 21, 2021, the Council approved a 3-year professional service agreement and two 1-year options with Weaver LLP for audit services.

The ACFR represents the financial position of the City for the fiscal year ending September 30, 2025. The document includes the independent auditor's opinion of management's representations within the annual report. The auditors have provided the City with a clean

opinion (unmodified), which means that in the opinion of Weaver, the City's financial statements present fairly, in all material respects, the financial position of the City. A “clean” or “unmodified opinion” is the best opinion that may be rendered in an audit of the financial statements.

The audit specifically included the following items:

- Audit of the City’s ACFR in accordance with generally accepted auditing standards.
- An evaluation of the City’s internal control over financial reporting.
- Singe Audit in accordance with generally accepted auditing standards and compliance with U.S. Office of Management and Budget (OMB) Compliance Supplement.

The auditor's examination of internal controls was conducted at a level sufficient to gain an understanding of the internal control structure to determine the nature, timing, and extent of audit procedures. The auditors did not perform an audit of internal controls but performed limited tests of internal controls for the purpose of providing an opinion on the financial statements. Additionally, the auditors examined on a test basis, evidence supporting amounts and disclosures in the combined financial statements. The City did not receive a management letter as there were no material weaknesses or recommendations for strengthening controls identified. Jackie Gonzalez, Audit Partner with Weaver will be providing a presentation regarding the results of the audit and will answer any questions.

RECOMMENDATION:

Approve the resolution to accept the Annual Comprehensive Financial Report, Single Audit, and Annual Audit as presented.

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Mark Davies
Director of Finance
mdavies@burlesontx.com
817-426-9607



City of Burleson

For the year ended September 30, 2025

weaver
Assurance • Tax • Advisory

Today's Presenters



Jackie Gonzalez, CPA
Partner, Audit – Public Sector

- Your relationship partner
- 20+ years of experience
- Practice emphasis in auditing and consulting for school districts, cities, counties and other governmental entities



Bradley Gneiting, CPA
Supervisor, Audit – Public Sector

- Your audit supervisor
- Over five years of experience
- Practice emphasis in auditing and consulting for school districts, cities, counties and other governmental entities

Weaver at a Glance

Founded in **1950**, we're a national firm proud of our Texas roots and Houston headquarters.

1,600+
Team Members

~$382M
In Revenue

23
U.S. Locations

200+
Global Network Firms

Industry Practice Areas

- Government
- Higher Education
- Not-for-Profit
- Energy
- Health Care
- Construction
- Real Estate
- Private Equity
- Technology
- Family Office
- Financial Services
- Professional Services
- Manufacturing, Distribution & Retail
- Hospitality & Entertainment

RANKED 2
Top 100 Firms
Accounting Today

RANKED 6
Largest North Texas Accounting Firms
Dallas Business Journal

RANKED 3
Largest Tarrant County Accounting Firms
Dallas Business Journal

RANKED 7
Largest Austin Accounting Firms
Austin Business Journal

RANKED 20
Fastest Growing Firm
Accounting Today

RANKED 11
Fastest Growing Middle Market Firm
Houston Business Journal



Our Experience: **Government**

Weaver's team has performed engagements for over three hundred clients in various levels of government. Our deep experience in this field means you are in the right hands with Weaver.

Core Services

- External audit
- Risk assessment
- Internal audit
- Business process improvement
- IT audit and security
- Valuation
- Forensic accounting
- Fraud investigation
- Agency restructuring and reorganization
- Strategic planning
- Organizational development

AICPA GAQC Member



MORE THAN

300

CLIENTS

STATE GOVERNMENT
LOCAL GOVERNMENT
HIGHER EDUCATION
REGIONAL ENTITIES
PUBLIC K–12

35+ STATE AGENCIES

50+ SCHOOL DISTRICTS

100+ LOCAL/REGIONAL ENTITIES

40+ MUNICIPALITIES

35+ UNIVERSITIES & COLLEGES

50+ GFOA AWARD RECIPIENTS

Audit Process

AUDIT STANDARDS

Performed the audit in accordance with:

- *Generally Accepted Auditing Standards* (GAAS)
- *Generally Accepted Government Auditing Standards* (GAGAS)
- Unmodified opinion issued

COMPLIANCE

Performed tests of the City of Burleson's compliance with certain provisions of laws, regulations, contracts and grant agreements, including items such as compliance with:

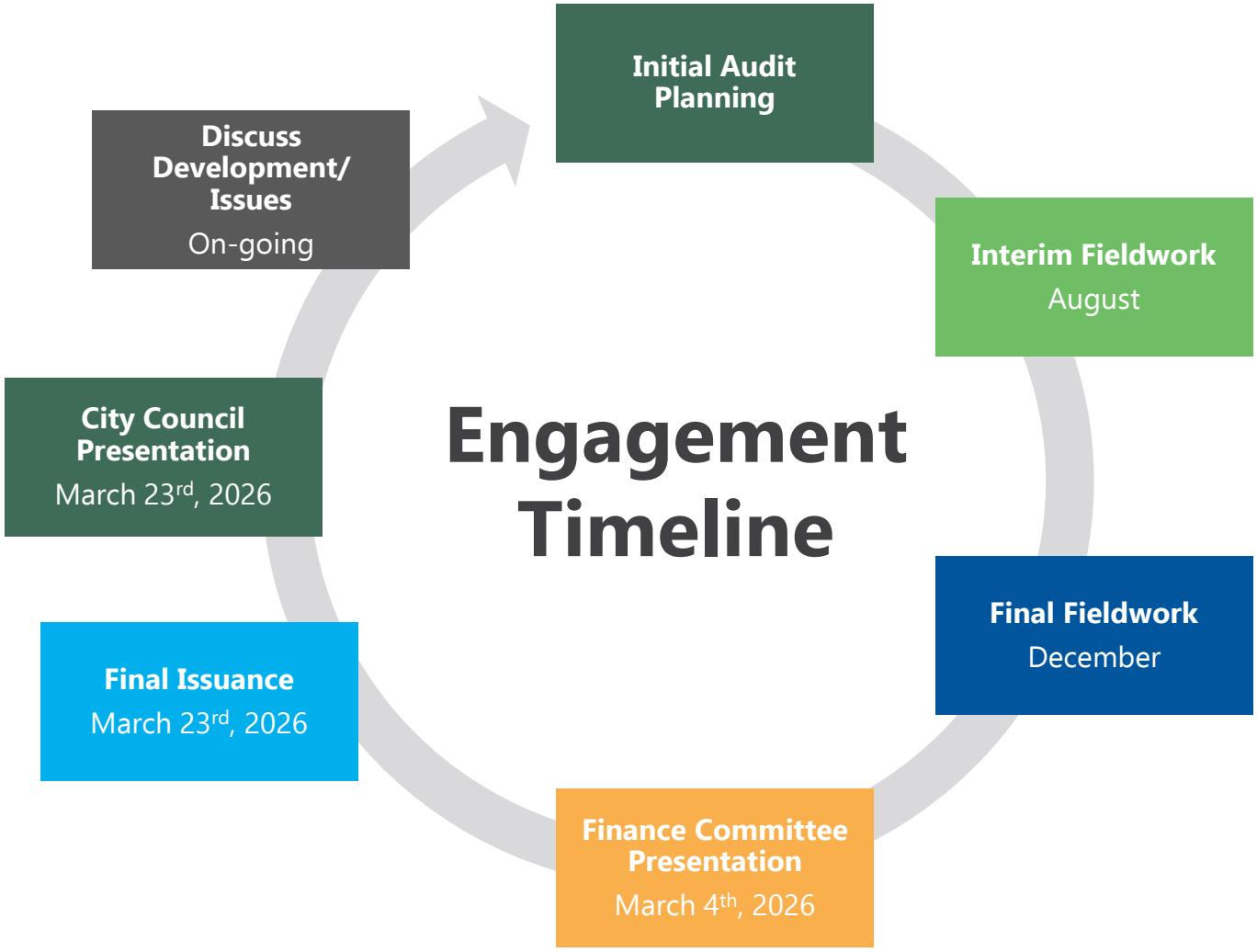
- Public Funds Investment Act (PFIA)



SINGLE AUDIT

- Performed the single audit of federal awards in accordance with the *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance)
- Unmodified opinion issued over compliance

Audit Timeline



Audit Results – Financial Statements

Type of Report Issued:	UNMODIFIED
Internal control over financial reporting:	
Any material weakness(es) identified?	No
Any significant deficiencies that are not material weaknesses?	None reported
Any noted noncompliance material to financial statements?	No

Audit Results – Federal Awards

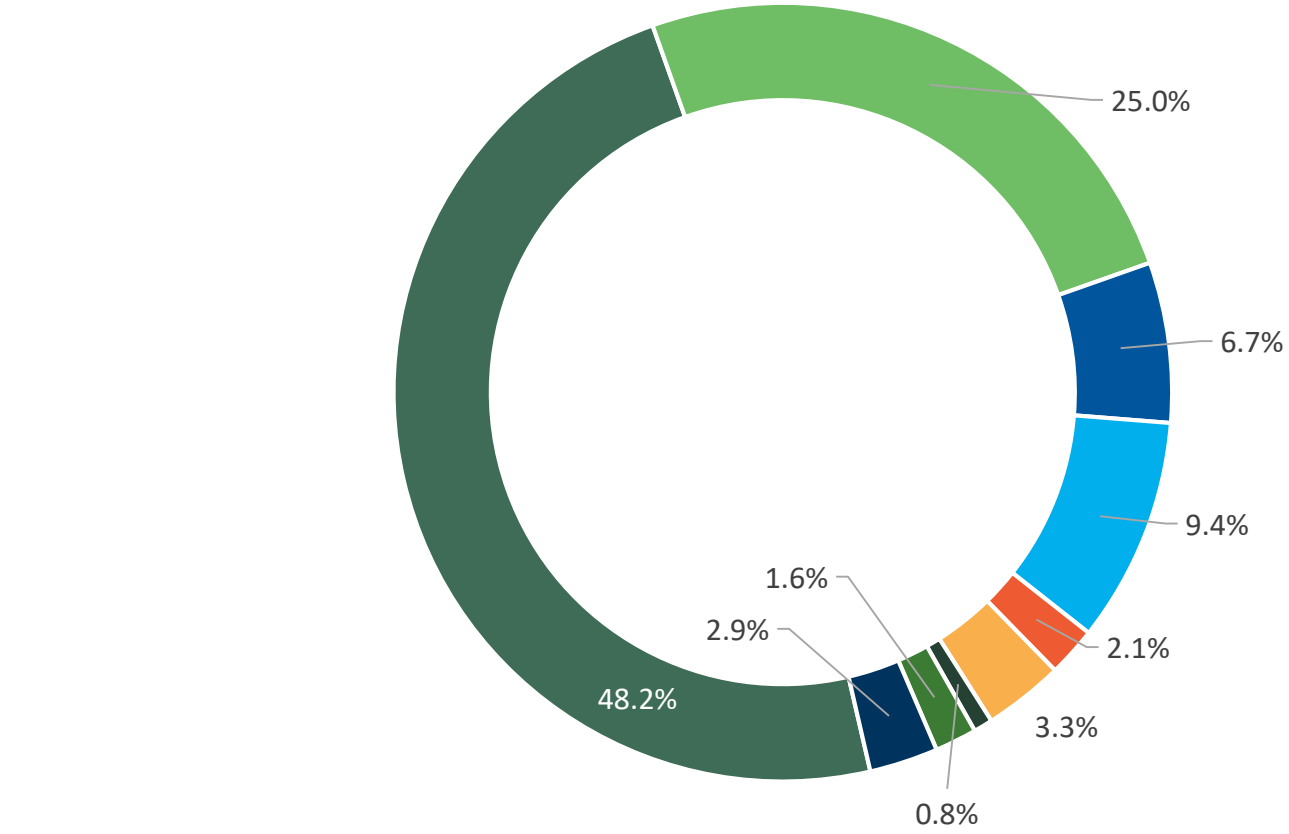
Type of Report Issued, Compliance on Major Programs:	UNMODIFIED
Low Risk Auditee?	Yes
Internal control over the major program:	
Any material weakness(es) identified?	No
Any significant deficiencies that are not material weaknesses?	None reported
Any audit findings required to be reported under 2 CFR 200.516(a)?	No

Major Program: American Rescue Plan Act (21.027)

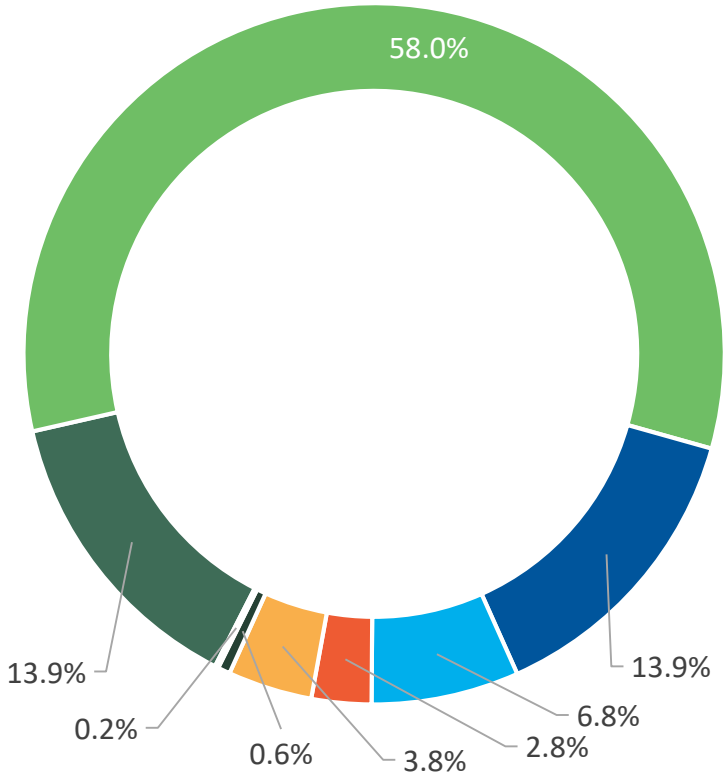
Financial Highlights – General Fund

ASSETS	$	28,152,316
LIABILITIES		3,264,694
DEFERRED INFLOWS OF RESOURCES		3,180,556
FUND BALANCES		
Nonspendable:		
Prepaid items		45,292
Unassigned		21,661,774
Total Fund Balances		21,707,066
REVENUES		63,145,069
EXPENDITURES		61,650,486
Excess of revenues over expenditures		1,494,583
OTHER FINANCING SOURCES (USES)		(146,250)
Net change in fund balance		1,348,333
Fund Balance, Beginning		20,358,733
FUND BALANCE, ENDING, as adjusted	$	21,707,066

Financial Highlights – General Fund Revenue (in millions) For the Year Ended September 30, 2025

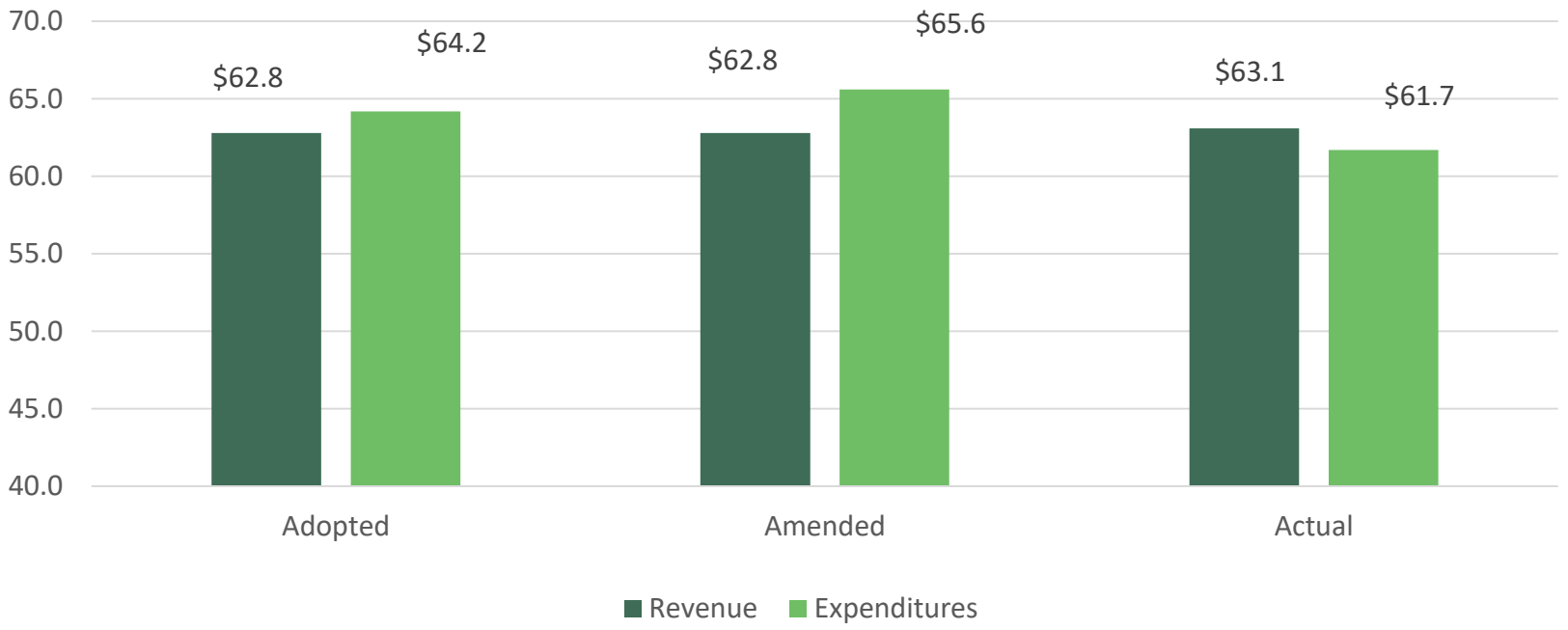


Financial Highlights – General Fund Expenditures (in millions) For the Year Ended September 30, 2025



- General Government ($8.6)
- Public Safety ($35.7)
- Public Works ($8.6)
- Community Development ($4.2)
- Library ($1.7)
- Parks and Recreation ($2.4)
- Capital Outlay ($0.4)
- Debt Service ($0.1)

Financial Highlights – General Fund Budget to Actual (in millions) For the Year Ended September 30, 2025



- Actual revenues of $63.1M were greater than amended budgeted amounts by $325k
- Actual expenditures of $61.7M were less than amended budgeted expenditures by $3.9M
  - Driven by an accounting change for ED&P & Medical Transport
  - Reduction in outside (professional) services
  - Reduction in expenditures for salary & benefits
- Ending fund balance for FY 2025 totaled $21.7M
- Unassigned fund balance $21.6M, which is 34% of FY 2026 adopted budgeted expenditures ($64M)



Jackie Gonzalez, CPA

Partner, Audit – Public Sector

817-882-7758

jackie.gonzalez@weaver.com

Follow Weaver

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, ACCEPTING THE ANNUAL AUDIT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025, APPROVING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDING SEPTEMBER 30, 2025, AND APPROVING THE SINGLE AUDIT REPORT AS OF SEPTEMBER 30, 2025; DIRECTING THE CITY SECRETARY TO FILE THE APPROVED DOCUMENTS IN THE CITY SECRETARY'S OFFICE; DIRECTING THE CITY MANAGER TO PLACE THE APPROVED DOCUMENTS ON THE CITY'S WEBSITE; PROVIDING FOR THE INCORPORATION OF THE RECITALS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (the "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 Texas Local Government Code; and

WHEREAS, on an annual basis, the City conducts an audit of the City's basic financial statements through an independent accounting firm in accordance with Chapter 103 of the Texas Local Government Code; and

WHEREAS, the City retained Weaver and Tidwell, LLP, a professional accounting firm, to have one or more certified public accountants licensed in this state (the "Auditor") conduct a financial audit of the City for the fiscal year ending September 30, 2025, and prepare an annual financial statement based on the audit and opinion on the financial statement; and

WHEREAS, the Auditor meets the requirements for auditors set forth Section 103.002 of the Texas Local Government Code and Section 39 of the City's Home Rule Charter; and

WHEREAS, the Auditor completed said financial audit; and

WHEREAS, the Auditor prepared an annual financial statement based on the audit in the City's Annual Comprehensive Financial Report for the fiscal year ending September 30, 2025, which includes the Auditor's opinion on the financial statement; and

WHEREAS, the City Council finds the City was not subject to Section 16.356 of the Texas Water Code during the time period covered by the financial audit; and

WHEREAS, the City Council finds the City did not provide a benefit program subject to Section 103.004 of the Texas Local Government Code, or, if it did, the audit, financial statement based on the audit, and the Auditor's opinion on the statement included such benefits program as required by law; and

WHEREAS, the Auditor found the City's representations and financial statements in the Annual Comprehensive Financial Report for the year ending September 30, 2025, present fairly, in all material respects, the financial position of the City; and

WHEREAS, the Auditor did not issue a management letter after its audit of the City's internal control over financial reporting as there were no material weaknesses or recommendations for strengthening controls identified; and

WHEREAS, the City Council finds that the audit, the City's Annual Comprehensive Financial Report for the fiscal year ending September 30, 2025, and the Single Audit Report as of September 30, 2025, meet the

requirements of the annual audit, annual financial statement, and auditor's opinion on the statement, as set forth in Chapter 103 of the Texas Local Government Code; and

WHEREAS, the City Council finds that the audit, the City's Annual Comprehensive Financial Report for the fiscal year ending September 30, 2025, and the Single Audit Report as of September 30, 2025, meet the requirements of an independent audit, as set forth in Section 39 of the City's Home Rule Charter; and

WHEREAS, the City Council desires to accept the results of the audit, approve the City's Annual Comprehensive Financial Report for the fiscal year ending September 30, 2025, and approve the Single Audit Report as of September 30, 2025; and

WHEREAS, the City Council desires that the approved Annual Comprehensive Financial Report for the fiscal year ending September 30, 2025, and Single Audit Report as of September 30, 2025, be filed in the City Secretary's Office and placed on the website.

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

Section 1.

The City Council hereby accepts the results of the audit performed by the Auditor and approves the City's Annual Comprehensive Financial Report for the fiscal year ending September 30, 2025 (including the Auditor's opinion on the financial statement contained therein), which is attached as Exhibit A, and approves the Single Audit Report as of September 30, 2025, which is attached as Exhibit B.

Section 2.

Upon passage of this resolution, the City Secretary shall file or cause to be filed with the Office of the City Secretary a true and correct copy of this resolution, the approved Annual Comprehensive Financial Report for the fiscal year ending September 30, 2025, including the Auditor's opinion on the financial statement, and the approved Single Audit Report as of September 30, 2025, in accordance with Section 103.003 of the Texas Local Government Code.

Section 3.

Upon passage of this resolution, the City Manager shall place or caused to be placed on the City's website a true and correct copy of the approved Annual Comprehensive Financial Report for the fiscal year ending September 30, 2025, including the Auditor's opinion on the financial statement, and the approved Single Audit Report as of September 30, 2025, in accordance with Section 39 of the City's Home Rule Charter.

Section 4.

The recitals of this resolution are incorporated into the body of this resolution as if fully set forth herein.

Section 5.

This resolution takes effect immediately upon approval.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20____.

_____
Chris Fletcher, Mayor City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO FORM:

_____
E. Allen Taylor, Jr., City Attorney

THE CITY OF

BURLESON

TEXAS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025



THE CITY OF
BURLESON
TEXAS

CITY OF BURLESON, TEXAS

ANNUAL COMPREHENSIVE FINANCIAL REPORT

YEAR ENDED SEPTEMBER 30, 2025

CITY OFFICIALS

Chris Fletcher
Mayor

Dan McClendon	**Mayor Pro Tem**
Victoria Johnson	**Councilmember**
Phil Anderson	**Councilmember**
Alexa Boedeker	**Councilmember**
Larry Scott	**Councilmember**
Adam Russell	**Councilmember**

Tommy Ludwig
City Manager

Harlan Jefferson
Deputy City Manager

Eric Oscarson
Deputy City Manager

Mark Davies
Director of Finance

Prepared by: Finance Department

THE CITY OF
BURLESON
TEXAS

City of Burleson, Texas

Annual Comprehensive Financial Report
For the Year Ended September 30, 2025

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City of Burleson, Texas
Annual Comprehensive Financial Report
For the Year Ended September 30, 2025

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Introductory Section

THE CITY OF
BURLESON
TEXAS

THE CITY OF BURLESON TEXAS

141 West Renfro
Burleson, Texas 76028-4261
www.burlesontx.com
March 23, 2026

TO: The Honorable Mayor, Members of the City Council, and Citizens of Burleson (the "City")

Submitted herewith is a copy of the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2025. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge, the enclosed data is accurate in all material respects and fairly presents the City's financial position and operational results on both a Government-wide and Fund basis. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

These statements have been prepared in accordance with Generally Accepted Accounting Principles (GAAP) for local governments as prescribed by the Governmental Accounting Standards Board (GASB). GASB requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of management's discussion and analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the independent auditor's report.

THE REPORTING ENTITY

The City is a political subdivision and municipal corporation of the State, duly organized and existing under the laws of the State and the City's home rule Charter. Burleson was incorporated in 1912. The City operates under a Council-Manager form of government and provides a full range of services that include: police and fire protection, sanitation services, library services, construction and maintenance of streets and infrastructure, parks and recreation, code enforcement, planning and zoning, economic development, water and wastewater services, and general administrative services. The accompanying ACFR includes all governmental organizations and functions for which the City is financially accountable, as well as its blended component units. Although legally separate entities, the Burleson 4B Community Services Development Corporation, the Burleson 4A Economic Development Corporation and Tax Increment Finance Reinvestment Zone Number Two are in substance part of the primary government's operations and are included as part of the primary government. Additional information on these component units can be found in the notes to the financial statements.

ECONOMY AND BUSINESS CLIMATE

Burleson is located along the southwestern edge of the Dallas/Fort Worth Metroplex, on Interstate Highway 35W, State Highway 174, and the Chisholm Trail Parkway toll road. Economically, this region is ranked as one of the most robust in Texas, a state that in recent years has trended well ahead of the national economy. Local measures of business activity have recovered and surpassed peak levels.

Tax abatements are available from the City of Burleson for qualifying businesses and are negotiated on an individual basis. Tax abatements are limited to ten (10) years in length and the amount ranges up to 100% of real and personal property annually. Current tax abatements have resulted in hundreds of jobs created and over $100 million dollars of investment. The City is currently experiencing a strong expansion of business with more than $234 million in new taxable value added in 2025.

Although the City of Fort Worth adjoins much of Burleson's northern boundary, the remaining three directions are surrounded by an extensive extra-territorial jurisdiction (ETJ). The City's corporate limits include more than 28 square miles and its extraterritorial jurisdiction (ETJ) is comprised of approximately 35,000 acres. Combined, Burleson's city limit and ETJ include more than 23,000 undeveloped acres. In 2017, The Texas State Legislature significantly restricted cities' abilities to involuntarily annex within their ETJs. The City of Burleson was proactive prior to 2017 in obtaining development agreements in large, strategic portions of its ETJ. These development agreements allow the City to pursue annexation when these areas develop. This has allowed the City to work with property owners to ensure orderly development of these areas and program our capital improvements to ensure services are provided.

Once largely agricultural, these areas have developed into a form of semi-urban, residential use. With vibrant retail destinations and commercial development many individuals and families residing in these adjacent areas shop, dine, and send their children to schools located in Burleson. Thus, functionally speaking, Burleson's estimated population of approximately 55,144 as of January 1, 2025, belies the true size of the community's economy. The combination of highway accessibility and more than 400,000 people located within the retail trade area create a community with a strong and growing trade area.

LONG-TERM PLANNING

These focus areas create a roadmap for achieving the long-term goals and objectives that have been articulated by the City Council, and play a key role in the budget process, as well as long-term financial planning of the City's major funds. The strategic focus areas are:

- Operational Excellence
- Infrastructure
- Community
- Public Safety

Five year projections are prepared for all of the City's major funds with the focus on maintaining year end fund balances that meet or exceed their requirements. In addition, the City continues to prepare five year capital improvement plans (CIP) for streets and drainage, parks, and water and wastewater projects. The five year projections and five year CIPs are presented to Council throughout the budget process and provide a great opportunity for feedback and direction. Incorporating financial projections and the CIP into the budget process is essential for achieving the City's strategic focus and ensuring long-term fiscal sustainability.

ACCOUNTING SYSTEM AND BUDGETARY CONTROL

In developing and evaluating the City's accounting system, consideration is given to the adequacy of internal accounting controls. These controls are designed to provide reasonable, but not absolute, assurance regarding the safeguarding of assets against loss from unauthorized use or disposition, and the reliability of financial records for preparing financial statements and maintaining accountability of assets. The concept of reasonable assurance recognizes that the costs of a control should not exceed the benefits likely to be derived from the control. The evaluation of costs and benefits requires estimates and judgments by management. We believe that the City's current system of internal accounting controls adequately safeguards assets and provides reasonable assurance of proper recording of financial transactions.

In addition to the system of internal controls, the City maintains budgetary controls. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriation budget adopted by the City Council. Budgetary control is exercised at the fund level. Activities of the Governmental and Proprietary Funds are closely reviewed at mid-year. If necessary, the original budget is modified and incorporated into a proposed mid-year budget, which is then used as the working budget for the remainder of the fiscal year. The City also maintains an encumbrance accounting system as one technique to help prevent the overspending of authorized appropriations.

Information regarding general accounting policies can be found in the notes to the basic financial statements.

INDEPENDENT AUDIT

An annual audit is required to be made of the financial statements of the City of Burleson by an independent auditor. Weaver and Tidwell, LLP was selected by the City Council to perform the audit for fiscal year ended September 30, 2025. The audit opinion is included in this report.

AWARDS

For the year ended September 30, 2024, the Government Finance Officers Association (GFOA) recognized the City for achievement in the presentation of the Annual Comprehensive Financial Report (ACFR). This was the 34th consecutive year that the City has received this prestigious national award. To earn the Certificate of Achievement, the City published an easy-to-read and efficiently organized Annual Comprehensive Financial Report with contents that conformed to program standards. Such reports satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for one year. The City believes that the current ACFR continues to meet the Certificate of Achievement Program requirements and thus is submitting it to GFOA to determine its eligibility for another certificate.

In addition, the City also received the GFOA's Award for Distinguished Budget Presentation for the 36th consecutive year for its annual appropriated budget dated October 1, 2024. To qualify for the Budget Award, the City's budget document was judged proficient in all categories.

ACKNOWLEDGEMENTS

I want to express my appreciation to the Finance Department, City Management, Department Directors, Managers, and staff. Their collaborative effort and leadership were instrumental in the preparation of this report. Credit also must be given to the Mayor and the City Council for their unfailing support for maintaining the highest standards of professionalism in the management of the City of Burleson's finances.

Respectfully Submitted,



Finance Department

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Burleson
Texas

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

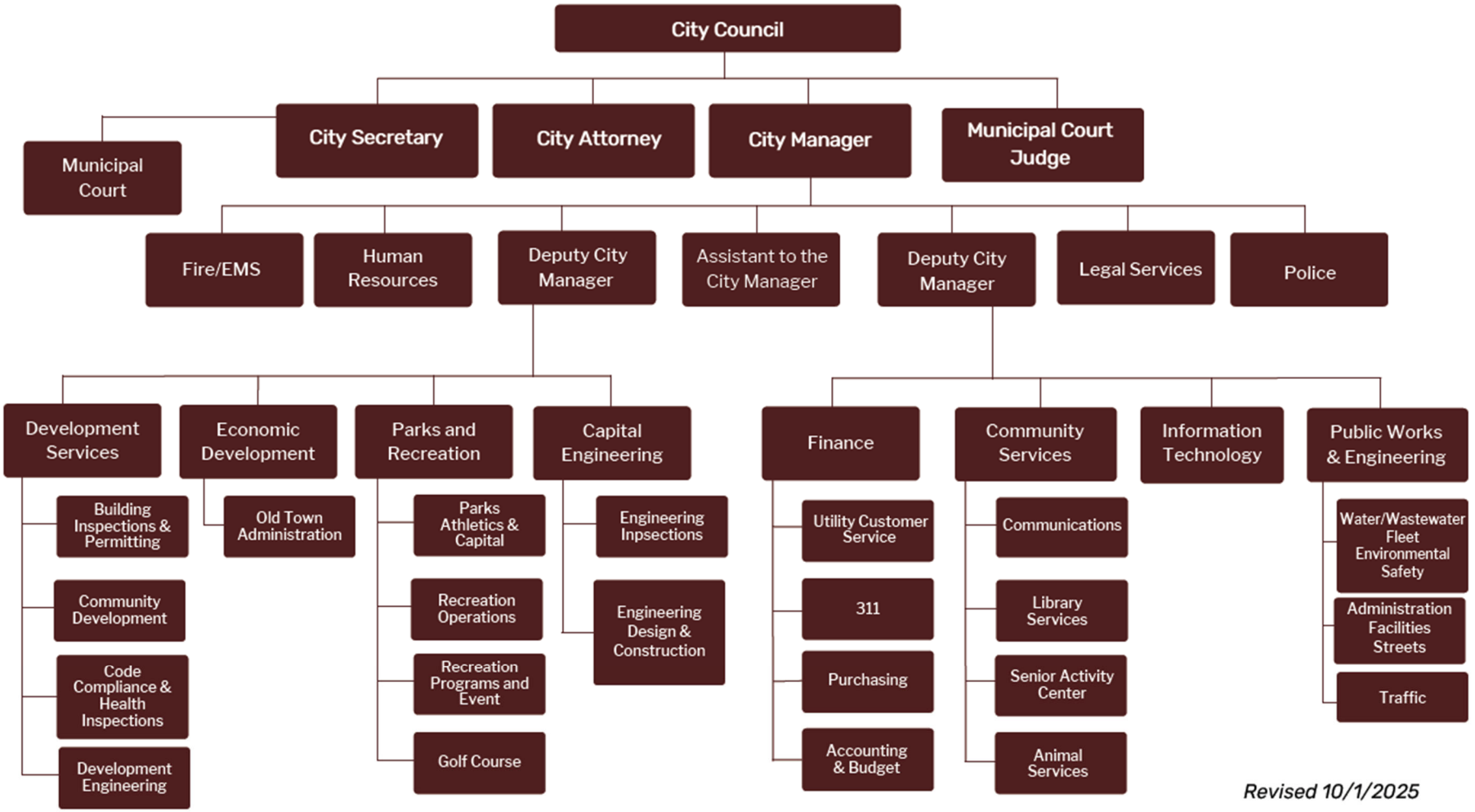
September 30, 2024

Christopher P. Morrill

Executive Director/CEO

THE CITY OF BURLESON TEXAS

Organizational Chart



CITY OF BURLESON, TEXAS

LIST OF PRINCIPAL OFFICIALS

SEPTEMBER 30, 2025

Elected Officials

Mayor	Chris Fletcher
Mayor Pro-Tem	Dan McClendon
Councilmember	Victoria Johnson
Councilmember	Phil Anderson
Councilmember	Alexa Boedeker
Councilmember	Larry Scott
Councilmember	Adam Russell

City Officials

City Manager	Tommy Ludwig
Deputy City Manager	Harlan Jefferson
Deputy City Manager	Eric Oscarson
Deputy City Attorney	Matt Ribitzki
Director of Finance	Mark Davies
Police Chief	Billy Cordell
City Secretary	Amanda Campos
Fire Chief	Casey Davis
Director of Parks and Recreation	Jen Basham
Director of Human Resources	Cheryl Marthiljohni
Chief Technology Officer	James Grommersch
Director of Development Services	Tony McIlwain
Director of Public Works	Errick Thompson
Director of Economic Development	Alex Philips
Director of Community Services	DeAnna Phillips
Director of Capital Engineering	Randy Morrison

Financial Section

THE CITY OF
BURLESON
TEXAS

2821 West 7th Street, Suite 700
Fort Worth, Texas 76107
817-332-7905

Independent Auditor's Report

Honorable Mayor, City Council
and City Manager
City of Burleson, Texas
Burleson, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Burleson, Texas (City), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis of Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information
Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, Texas Municipal Retirement System pension schedules, Texas Municipal Retirement System OPEB schedule, and budgetary comparison information on pages 7 through 14 and 60 through 69 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund financial statements and schedules are the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the other supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information Included in the Annual Comprehensive Financial Report (ACFR)

Management is responsible for the other information included in the ACFR. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 12, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Fort Worth, Texas
March 12, 2026


THE CITY OF
BURLESON
TEXAS

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the City of Burleson's (City) annual financial report presents our discussion of the City's financial performance during the fiscal year ended September 30, 2025. Please read it in conjunction with the transmittal letter, which can be found preceding this narrative, and with the City's financial statements, which follow this section.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of the City exceeded its liabilities and deferred inflows at the close of the most recent fiscal year by $357,666,178 (net position). Of this amount, $37,178,012 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.

- The City's total net position increased by $15,232,532 or 4.45% from previous year. The City's total unrestricted net position increased by $6,403,812, due to increases in revenues in both governmental and business-type activities which exceeded increases in expenses. $9,299,863 increase in net investment in capital assets resulted from additions in construction capital cost and land acquisitions netted against the decrease of related debt.

- As of the close of the current fiscal year, unassigned fund balance for the general fund was $21,661,774 or 35% of total general fund expenditures.

- The City's total debt increased by $31,240,000 during the current fiscal year. The increase represents the net effect of scheduled debt retirement and issuance of Series 2025 Tax and Limited Surplus Revenue Certificates of Obligation and Series 2025 General Obligation Bonds in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplemental information in addition to the basic financial statements themselves.

Government-wide Financial Statements - Government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the City's assets and liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing related to cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods. (e.g., earned but unused vacation leave).

Both of the government-wide statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, public works, parks and recreation, and community development. The business-type activities include water and wastewater operations, solid waste collection, the City's Hidden Creek Golf Course, and a cemetery.

Fund Financial Statements - The fund financial statements provide detailed information about the most significant funds – not the City as a whole. A fund is a grouping of related accounts that the City uses to maintain control over resources that have been segregated for specific activities and objectives. Some funds are required by state law or bond covenants. The Council establishes other funds to control and manage money for particular purposes or to show that it is properly using certain taxes and grants. The City has two types of funds:

Governmental Funds - These funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike government-wide financial statements, governmental fund financial statements focus on near term inflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains twenty individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the bond supported capital projects fund and general debt service fund, which are considered to be major funds. Data from the other seventeen governmental funds are combined into a single, aggregated presentation. Individual fund data for each of the nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

Proprietary Funds – The City of Burleson maintains two types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. Enterprise funds are used to account for water and wastewater, solid waste, golf, and cemetery operations. Internal Service Funds are accounting devices used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for the acquisition and replacement of major components of equipment used throughout the organization, such as the fleet of City vehicles, for the repair and maintenance of significant components of equipment used by the organization, and for the health self-insurance program.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The water & wastewater operations are considered to be a major fund of the City. All internal service funds are combined in a single presentation in the proprietary fund financial statements. Individual data for each of the nonmajor enterprise funds and internal service funds is provided in the form of combining statements elsewhere in this report.

Notes to the Basic Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information - The combining statements referred to earlier in connection with nonmajor governmental funds and internal service funds are presented immediately following the notes to the financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows by $357,666,178 as of September 30, 2025.

The largest portion of the City's net position (83%) reflects its investments in capital assets (e.g., land, buildings, improvements, construction in progress, and infrastructure), less any debt used to acquire those assets that is still outstanding. The City uses these assets to provide service to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

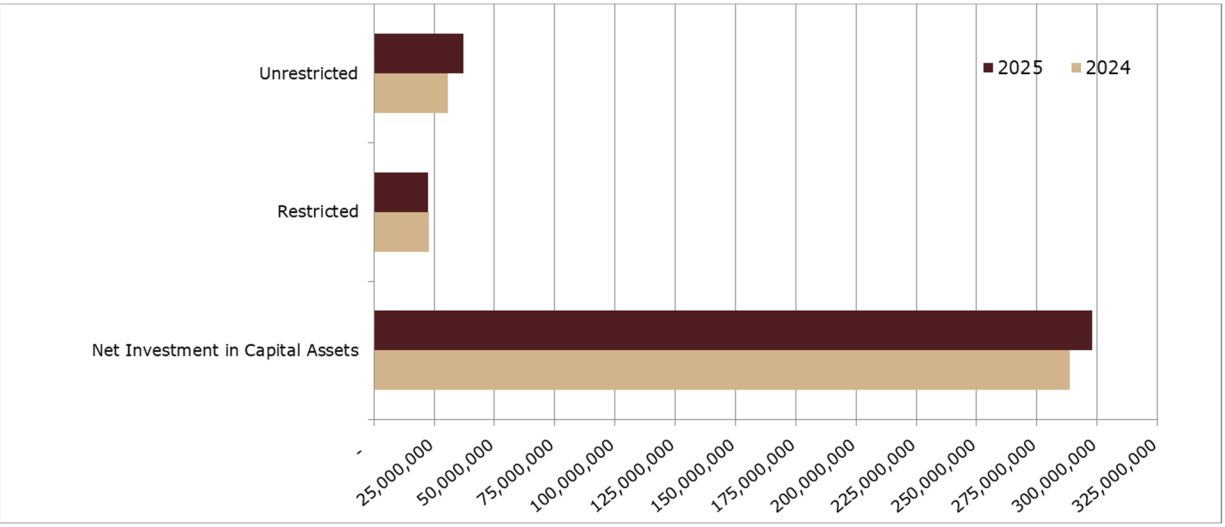
CITY OF BURLESON, TEXAS – NET POSITION

	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Other assets	$ 133,561,696	$ 153,140,195	$ 40,591,894	$ 37,511,850	$ 174,153,590	$ 190,652,045
Capital assets	298,275,435	327,091,368	136,083,019	144,695,104	434,358,454	471,786,472
Total assets	431,837,131	480,231,563	176,674,913	182,206,954	608,512,044	662,438,517
Total deferred outflows of resources	11,467,143	7,856,279	1,139,028	791,472	12,606,171	8,647,751
Noncurrent liabilities – due in more than one year	179,982,156	196,247,598	55,010,680	58,623,522	234,992,836	254,871,120
Other liabilities	26,236,469	41,982,646	12,395,702	10,150,188	38,632,171	52,132,834
Total liabilities	206,218,625	238,230,244	67,406,382	68,773,710	273,625,007	307,003,954
Total deferred inflows of resources	3,953,688	5,246,969	1,105,874	1,169,167	5,059,562	6,416,136
Net position:						
Net investment in capital asset	196,476,618	203,839,036	92,255,311	94,166,336	288,731,929	298,005,372
Restricted	22,953,937	22,482,794	-	-	22,953,937	22,482,794
Unrestricted	13,701,406	18,288,799	17,046,374	18,889,213	30,747,780	37,178,012
Total net position	$ 233,131,961	$ 244,610,629	$ 109,301,685	$113,055,549	$ 342,433,646	$ 357,666,178

An additional portion of the City's net position (6%) represents resources that are subject to external restriction on how they may have been used. The remaining balance of unrestricted net position (11%) may be used to meet the City's ongoing obligation to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all reported categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

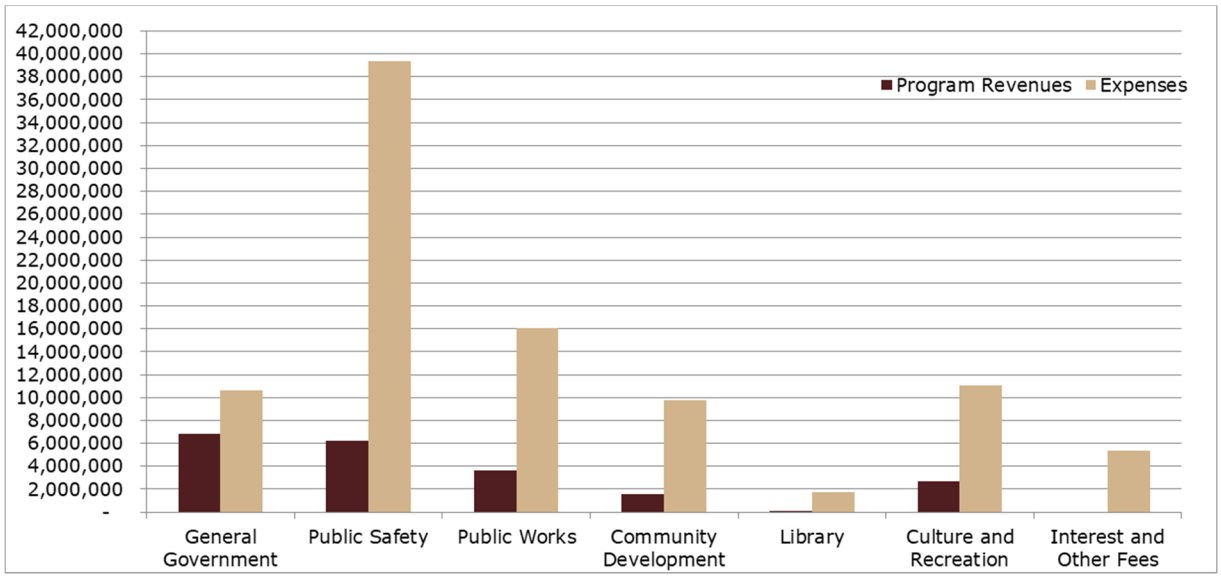
City of Burleson Net Position
September 30, 2024 and 2025



The City's overall net position increased $15,232,532 from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

Governmental Activities. During the current fiscal year, net position for governmental activities increased $11,478,668, an increase of $286,999 from the prior fiscal year's increase in net position for governmental activities. Increase is primarily due to a 7.8% or approximately $2,959,000 increase in property taxes collected for general maintenance and operations due to increased valuations from the prior year, an 10.9% increase or approximately $455,000 in franchise fee revenues from the prior year, and a 14.8% increase or approximately $1,713,000 in charges for services over the prior year due to an increase in emergency services revenue.

Expenses and Program Revenues - Governmental Activities



Business-Type Activities. During the current fiscal year, net position for business-type activities increased by $3,753,864. The increase was the result of an approximately $2,684,000 increase in water and sewer revenues from increased consumption from the prior year related to growth in the number of accounts, increased usage, and an approximate 6% increase to rates.

CITY OF BURLESON, TEXAS – CHANGES IN NET POSITION

	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Revenues:						
Program Revenues:						
Charges for services	$ 11,541,762	$ 13,253,952	$ 32,970,946	$ 34,102,135	$ 44,512,708	$ 47,356,087
Operating grants and contributions	4,959,441	5,220,897	7,181	10,319	4,966,622	5,231,216
Capital grants and contributions	3,053,302	2,514,257	2,027,093	2,978,237	5,080,395	5,492,494
General Revenues:						
Taxes:						
Property taxes levied for general purposes	37,912,361	40,872,042	-	-	37,912,361	40,872,042
Tax Increment Financing	1,204,520	1,296,561	-	-	1,204,520	1,296,561
Sales and use taxes	30,091,181	31,209,336	-	-	30,091,181	31,209,336
Hotel / motel taxes	610,872	535,458	-	-	610,872	535,458
Franchise fees	4,168,878	4,623,978	-	-	4,168,878	4,623,978
Investment income	5,025,245	4,835,250	2,260,453	1,232,456	7,285,698	6,067,706
Gain (loss) on sale of assets	(715,205)	745,485	(497,120)	52,150	(1,212,325)	797,635
Total revenues	97,852,357	105,107,216	36,768,553	38,375,297	134,620,910	143,482,513
Expenses						
General government	10,207,283	10,644,502	-	-	10,207,283	10,644,502
Public safety	38,195,557	39,390,009	-	-	38,195,557	39,390,009
Public works	13,891,525	16,088,223	-	-	13,891,525	16,088,223
Community development	8,327,647	9,790,718	-	-	8,327,647	9,790,718
Library	1,819,145	1,722,762	-	-	1,819,145	1,722,762
Parks and recreation	10,230,231	11,023,017	-	-	10,230,231	11,023,017
Interest and other fees	4,370,179	5,381,426	-	-	4,370,179	5,381,426
Water & wastewater	-	-	27,370,058	26,132,452	27,370,058	26,132,452
Hidden Creek Golf course	-	-	3,214,012	3,357,339	3,214,012	3,357,339
Solid Waste	-	-	4,260,205	4,626,800	4,260,205	4,626,800
Cemetery	-	-	63,563	92,733	63,563	92,733
Total expenses	87,041,567	94,040,657	34,907,838	34,209,324	121,949,405	128,249,981
Change in net position before transfers	10,810,790	11,066,559	1,860,715	4,165,973	12,671,505	15,232,532
Transfers	(67,043)	412,109	67,043	(412,109)	-	-
Change in net position	10,743,747	11,478,668	1,927,758	3,753,864	12,671,505	15,232,532
Net position - beginning	222,388,214	233,131,961	107,373,927	109,301,685	329,762,141	342,433,646
Net position - ending	$233,131,961	$244,610,629	$ 109,301,685	$ 113,055,549	$ 342,433,646	$ 357,666,178

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

Governmental Funds – The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. Unassigned fund balance serves as a useful measure of a government's net resources available for discretionary use as they represent the portion of fund balance, which has not yet been limited to use for a particular purpose.

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $123,819,097. The 83% or $102,157,323 of this total has constraints on its spending because it is classified as either (1) non-spendable for inventory and prepaid items; (2) restricted for debt service, public safety, parks and recreation, library, economic development, tourism, capital projects, and other; and (3) committed for capital projects, debt service and other. Approximately 17% of the combined ending fund balance, or $21,661,774, constitutes unassigned fund balance and is in the General Fund.

Net change in fund balance was an increase of $15,520,312 of which 9% is from the General Fund, 6% from Non-major Governmental Funds, -13% from General Debt Service Fund and the remaining 99% is from Bond Funded Capital Projects fund.

The increase of $1,348,333 in the General Fund is primarily due to overall General Fund revenues exceeding overall expenditures reflecting the overall management of the governmental funds to ensure sources of funds are sufficient to meet the uses of funds.

The $14,171,979 increase in Other Governmental Funds, due to the issuance of bonds in the amount of $41,830,000 with offsetting of $29,925,931 related expenditures.

The Bond Funded Capital Projects fund increased by $15,318,735 finishing the year at $69,902,508. This is primarily due to the issuance of $41,830,000 in bonds for capital projects offset with approximately $29,925,931 in capital expenditures.

Proprietary funds – The City's proprietary funds provide the same type of information found in business-type activities in the government-wide financial statements, but in more detail.

Year-end net position in the water and wastewater fund amounted to $107,008,963. Net position in the water and wastewater fund increased $3,551,982. Difference is primarily due to an increase in capital contributions of $1,381,637 and a decrease in costs of collecting revenues and other administrative expenses of $1,709,236.

General Fund Budgetary Highlights –

Total actual revenue collections exceeded the revised estimates by about $325,603 over the revised estimate, primarily due to property tax revenues.

The general fund's final expenditures were approximately $3,949,754 less than the revised budget due to savings in personnel and benefits cost from vacancies and lower outside services expenditures than were budgeted.

CAPITAL ASSETS

The City's investment in capital assets for its governmental and business type activities as of September 30, 2025 amounts to $471,786,472 (net of accumulated depreciation). This investment in capital assets includes land, buildings and improvements, machinery and equipment and roads. The total increase in capital assets for the current fiscal year was approximately 9%.

Capital Assets at Year End
(net of depreciation)

	Governmental Activities		Business-type Activities		Total	
	2024	2025	2024	2025	2024	2025
Land	$ 49,706,513	$ 49,955,630	$ 5,947,603	$ 6,832,320	$ 55,654,116	$ 56,787,950
Buildings & improvements	87,927,530	85,848,393	3,947,398	3,835,341	91,874,928	89,683,734
Infrastructure	115,984,504	111,348,128	-	-	115,984,504	111,348,128
Right-to-use lease assets	324,220	301,104	-	-	324,220	301,104
Right-to-use subscription assets	2,250,962	7,973,699	-	-	2,250,962	7,973,699
Machinery & equipment	11,677,586	10,510,999	1,832,108	2,503,074	13,509,694	13,014,073
Other	45,000	45,000	-	-	45,000	45,000
Water system	-	-	54,567,012	58,826,821	54,567,012	58,826,821
Wastewater system	-	-	48,413,465	48,539,901	48,413,465	48,539,901
Intangible assets	-	-	1,259,003	1,202,497	1,259,003	1,202,497
Construction in progress	30,359,120	61,108,415	20,116,430	22,955,150	50,475,550	84,063,565
Total	$ 298,275,435	$ 327,091,368	$ 136,083,019	$ 144,695,104	$ 434,358,454	$ 471,786,472

Major capital asset events during the current fiscal year included the following:

- Construction costs related to street and traffic improvements amount to approximately $10,166,000
- Construction costs related to water and sewer infrastructure amounted to approximately $10,619,000
- Cost of improvements to buildings for City Facilities amounted to approximately $9,492,000.
- Approximately $1,048,000 of water lines were donated by developers.
- Approximately $2,685,000 of sewer lines were donated by developers.
- Streets and sidewalks worth approximately $906,000 were donated by developers.

Additional information on the City's capital assets can be found in Note 4 in the notes to basic financial statements.

DEBT ADMINISTRATION

At the end of the current fiscal year, the City had total bonded debt issues of $229,520,000. Of this amount, $57,365,000 comprises of general obligation (GO) outstanding bonds debt backed solely by the full faith and credit of the City, $170,315,000 represent certificate of obligation (CO) bonds secured by a combination of property taxes and a limited pledge of other revenues, and $1,840,000 secured by revenues generated from the City's water and wastewater utility. The total GO and CO outstanding debt of $227,680,000 includes self-supporting debt of $56,565,291 paid with revenues generated from the City's water and wastewater utility, $68,195,000 paid with revenue generated from sales tax dedicated to the Burleson 4B Community Service Corporation (Type 4B) and Burleson 4A Economic Development Service Corporation (Type A) and $8,230,000 to be paid with tax revenues generated from the Reinvestment Zone Number Two reflected in the TIF 2 Fund, with the remaining balance of $94,689,709 paid directly from the debt rate portion of the property tax rate.

Additional information on the City's outstanding debt can be found in Note 7 in the notes to basic financial statements.

Outstanding Debt at Year End

	Governmental Activities		Business-type Activities		Total	
	2024	2025	2024	2025	2024	2025
General obligation bonds	$ 47,900,232	$ 49,089,709	$ 11,269,768	$ 8,275,291	$ 59,170,000	$ 57,365,000
Certificate of obligation bonds	96,100,000	122,025,000	40,945,000	48,290,000	137,045,000	170,315,000
Utility system revenue bonds	-	-	2,065,000	1,840,000	2,065,000	1,840,000
	$ 144,000,232	$ 171,114,709	$ 54,279,768	$ 58,405,291	$ 198,280,000	$ 229,520,000

The City maintains favorable bond ratings as assigned from the following rating agencies:

	Moody's Investors Service	Standard & Poor's
General obligation bonds	Aa2	AA
Water & wastewater revenue bonds	A1	AA-
4A sales tax revenue bonds	NA	AA-
4B sales tax revenue bonds	NA	AA-

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

In the fiscal year 2026 budget, the City adopted a property tax rate of $0.7218 per $100 value, which was $0.0591 more than the previous rate of $0.6627 per $100 value. The 2026 budget also includes a five percent (5%) homestead exemption, increased from 3%. The 2026 budget will raise more property taxes than the prior year budget by eleven percent (11%). The taxable value of an average residential property in Burleson was unchanged. The tax revenue to be raised from new property added to the tax roll in fiscal year 2026 is $901,697. Sales tax revenues are budgeted to increase by about 3% from fiscal year 2025 year-end projections and are budgeted at $16,246,211. General Fund total revenues including transfers are budgeted at $64,168,659, an (0.2%) increase from fiscal year 2025 budget. General Fund total expenditures are budgeted at $63,956,786; a one percent (1%) increase from the prior year budget. The result is an increase to fund balance in the amount of $211,873. This projected increase continues to maintain an unassigned fund balance at a level above the City's policy target of twenty percent (20%) of annual operating expenses.

The budget included an increase for both water and sewer utility services of 5% to align with city council's commitment to provide sufficient water and sewer capacity as the city continues to grow. Water and Sewer Fund has a strong financial position and ability to continue meeting its debt obligations.

Solids waste operations are outsourced to a third-party vendor to handle the refuse and recycling of the community. The budgeted monthly rate is $25.11, an increase of $0.88 from the last fiscal year. Revenues and working capital are sufficient to meet the obligations.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City of Burleson's finances. Questions concerning any of the information provided in this report or requests for additional information may be obtained by contacting the City of Burleson, Attn: Finance Department, 141 West Renfro Street, Burleson, Texas 76028.

City of Burleson, Texas

Statement of Net Position
September 30, 2025

Exhibit A-1

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and investments	$ 141,145,883	$ 28,627,406	$ 169,773,289
Receivables			
Taxes, net	948,661	-	948,661
Accounts, net	2,149,908	3,906,915	6,056,823
Leases	1,895,585	1,021,305	2,916,890
Due from other governmental units	5,216,984	-	5,216,984
Accrued interest	595,874	158,941	754,815
Inventories	40,738	476,342	517,080
Prepaid items	45,292	-	45,292
Internal balances	1,101,270	(1,101,270)	-
Total current assets	153,140,195	33,089,639	186,229,834
Noncurrent assets:			
Restricted cash and investments	-	4,422,211	4,422,211
Capital assets:			
Nondepreciable	111,109,045	29,787,470	140,896,515
Depreciable, net of depreciation/amortization	215,982,323	114,907,634	330,889,957
Total noncurrent assets	327,091,368	149,117,315	476,208,683
Total assets	480,231,563	182,206,954	662,438,517
DEFERRED OUTFLOWS OF RESOURCES			
Deferred charge on refunding	-	148,600	148,600
Deferred outflows related to pensions	7,621,388	623,649	8,245,037
Deferred outflows related to OPEB (RHP & SDBF)	234,891	19,223	254,114
Total deferred outflows of resources	7,856,279	791,472	8,647,751
LIABILITIES			
Accounts payable	9,382,811	3,673,438	13,056,249
Accrued liabilities	3,098,393	234,584	3,332,977
Accrued interest payable	631,926	189,724	821,650
Deposits payable	-	832,192	832,192
Unearned revenue	891,467	-	891,467
Current portion of:			
Bonds, leases, subscriptions, compensated absences	21,228,049	5,220,250	26,448,299
Net pension liability	5,824,000	476,000	6,300,000
Total OPEB liability (RHP & SDBF)	416,000	34,000	450,000
Total current liabilities	41,472,646	10,660,188	52,132,834
Noncurrent Liabilities			
Bonds, leases, subscriptions compensated absences	174,827,292	56,318,383	231,145,675
Net pension liability	17,363,992	1,421,443	18,785,435
Total OPEB liability (RHP & SDBF)	4,566,314	373,696	4,940,010
Total noncurrent liabilities	196,757,598	58,113,522	254,871,120
Total liabilities	238,230,244	68,773,710	307,003,954
DEFERRED INFLOWS OF RESOURCES			
Deferred charge on refunding	231,100	-	231,100
Deferred inflows related to leased assets	1,781,375	904,492	2,685,867
Deferred inflows related to pensions	1,940,544	158,792	2,099,336
Deferred inflows related to OPEB (RHP & SDBF)	1,293,950	105,883	1,399,833
Total deferred inflows of resources	5,246,969	1,169,167	6,416,136
NET POSITION			
Net investment in capital assets	203,839,036	94,166,336	298,005,372
Restricted for			
Debt service	4,350,661	-	4,350,661
Public safety	198,624	-	198,624
Other purposes	710,019	-	710,019
Economic development/tourism	16,329,533	-	16,329,533
Parks and recreation	723,597	-	723,597
Library	170,360	-	170,360
Unrestricted	18,288,799	18,889,213	37,178,012
TOTAL NET POSITION	$ 244,610,629	$ 113,055,549	$ 357,666,178

The Notes to the Financial Statements are an integral part of this statement.

City of Burleson, Texas
Statement of Activities
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions
Primary Government			
Governmental activities:			
General government	$ 10,644,502	$ 5,809,599	$ 981,636
Public safety	39,390,009	2,728,744	3,318,527
Public works	16,088,223	367,366	920,734
Community development	9,790,718	1,589,052	-
Library	1,722,762	40,158	-
Parks and recreation	11,023,017	2,719,033	-
Interest on long-term debt	5,381,426	-	-
Total governmental activities	94,040,657	13,253,952	5,220,897
Business type activities:			
Water and wastewater	26,132,452	26,693,183	-
Hidden Creek Golf Course	3,357,339	2,633,943	-
Solid waste	4,626,800	4,700,410	-
Cemetery	92,733	74,599	10,319
Total business-type activities	34,209,324	34,102,135	10,319
TOTAL PRIMARY GOVERNMENT	$ 128,249,981	$ 47,356,087	$ 5,231,216

General revenues:
Taxes:
Property
Tax increment financing
Sales and use
Hotel occupancy taxes
Franchise fees based on gross receipts
Unrestricted investment earnings
Gain on disposal of capital assets
Transfers between governmental and business-type activities

Total general revenues and transfers

Change in net position

Net position - beginning

Net position - ending

The Notes to the Financial Statements are an integral part of this statement.

Program Revenues	Net (Expense) Revenue and Changes in Net Position		
Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
$ -	$ (3,853,267)	$ -	$ (3,853,267)
189,206	(33,153,532)	-	(33,153,532)
2,325,051	(12,475,072)	-	(12,475,072)
-	(8,201,666)	-	(8,201,666)
-	(1,682,604)	-	(1,682,604)
-	(8,303,984)	-	(8,303,984)
-	(5,381,426)	-	(5,381,426)
2,514,257	(73,051,551)	-	(73,051,551)
2,978,237	-	3,538,968	3,538,968
-	-	(723,396)	(723,396)
-	-	73,610	73,610
-	-	(7,815)	(7,815)
2,978,237	-	2,881,367	2,881,367
$ 5,492,494	$ (73,051,551)	$ 2,881,367	$ (70,170,184)
	40,872,042	-	40,872,042
	1,296,561	-	1,296,561
	31,209,336	-	31,209,336
	535,458	-	535,458
	4,623,978	-	4,623,978
	4,835,250	1,232,456	6,067,706
	745,485	52,150	797,635
	412,109	(412,109)	-
	84,530,219	872,497	85,402,716
	11,478,668	3,753,864	15,232,532
	233,131,961	109,301,685	342,433,646
	$ 244,610,629	$ 113,055,549	$ 357,666,178

City of Burleson, Texas

Exhibit B-1

Balance Sheet – Governmental Funds
September 30, 2025

	General	Bond Funded Capital Projects	General Debt Service Fund	Other Governmental Funds	Total Governmental Funds
ASSETS					
Cash and investments	$ 20,665,203	$ 76,576,455	$ 4,786,969	$ 26,983,814	$ 129,012,441
Receivables:					
Taxes, net	450,179	-	182,921	315,561	948,661
Accounts, net	1,878,433	-	-	97,929	1,976,362
Leases	1,774,747	-	-	120,838	1,895,585
Due from other governmental units	2,629,244	-	-	2,587,740	5,216,984
Accrued interest	142,371	132,758	34,727	199,471	509,327
Due from other funds	566,847	-	-	-	566,847
Prepaid items	45,292	-	-	-	45,292
Total Assets	$ 28,152,316	$ 76,709,213	$ 5,004,617	$ 30,305,353	$ 140,171,499
LIABILITIES					
Accounts payable	$ 673,346	$ 6,806,705	2,516	$ 1,468,434	$ 8,951,001
Accrued liabilities	2,591,348	-	-	380,964	2,972,312
Unearned revenue	-	-	-	891,467	891,467
Total Liabilities	3,264,694	6,806,705	2,516	2,740,865	12,814,780
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - mowing liens	39,763	-	-	-	39,763
Unavailable revenue - hotel occupancy taxes	-	-	-	85,829	85,829
Unavailable revenue - leased assets	1,672,311	-	-	109,064	1,781,375
Unavailable revenue - property taxes	395,969	-	162,173	-	558,142
Unavailable revenue - fines and fees	189,206	-	-	-	189,206
Unavailable revenue - franchise fees	883,307	-	-	-	883,307
Total Deferred Inflows of resources	3,180,556	-	162,173	194,893	3,537,622
FUND BALANCES					
Nonspendable:					
Prepaid items	45,292	-	-	-	45,292
Restricted:					
Debt service	-	-	4,839,928	142,659	4,982,587
Public safety	-	-	-	198,624	198,624
Parks and recreation	-	-	-	723,597	723,597
Library	-	-	-	170,360	170,360
Economic development	-	-	-	15,620,296	15,620,296
Tourism	-	-	-	709,237	709,237
Capital projects	-	69,902,508	-	-	69,902,508
Other purposes	-	-	-	710,019	710,019
Committed:					
Capital projects	-	-	-	9,094,803	9,094,803
Unassigned	21,661,774	-	-	-	21,661,774
Total Fund Balances	21,707,066	69,902,508	4,839,928	27,369,595	123,819,097
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 28,152,316	$ 76,709,213	$ 5,004,617	$ 30,305,353	$ 140,171,499

The Notes to the Financial Statements are an integral part of this statement.

City of Burleson, Texas

Exhibit B-2

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position
September 30, 2025

Total fund balances - governmental funds		$ 123,819,097
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds.		315,354,370
Internal service funds are used by the City's management for equipment maintenance and vehicle replacement. The assets and liabilities of certain internal service funds are included with governmental activities in the Statement of Net Position but are not included at the fund level.		16,254,750
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the funds.		1,756,247
Long-term liabilities and related balance sheet items are not due and payable in the current period and therefore are not reported as liabilities in the funds.		
Bonds payable	$ (180,350,470)	
Deferred charge on refunding	(231,100)	
Leases payable	(213,099)	
Subscription-based IT arrangements	(26,420)	
Accrued interest payable	(631,926)	
Compensated absences (net of ISF of $216,386)	(8,846,165)	
Net pension liability (net of ISF of $940,363)	(21,933,629)	
Deferred outflows related to pensions (net of ISF of $412,282)	7,209,106	
Deferred inflows related to pensions (net of ISF of $104,974)	(1,835,570)	
Total SDBF & RHP OPEB liability (net of ISF of $247,520)	(4,712,794)	
Deferred outflows related to SDBF & RHP OPEB (net of ISF of $12,705)	222,186	
Deferred inflows related to SDBF & RHP OPEB (net of ISF of $69,996)	$ (1,223,954)	
Combined adjustment		(212,573,835)
TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES		$ 244,610,629

The Notes to the Financial Statements are an integral part of this statement.

City of Burleson, Texas

Exhibit B-3

Statement of Revenues, Expenditures
and Changes in Fund Balances - Governmental Funds
For the Year Ended September 30, 2025

	General	Bond Funded Capital Projects	General Debt Service Fund	Other Governmental Funds	Total Governmental Funds
REVENUES					
Property taxes	$ 30,391,302	$ -	10,496,962	$ 1,296,561	$ 42,184,825
Sales and use taxes	15,745,474	-	-	15,463,862	31,209,336
Hotel occupancy taxes	-	-	-	489,671	489,671
Franchise fees	4,239,804	-	-	37,890	4,277,694
Charges for services	5,925,163	-	-	2,698,618	8,623,781
Licenses and permits	1,244,156	-	-	-	1,244,156
Intergovernmental	2,089,690	-	-	2,199,035	4,288,725
Fines	537,877	-	-	38,291	576,168
Contributions and donations	-	-	-	1,078,942	1,078,942
Investment income	1,117,716	1,686,235	312,306	1,213,779	4,330,036
Mineral lease	-	-	-	209,811	209,811
Street assessments	-	-	-	124,505	124,505
Miscellaneous	1,853,887	-	-	491,246	2,345,133
Total Revenues	63,145,069	1,686,235	10,809,268	25,342,211	100,982,783
EXPENDITURES					
Current:					
General government	8,601,741	-	-	326,971	8,928,712
Public safety	35,687,061	-	-	1,021,920	36,708,981
Public works	8,643,140	50,800	-	212,227	8,906,167
Community development	4,240,997	-	-	5,390,714	9,631,711
Library	1,675,151	-	-	10,625	1,685,776
Parks and recreation	2,376,372	115,470	-	6,402,701	8,894,543
Capital outlay	350,020	29,925,931	-	6,233,968	36,509,919
Debt service:					
Principal retirement	66,336	-	14,715,523	-	14,781,859
Interest and fiscal agent charges	9,668	-	5,977,176	1,664	5,988,508
Debt issuance costs	-	351,588	-	-	351,588
Total Expenditures	61,650,486	30,443,789	20,692,699	19,600,790	132,387,764
Excess (deficiency) of revenues over (under) expenditures	1,494,583	(28,757,554)	(9,883,431)	5,741,421	(31,404,981)
OTHER FINANCING SOURCES (USES)					
Issuance of debt	-	41,830,000	-	-	41,830,000
Issuance of subscription-based IT arrangement	26,420	-	-	-	26,420
Premium on debt issuance	-	2,246,289	-	-	2,246,289
Proceeds from sale of land	-	-	-	2,410,475	2,410,475
Transfers in	1,498,083	-	7,872,217	4,489,569	13,859,869
Transfers out	(1,670,753)	-	-	(11,777,007)	(13,447,760)
Total other financing sources (uses)	(146,250)	44,076,289	7,872,217	(4,876,963)	46,925,293
Net change in fund balance	1,348,333	15,318,735	(2,011,214)	864,458	15,520,312
Fund balance, beginning, as previously presented	20,358,733	54,583,773	-	33,356,279	108,298,785
Change within financial reporting entity (nonmajor to major fund)	-	-	6,851,142	(6,851,142)	-
FUND BALANCE, ENDING, as adjusted	$ 21,707,066	$ 69,902,508	$ 4,839,928	$ 27,369,595	$ 123,819,097

The Notes to the Financial Statements are an integral part of this statement.

City of Burleson, Texas

Exhibit B-4

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds to the Statement of Activities
For the Year Ended September 30, 2025

Net change in fund balances - total governmental funds		$ 15,520,312
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.		
Capital outlay	$ 36,013,328	
Depreciation (net of internal service funds)	(11,590,204)	24,423,124
The net effect of various miscellaneous transactions involving capital assets (i.e., sales and donations) is reported with governmental activities.		419,710
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		548,683
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.		(2,076,119)
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.		(44,102,709)
Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.		15,861,283
Internal service funds are used by management to charge the costs of certain activities, such as equipment maintenance and vehicle replacement, to individual funds. The net revenue (expense) of certain internal service funds is reported with governmental activities.		884,384
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES		$ 11,478,668

The Notes to the Financial Statements are an integral part of this statement.

City of Burleson, Texas

Exhibit C-1

Statement of Net Position – Proprietary Funds
September 30, 2025

	Business-Type Activities Enterprise Funds			
	Water & Wastewater	Nonmajor Enterprise Funds	Total	Internal Service Funds
ASSETS				
Current assets:				
Deposits and investments	$ 26,606,346	$ 1,611,142	$ 28,217,488	$ 12,543,360
Receivables:				
Accounts, net	3,280,581	608,784	3,889,365	191,096
Leases	1,021,305	-	1,021,305	-
Accrued interest	141,745	14,259	156,004	89,484
Inventories	476,342	-	476,342	40,738
Total current assets	31,526,319	2,234,185	33,760,504	12,864,678
Noncurrent assets:				
Restricted deposits and investments	4,422,211	-	4,422,211	-
Capital assets, net	138,569,164	4,311,461	142,880,625	13,551,477
Total noncurrent assets	142,991,375	4,311,461	147,302,836	13,551,477
Total assets	174,517,694	6,545,646	181,063,340	26,416,155
DEFERRED OUTFLOWS OF RESOURCES				
Deferred charge on refunding	148,600	-	148,600	-
Deferred outflows related to pensions	443,910	179,739	623,649	412,282
Deferred outflows related to OPEB (RHP & SDBF)	13,683	5,540	19,223	12,705
Total deferred outflows of resources	606,193	185,279	791,472	424,987
LIABILITIES				
Current liabilities:				
Accounts payable	2,798,104	856,547	3,654,651	450,597
Accrued liabilities	128,422	106,162	234,584	126,081
Accrued interest payable	189,724	-	189,724	-
Subscription liabilities	-	-	-	948,840
Customer deposits	832,192	-	832,192	-
Due to other funds	-	566,847	566,847	-
Bonds and compensated absences	5,144,382	75,868	5,220,250	157,280
Net pension liability	339,000	137,000	476,000	314,000
Total OPEB liability (RHP & SDBF)	24,000	10,000	34,000	22,000
Total current liabilities	9,455,824	1,752,424	11,208,248	2,018,798
Noncurrent liabilities:				
Bonds and compensated absences	56,288,433	29,950	56,318,383	59,106
Subscription liabilities	-	-	-	5,453,961
Net pension liability	1,011,590	409,853	1,421,443	940,363
Total OPEB liability (RHP & SDBF)	266,196	107,500	373,696	247,520
Total noncurrent liabilities	57,566,219	547,303	58,113,522	6,700,950
Total liabilities	67,022,043	2,299,727	69,321,770	8,719,748
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows related to leased assets	904,492	-	904,492	-
Deferred inflows related to pensions	113,027	45,765	158,792	104,974
Deferred inflows related to OPEB (RHP & SDBF)	75,366	30,517	105,883	69,996
Total deferred inflows of resources	1,092,885	76,282	1,169,167	174,970
NET POSITION				
Net investment in capital assets	88,040,396	4,311,461	92,351,857	7,148,676
Restricted for debt service	-	-	-	-
Unrestricted	18,968,563	43,455	19,012,018	10,797,748
TOTAL NET POSITION	$ 107,008,959	$ 4,354,916	$ 111,363,875	$ 17,946,424
Net position of business-type activity internal service funds			2,226,097	
Adjustment to reflect activity between governmental and business-type activities			(534,423)	
Net position of business-type activities			$ 113,055,549	

The Notes to the Financial Statements are an integral part of this statement.

City of Burleson, Texas

Exhibit C-2

Statement of Revenues, Expenses,
and Changes in Net Position - Proprietary Funds
For the Year Ended September 30, 2025

	Business-Type Activities Enterprise Funds			
	Water & Wastewater	Nonmajor Enterprise Funds	Total	Internal Service Funds
OPERATING REVENUES				
Charges for goods and services	$ 26,089,321	$ 7,408,952	$ 33,498,273	$ 19,237,563
Penalties and interest	426,811	-	426,811	-
Miscellaneous	176,963	88	177,051	1,178
Mineral lease	-	10,319	10,319	-
Total operating revenues	26,693,095	7,419,359	34,112,454	19,238,741
OPERATING EXPENSES				
Water and wastewater services	17,196,159	-	17,196,159	-
Cost of golf operations	-	3,316,645	3,316,645	-
Cost of collecting revenues and other administrative expenses	3,894,168	-	3,894,168	12,005,035
Cost of cemetery operations	-	5,514	5,514	-
Cost of solid waste operations	-	4,628,194	4,628,194	-
Cost of equipment services	-	-	-	4,600,592
Materials, supplies, and cemetery lots	-	19,320	19,320	-
Depreciation	3,380,116	133,675	3,513,791	2,444,485
Total operating expenses	24,470,443	8,103,348	32,573,791	19,050,112
OPERATING INCOME (LOSS)	2,222,652	(683,989)	1,538,663	188,629
NON-OPERATING REVENUES (EXPENSES)				
Gain on disposition of capital assets	-	9,550	9,550	282,952
Investment income	1,135,901	74,781	1,210,682	536,625
Interest and fiscal agent charges	(1,701,542)	-	(1,701,542)	(9,637)
Other revenue	-	16,198	16,198	-
Total non-operating revenues (expenses)	(565,641)	100,529	(465,112)	809,940
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	1,657,011	(583,460)	1,073,551	998,569
Transfers in	46,782	717,943	764,725	-
Transfers out	(1,130,052)	(46,782)	(1,176,834)	-
Impact fees	664,196	-	664,196	-
Capital contributions	2,314,041	-	2,314,041	-
CHANGE IN NET POSITION	3,551,978	87,701	3,639,679	998,569
NET POSITION AT BEGINNING OF YEAR	103,456,981	4,267,215	107,724,196	16,947,855
NET POSITION AT END OF YEAR	$ 107,008,959	$ 4,354,916	$ 111,363,875	$ 17,946,424
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds			114,185	
Change in net position of business-type activities			$ 3,753,864	

The Notes to the Financial Statements are an integral part of this statement.

City of Burleson, Texas
Statement of Cash Flows - Proprietary Funds
For the Year Ended September 30, 2025

	Business-Type Activities Enterprise Funds			Governmental Activities
	Water & Wastewater	Nonmajor Enterprise Funds	Total Enterprise Funds	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	$ 27,039,104	$ 7,457,533	$ 34,496,637	$ -
Refunds of customer deposits	100,899	-	100,899	-
Receipts from interfund services provided	-	-	-	19,148,872
Payments to suppliers and service providers	(16,205,575)	(6,281,909)	(22,487,484)	(13,402,753)
Payments to employees for salaries and benefits	(3,042,789)	(1,560,124)	(4,602,913)	(3,119,938)
Payments to other funds for services provided	(4,517,375)	215,810	(4,301,565)	-
Other receipts	-	10,319	10,319	1,178
Net cash provided by (used in) by operating activities	3,374,264	(158,371)	3,215,893	2,627,359
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Payments from other funds	46,782	717,943	764,725	-
Payments to other funds	(1,130,052)	(46,782)	(1,176,834)	-
Net cash provided by (used in) noncapital financing activities	(1,083,270)	671,161	(412,109)	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Receipts from sale of capital assets	-	9,550	9,550	699,606
Principal paid on bonds/subscription liabilities/financed purchases	(5,309,477)	(363,827)	(5,673,304)	(486,019)
Interest payments on bonds/ subscription liabilities	(1,690,571)	15,864	(1,674,707)	(9,637)
Proceeds of bond issuance	9,989,300	-	9,989,300	-
Impact fees	664,196	-	664,196	-
Acquisition of capital assets	(9,643,096)	(32,596)	(9,675,692)	(2,038,437)
Net cash used in capital and related financial activities	(5,989,648)	(371,009)	(6,360,657)	(1,834,487)
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest received	1,052,443	68,898	1,121,341	477,024
Net cash provided by investing activities	1,052,443	68,898	1,121,341	477,024
Net increase (decrease) in cash and cash equivalents	(2,646,211)	210,679	(2,435,532)	1,269,896
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR (including restricted deposits and investments of $14,840,147 in the water and wastewater fund)	33,674,768	1,400,463	35,075,231	11,273,464
CASH AND CASH EQUIVALENTS - END OF YEAR (including restricted deposits and investments of $4,422,211 in the water and wastewater fund)	$ 31,028,557	$ 1,611,142	$ 32,639,699	$ 12,543,360

The Notes to the Financial Statements are an integral part of this statement.

City of Burleson, Texas

Exhibit C-3

Statement of Cash Flows - Proprietary Funds
For the Year Ended September 30, 2025

	Business-Type Activities Enterprise Funds			Governmental Activities
	Water & Wastewater	Nonmajor Enterprise Funds	Total Enterprise Funds	Internal Service Funds
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:				
Operating income (loss)	$ 2,222,652	$ (683,989)	$ 1,538,663	$ 188,629
Depreciation	3,380,116	133,675	3,513,791	2,444,485
Change in operating assets and liabilities:				
(Increase) decrease in accounts receivable	374,333	48,493	422,826	(88,691)
(Increase) decrease in leases receivable	14,412	-	14,412	-
(Increase) decrease in inventories	77,634	-	77,634	(18,363)
(Increase) decrease in deferred outflows related to pension	269,294	82,141	351,435	96,812
(Increase) decrease in deferred outflows related to OPEB	13,451	4,422	17,873	6,662
Increase (decrease) in accounts payable	(2,757,968)	65,512	(2,692,456)	(282,981)
Increase (decrease) in accrued liabilities	(3,874)	19,076	15,202	26,560
Increase (decrease) in deposits payable	100,899	-	100,899	-
Increase (decrease) in due to other funds	-	215,810	215,810	-
Increase (decrease) in compensated absences	48,741	5,993	54,734	91,424
Increase (decrease) in net pension liability and total OPEB liability	(395,045)	(83,178)	(478,223)	70,681
Increase (decrease) in deferred inflows related to leased assets	(42,736)	-	(42,736)	-
Increase (decrease) in deferred inflows related to pension	77,124	32,582	109,706	79,346
Increase (decrease) in deferred inflows related to OPEB	(4,769)	1,092	(3,677)	12,795
Net cash provided by (used in) operating activities	3,374,264	(158,371)	3,215,893	2,627,359
Noncash capital and related financing activities:				
Contributions from developers	2,314,041	-	2,314,041	-
Retainage payable	(75,747)	-	(75,747)	-
Issuance of Subscription-based IT arrangements	-	-	-	6,136,620
Total noncash capital and related financing activities	$ 2,238,294	$ -	$ 2,238,294	$ 6,136,620

The Notes to the Financial Statements are an integral part of this statement.


THE CITY OF
BURLESON
TEXAS

Note 1. Summary of Significant Accounting Policies

The City's major operations include public safety, public works, culture, recreation, and community development. In addition, the City owns and operates a water and wastewater system, solid waste system, a golf course, and a cemetery.

The accounting policies of the City conform to generally accepted accounting principles as applicable to governmental units. The following is a summary of more significant policies.

A. Reporting Entity

The City of Burleson, Texas (the "City") Home Rule Charter was adopted by the voters at an election held on April 5, 1969. The City operates under a Council-Manager form of government. As required by the accounting principles generally accepted in the United States of America, the basic financial statements present the City (primary government) and its component units.

The Burleson Community Service Development Corporation ("BCSDC") was incorporated June 25, 1993 as a nonprofit industrial development corporation under the Development Corporation Act of 1979 ("Act"). The Corporation is organized exclusively for the purposes of benefiting and accomplishing public purposes of, and to act on behalf of, the City, and the specific purposes for which the Corporation is organized. This includes the construction and renovation of municipal buildings and other facilities. Although it is legally separate from the City, the BCSDC is reported as if it were part of the primary government (blended) because its Board of Directors is substantively the same as the City Council. Separate financial statements for the BCSDC are not available.

The Burleson 4A Economic Development Corporation (the "4A Corporation") was incorporated September 28, 2000. The Corporation as organized is to promote and provide for economic development within the City and the State of Texas in order to eliminate unemployment and underemployment, and to promote and encourage employment and the public welfare of, for, and on behalf of the City by developing, implementing, providing, and financing projects under the Act and as defined in Section 4A of the Act. Although it is legally separate from the City, the 4A Corporation is reported as a blended component unit because its Board of Directors is substantively the same as the City Council and the primary government has operational responsibility for the component unit. Separate financial statements for the 4A Corporation are not available.

Tax Increment Finance Reinvestment Zone Number Two (TIF 2) was formed to finance and make public improvements serving only the City, under the authority of the Tax Increment Financing Act. The TIF is governed by a five-member board of directors, of which four members are appointed by the City Council. Although it is legally separate from the City, the TIF is reported as a blended component unit because its Board of Directors is substantively the same as the City Council and the primary government has operational responsibility for the component unit. Separate financial statements for TIF 2 are not available.

B. Basic Financial Statements

The basic financial statements include both government-wide financial statements (based on the City as a whole) and fund financial statements. The focus is on either the City as a whole or major individual funds (within the fund financial statements). Both the government-wide and fund financial statements categorize activities as either governmental or business-type activities.

The government-wide Statement of Net Position is, (a) presented for the primary government distinguishing between the governmental and business-type activities columns, and (b) reflected on a full accrual economic resource basis, which incorporates long-term assets and receivables as well as long-term debt and obligations.

The government-wide Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable within a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the respective fund financial statements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement focus refers to what is being measured and basis of accounting refers to when revenues and expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied. The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the time of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. Debt service expenditures and expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise fees, sales taxes, hotel occupancy taxes and investment income (including unrealized gains and losses) are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred, all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

The ***General Fund*** is the City's primary operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

The ***Bond-Funded Capital Projects Fund*** is used to account for the acquisition and construction of various capital facilities and is funded by various sales tax revenue and general obligation bonds.

The ***General Debt Service Fund*** is used to account for the payment of debt supported by ad valorem taxes.

The City reports the following major enterprise fund:

The ***Water/Wastewater Fund*** is used to account for the provision of water and sewer services to residents of the City and certain nonresidents. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operations, maintenance, financing and related debt service and billing and collection.

Internal Service Funds are used to account for goods and services provided to City departments such as equipment and information technology services, the purchase of vehicles and equipment, and health self-insurance program.

Generally, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's water and wastewater fund and various other funds of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various funds concerned.

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

1. Deposits and Investments

Substantially all operating deposits and investments are maintained in pooled deposit and investment accounts. Investment income relating to pooled deposits and investments is allocated to the individual funds primarily based on each fund's pro rata share of the total deposits and investments. For purposes of cash flows, the City considers cash on hand, demand deposits, and investments with original maturities of three months or less to be cash equivalents.

Legal provisions generally permit the City to invest in direct obligations of the Federal government, municipal investment pools and interest-bearing deposit accounts. During the year ended September 30, 2025, the City did not own any types of securities other than those permitted by state law.

2. Interfund Receivables and Payables

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds" (i.e., the current portion of inter-fund loans) or "advances to/from other funds" (i.e., the noncurrent portion of inter-fund loans). All other outstanding balances between funds are reported as due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reports in the government-wide financial statements as "internal balances."

3. Receivables – Property Taxes

All trade and property tax receivables are shown net of an allowance for uncollectible receivables. Trade accounts receivable in excess of 60 days comprise the trade accounts receivable allowance for uncollectible receivables. The net property tax receivable is comprised of the property tax revenues collected within 60 days after year end. The City believes amounts remaining uncollected at sixty days after year-end are generally uncollectible.

The City's property taxes are levied on October 1 on the assessed value listed as of the prior January 1 for all real and business personal property located in the City. Assessed values are established at 100% of estimated market value. The assessed value, net of exemptions, upon which the fiscal year 2025 levy was based, was approximately $6,693,551,703. Property taxes attach as an enforceable lien on property as of January 1. Taxes are due by January 31 following the October 1 levy date and are considered delinquent after January 31 of each year.

General property taxes are limited by the Texas Constitution to $2.50 per $100 assessed valuation. The City's Home Rule Charter authorizes assessment, levy, and collection of property taxes: a) at a rate not exceeding $1.00 per $100 of assessed valuation for the purpose of paying the general governmental operating costs of the City and b) at a rate sufficient to pay the principal and interest on bonds of the City. The City's combined tax rate for the year ended September 30, 2025 was $0.6627 per $100 of assessed valuation.

4. Lease Receivable – Lessor

The City is a lessor for noncancelable leases of property and equipment. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgements related to leases include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancelable period of the lease.

Lease payments included in the measurement of the lease receivable are composed of fixed payments from the lessee, variable payments from the lessee that are fixed in substance or that depend on an index or a rate, residual value guarantee payments from the lessee that are fixed in substance, and any lease incentives that are payable to the lessee.

The City monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease receivable and deferred inflow of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

5. Inventories
All inventories are valued using the average cost method. Inventories of governmental funds are recorded as expenditures when consumed rather that when purchased.

6. Prepaid Items
Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

7. Restricted Assets
Certain bond proceeds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants.

8. Capital Assets
Capital assets, which include land, buildings, improvements, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), purchased or acquired, are carried at historical cost, or estimated historical cost if historical cost is not available. Donated capital assets are recorded at acquisition value, which is the price that would be paid to acquire an asset with equivalent service potential at the acquisition date. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed. A capitalization threshold of $5,000 is used for all capital assets. Depreciation on capital assets is calculated on the straight-line basis over the following estimated useful lives. Right-to-use assets are amortized over the shorter of the useful life or duration of the lease using the straight-line method.

Buildings	30 - 50 Years
Machinery and equipment	5 - 30 Years
Vehicles	5 - 30 Years
Water and sewer system	50 Years
Improvements other than building	20 Years
Infrastructure	15 - 40 Years

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest accrued during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

9. Compensated Absences
Vacation and sick leave are granted to City employees in varying amounts. The City accrues vacation benefits as they are earned. In the event of termination, an employee is reimbursed for accumulated unused vacation days if the employee has at least six months of service, and the City accrues time that is more likely than not to be used or paid out. The City's policy regarding unused sick leave allows terminated employees with at least five years of service to receive reimbursement of accumulated unused sick leave.

GASB Statement No. 101, *Compensated Absences* (GASB 101), improves the information needs of financial statements users by updating the recognition and measurement guidance for compensated absences under a unified model and amending certain previously required disclosures. The requirements of this statement are effective for reporting periods beginning after December 15, 2023, with earlier application encouraged. GASB 101 was implemented in the City's fiscal year 2025 financial statements with minimal impact.

10. Leases Payable - Lessee
The City is a lessee for noncancelable leases of equipment. The City recognizes a lease liability, reported with long-term debt, and a right-to-use lease asset, reported with other capital assets, in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of $5,000 or more.

At the commencement of a lease, the City measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over the shorter of the lease term or its useful life.

Key estimates and judgements related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancelable period of the lease.
- Lease payments included in the measurement of the liability are composed of fixed payments, variable payments fixed in substance or that depend on an index or a rate, purchase option price that the City is reasonably certain to exercise, lease incentives receivable from the lessor, and any other payments that are reasonably certain of being required based on an assessment of all relevant factors.

The City monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

11. Subscription-Based Information Technology Arrangements (SBITAs)

The City has noncancellable contracts with SBITA vendors for the right to use information technology (IT) software, alone or in combination with tangible capital assets (the underlying IT assets). The City recognizes a subscription liability, reported with long-term debt, and a right-to-use subscription asset (an intangible asset), reported with other capital assets, in the government-wide and proprietary fund financial statements. The City recognizes subscription liabilities with an initial, individual value of $5,000 or more.

At the commencement of an SBITA, the City initially measures the subscription liability at the present value of payments expected to be made during the subscription term. Subsequently, the subscription liability is reduced by the principal portion of SBITA payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for SBITA payments made at or before the SBITA commencement date, plus certain initial implementation costs. Subsequently, the subscription asset is amortized on a straight-line basis over the shorter of the subscription term or the useful life of the underlying IT assets.

Key estimates and judgments related to SBITAs include how the City determines (1) the discount rate it uses to discount the expected subscription payments to present value, (2) subscription term, and (3) subscription payments.

- The City uses the interest rate charged by the SBITA vendor as the discount rate. When the interest rate charged by the SBITA vendor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for SBITAs.
- The subscription term includes the noncancellable period of the SBITA.
- Subscription payments included in the measurement of the subscription liability are composed of fixed payments, variable payments fixed in substance or that depend on an index or a rate, termination penalties if the City is reasonably certain to exercise such options, subscription contract incentives receivable from the SBITA vendor, and any other payments that are reasonably certain of being required based on an assessment of all relevant factors.

The City monitors changes in circumstances that would require a remeasurement of its SBITAs and will remeasure the subscription asset and liability if certain changes occur that are expected to significantly affect the amount of the subscription liability.

12. Pensions

For purposes of measuring the Net Pension Liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due.

Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

13. Other Post-Employment Benefits

TMRS Supplemental Death Benefits Fund. The City participates in the Texas Municipal Retirement System Supplemental Death Benefit Fund (TMRS SDBF), which is an optional single employer defined benefit life insurance plan that is administered by TMRS. It provides death benefits to active and, if elected, retired employees of participating employers. For purposes of measuring the total TMRS SDBF OPEB liability, related deferred outflows and inflows of resources, and expense, City specific information about its total TMRS SDBF liability and additions to/deductions from the City's total TMRS SDBF liability have been determined on the same basis as they are reported by TMRS. The TMRS SDBF expense and deferred (inflows)/outflows of resources related to TMRS SDBF, primarily result from changes in the components of the total TMRS SDBF liability. Most changes in the total TMRS SDBF liability will be included in TMRS SDBF expense in the period of the change. For example, changes in the total TMRS SDBF liability resulting from current-period service cost, interest on the TOL, and changes of benefit terms are required to be included in TMRS SDBF expense immediately. Changes in the total TMRS SDBF liability that have not been included in TMRS SDBF expense are required to be reported as deferred outflows of resources or deferred inflows of resources related to TMRS SDBF.

Retiree Health Insurance. For purposes of measuring the total OPEB liability, OPEB related deferred outflows and inflows of resources, and OPEB expense, benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Contributions are not required but are measured as payments by the City for benefits due and payable that are not reimbursed by plan assets. Information regarding the City's total OPEB liability is obtained from a report prepared by a consulting actuary.

14. Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then. The City has the following items that qualify for reporting in this category.

- Deferred charges on refunding – A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

- Pension and OPEB contributions after measurement date – These contributions are deferred and recognized in the following fiscal year.

- Pension and OPEB changes in actuarial assumptions and other inputs – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

- Pension and OPEB difference in expected and actual economic experience is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

- Difference in projected and actual earnings on pension assets – This difference is deferred and amortized over a closed five-year period.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has the following types of items that qualify for reporting in this category.

- Pension and OPEB changes in actuarial assumptions and other inputs – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

- OPEB difference in expected and actual economic experience – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

Unavailable revenue is reported only in the governmental funds balance sheet. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available

15. Net Position Flow Assumption
Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. To calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are applied.

It is the City's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

16. Fund Balance Flow Assumptions
Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). To calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

17. Fund Balance Policies
Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City Council has by resolution authorized the City Manager to assign fund balance. The City Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

It is the goal of the City that unassigned fund balance of the General Fund should be at least 20% of General Fund annual expenditures. This percentage is the equivalent of 73 days of expenditures. To adhere to the principles of matching current revenues with current expenditures and minimizing property taxes, the City will take action to reduce the fund balance if the unassigned fund balance grows beyond 90 days of expenditures. At September 30, 2025, the General Fund unassigned fund balance equated to 128 days of expenditures.

E. Revenues and Expenditures/Expenses

1. Program Revenues
Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

2. Proprietary Funds Operating And Nonoperating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with proprietary fund's principal ongoing operations. The principal operating revenues of enterprise funds and internal service funds are charges to customers for sales and services.

Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

F. Budgetary Information

Budget Policy – Prior to September 1, the City Manager submits to the City council a proposed operating budget for the fiscal year commencing October 1. The operating budget includes proposed expenditures and the means of financing them. The proposed budget and all supporting schedules are filed with the City Secretary when submitted to the City Council. Public hearings are conducted to obtain taxpayer comments. Prior to September 30, the budget is adopted by affirmative vote of a majority of the members of the City Council.

Annual operating budgets are prepared on a budgetary basis for the General Fund, Debt Service funds and all special revenue funds except for the Grants Fund, COVID Relief Grants Fund, and Other Special Revenue Funds. Budgetary data for capital projects funds is budgeted over the life of the respective project and not on an annual basis.

Budgetary Data – Budget amounts presented in the required supplementary information reflect the original budget and the amended budget, which has been adjusted for legally authorized revisions to the annual budget during the year. Appropriations, except remaining project appropriations and encumbrances, lapse at the end of each fiscal year.

G. Accounting Pronouncements

The Government Accounting Standards Board (GASB) pronouncements effective in fiscal years 2025 and beyond are listed below:

GASB Statement No. 101, Compensated Absences (GASB 101), improves the information needs of financial statements users by updating the recognition and measurement guidance for compensated absences under a unified model and amending certain previously required disclosures. The requirements of this statement are effective for reporting periods beginning after December 15, 2023, with earlier application encouraged. GASB 101 was implemented in the City's fiscal year 2025 financial statements.

GASB Statement No. 102, Certain Risk Disclosures (GASB 102), improves financial reporting by providing users of financial statements with essential information regarding certain concentrations of constraints and related events that have occurred or have begun to occur that make a government vulnerable to a substantial impact. The requirements of this statement are effective for reporting periods beginning after June 15, 2025, with earlier application encouraged. GASB 102 was implemented in the City's fiscal year 2025 financial statements with minimal impact.

GASB Statement No. 103, Financial Reporting Model Improvements (GASB 103), improves key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues. The requirements of this statement are effective for reporting periods beginning after June 15, 2025, with earlier application encouraged. GASB 103 will be implemented in the City's fiscal year 2026 financial statements and the impact has not yet been determined.

GASB Statement No. 104, Disclosure of Certain Capital Assets (GASB 104), establishes requirements for certain types of capital assets to be disclosed separately in the capital assets note disclosures. It also establishes requirements for capital assets held for sale, including additional disclosures for those capital assets. The requirements of this statement are effective for reporting periods beginning after June 15, 2025, with earlier application encouraged. GASB 104 will be implemented in the City's fiscal year 2026 financial statements and the impact has not yet been determined.

H. Oil and Gas Royalties

The City receives royalties related to various oil and gas leases for which the City acts as lessor. The royalties are generally payable to the City when production begins at the lease site, and revenue is recognized at the time the royalty is earned and considered measurable and available if received within 60 days of year-end.

Note 2. Cash and Investments

A. Cash Deposits with Financial Institutions

State statutes authorize the City's cash to be deposited in demand deposits, time deposits, or certificates of deposit, and require that all deposits be fully collateralized or insured.

Custodial Credit Risk – Deposits. Custodial credit risk for deposits is the risk that, in the event of failure of a depository financial institution, the City will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The City's policy requires that all deposits with financial institutions must be collateralized to the extent not protected by FDIC insurance.

At September 30, 2025, the carrying amount of the City's deposits was $103,957,509. The bank balances were entirely covered either by Federal Depository Insurance or by collateral held by the City's agent in the City's name.

B. Investments

In accordance with the Texas Public Funds Investment Act (PFIA) and the City's investment policy, the City invests in:

a. Obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks.

b. Direct obligations of the State of Texas or its agencies and instrumentalities.

c. Other obligations, the principal of and interest on which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC) or by the explicit full faith and credit of the United States.

d. Obligations of states, agencies, counties, cities, and other political subdivisions of the State of Texas rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.

e. Financial institution deposits that, are issued by a state or national bank that a) has its main office or a branch office in Texas and is guaranteed or insured by the FDIC or its successor, b) is secured by obligations in a manner and amount provided by law and this Investment Policy for deposits of the City, or c) is placed in a manner that meets the requirements of the PFIA.

f. Fully collateralized direct repurchase agreements with a defined termination date secured by obligations of the United States or its agencies and instrumentalities. These shall be pledged to the City, held in the City's account, and deposited at the time the investment is made with the City or with a third party selected and approved by the City. Repurchase agreements must be purchased through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in Texas. A Repurchase Agreement must be signed by the counter-party prior to investment in a repurchase agreement. All repurchase agreement transactions must have a fair value of purchased securities greater than or equal to 102 percent of the total balance of the agreement.

g. Money Market Mutual funds that: (1) are registered and regulated by the Securities and Exchange Commission, (2) seek to maintain a net asset value of $1.0000 per share, and (3) are rated AAA by at least one nationally recognized rating service.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles, which provides a framework for measuring fair value by establishing a three-level fair value hierarchy that describes the inputs that are used to measure assets and liabilities.

- Level 1 inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.
- Level 2 inputs are inputs—other than quoted prices included within Level 1—that are observable for an asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs for an asset or liability.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs. If the fair value of an asset or a liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

As of September 30, 2025, the City had the following cash and investments:

	September 30,2025	(Level 1)	(Level 2)	(Level 3)	Percent of Total Investment Portfolio	Weighted Average Maturity (Days)*
Cash	$ 60,672,220	$ -	$ -	$ -	N/A	N/A
Investments measured at net asset value/amortized cost per share:						
Investment pools:						
TexPool	410,347	-	-	-	0.4%	41
LOGIC	6,633,242	-	-	-	5.8%	54
Investments by fair value level:						
Certificates of Deposit	51,223,191	51,223,191	-	-	45.1%	376
U.S. Agency Securities	20,135,000	20,135,000	-	-	17.7%	333
U.S. Treasury Notes	35,121,500	35,121,500	-	-	30.9%	264
Total investments	113,523,280	106,479,691	-	-		
Total cash and investments	$ 174,195,500	$ 106,479,691	$ -	$ -		

* Portfolio weighted average maturity (days) = 314

Investment Pools

Investment pools are not categorized as to investment risk since specific securities relating to the City cannot be identified. Under the TexPool Participation Agreement, administrative and investment services to TexPool are provided by Federated Investors, Inc. through an agreement with the State of Texas Comptroller of Public Accountants. The State Comptroller is the sole officer, director, and shareholder of the Texas Treasury Safekeeping Trust Company authorized to operate TexPool. TexPool investment pools are measured at amortized cost.

Under the LOGIC Participation Agreement, administrative and investment services to LOGIC are provided by Hilltop Securities, Inc. and JP Morgan Asset Management, Inc. as co-administrators. The administrators settle all trades for LOGIC and secure and value its assets every day. The fair value of the City's position in these pools is the same as the value of the pool shares. LOGIC investment pool is measured at net asset value.

The City's investment pools each have a redemption notice period of one day and may redeem daily. The investment pools' authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium or national state of emergency that affects the pool's liquidity.

Investment income includes realized and unrealized gains and losses on investments during the fiscal year. The calculation of realized gains and losses is independent of the calculation of the change in fair value of investments. Realized gains and losses of the current year include the cumulative effects of unrealized gains and losses incurred in prior years as a result of changes in fair value. For the fiscal year ended September 30, 2025, net investment income includes $5,813,130 in realized gains resulting from the City's sale and/or redemption of its investments and $48,093 in unrealized gains resulting from non-cash, temporary changes in fair value that are expected to smooth out over the long-term life of the investments.

Credit Risk and Concentration of Credit Risk
Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized rating agency.

The City will minimize credit risk, the risk of loss due to the failure of the issuer or backer of the investment, and concentration risk, the risk of loss attributed to the magnitude of investment in a single issuer, by limiting investments to the safest types of issuers, pre-qualifying the financial institutions and brokers/dealers with which the City will do business, and diversifying the investment portfolio so that potential losses on individual issuers will be minimized, as appropriate.

Local government investment pools in Texas are required to be rated AAA or equivalent by at least one nationally recognized securities rating organization. As of September 30, 2025, the City's investments in investment pools were all rated AAAm by Standard & Poor's.

Interest Rate Risk
The City will manage the risk that the interest earnings and the fair value of investments in the portfolio will fall due to changes in general interest rates. The City will structure the investment portfolio so that investments mature to meet cash requirements for ongoing operations, thereby avoiding the need to liquidate investments prior to maturity; invest funds primarily in certificates of deposit, shorter term securities, financial institution deposits, or money market mutual funds and local government investment pools whose investment objectives include maintaining a stable $1.00 net share value; and diversify maturities and stagger purchase dates to minimize the impact of market movements over time.

Safekeeping and Custodial Agreements
The City shall contract with a bank or banks for the safekeeping of securities either owned by the City as part of its investment portfolio or held as collateral to secure demand or time deposits. Securities owned by the City shall be held in the City's account as evidenced by safekeeping receipts of the institution holding the securities. The City shall approve all third-party custodians for the holding of securities pledged to the City as collateral to secure financial institution deposits.

Collateral Policy
The City has established a collateral policy in compliance with Government Code Chapter 2257, Public Funds Collateral Act. Deposits secured with irrevocable letters of credit shall have 100% of principal plus anticipated interest of the deposit, less any amount insured by the FDIC. Deposits secured with pledged marketable securities shall have a fair value 13 equal to or greater than 102% of the principal plus accrued interest of the deposit, less any amount insured by the FDIC. All deposits shall be insured or collateralized in compliance with applicable State law. The City reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards financial institution deposits. Financial institutions serving as City Depositories will be required to sign a depository agreement with the City. The collateralized deposit portion of the agreement shall define the City's rights to the collateral in case of default, bankruptcy, or closing, and shall establish a perfected security interest in compliance with Federal and State regulations, including: the agreement must be in writing, the agreement has to be executed by the Depository and City contemporaneously with the acquisition of the asset, the agreement must be approved by the Board of Directors or designated committee of the Depository and a copy of the meeting minutes must be delivered to the City, and the agreement must be part of the Depository's "official record" continuously since its execution.

Note 3. Receivables and Deferred Inflows of Resources

Receivables as of September 30, 2025 for the City's individual major funds, and nonmajor funds in the aggregate, including the applicable allowances for uncollectible amounts, are as follows:

	Governmental Funds				
	General	Bond Funded Capital Projects	Debt Service Fund	Other Nonmajor Governmental Funds	Total Governmental Funds
Receivables:					
Taxes	$ 579,132	$ -	$ 232,131	$ 315,561	$ 1,126,824
Accounts	2,201,850	-	-	101,031	2,302,881
Leases	1,774,747	-	-	120,838	1,895,585
Intergovernmental	2,629,244	-	-	2,587,740	5,216,984
Interest	142,371	132,758	34,727	199,471	509,327
Gross receivables	7,327,344	132,758	266,858	3,324,641	11,051,601
Less: allowance for uncollectibles	(452,370)	-	(49,210)	(3,102)	(504,682)
Net total receivables	$ 6,874,974	$ 132,758	$ 217,648	$ 3,321,539	$ 10,546,919
Deferred inflows of resources:					
Mowing liens	$ 39,763	$ -	$ -	$ -	$ 39,763
Hotel occupancy taxes	-	-	-	85,829	85,829
Leases	1,672,311	-	-	109,064	1,781,375
Property taxes	395,969	-	162,173	-	558,142
Fines and fees	189,206		-	-	189,206
Franchise fees	883,307	-	-	-	883,307
Total deferred inflows	$ 3,180,556	$ -	$ 162,173	$ 194,893	$ 3,537,622

	Enterprise Funds			
	Water and Wastewater	Other Non-major	Enterprise Funds Total	Internal Service Funds
Receivables:				
Accounts	$ 2,245,625	$ 449,382	$ 2,695,007	$ 191,096
Unbilled	1,175,275	192,778	1,368,053	-
Leases	1,021,305	-	1,021,305	-
Interest	141,745	14,259	156,004	89,484
Gross receivables	4,583,950	656,419	5,240,369	280,580
Less: allowance for for uncollectibles	(140,319)	(33,376)	(173,695)	-
Net total receivables	$ 4,443,631	$ 623,043	$ 5,066,674	$ 280,580

Leases Receivable

The City has entered into multiple lease agreements as lessor. The leases allow the right-to-use of land, buildings, and infrastructure to other organizations over the term of the lease. The City receives annual and monthly payments at the interest rate stated or implied within the leases. The interest rates for these leases is 3.5%. As of September 30, 2025, the City has $1,774,747 remaining in lease receivables and $1,672,311 remaining in deferred inflows recorded in the General Fund, $120,838 remaining in lease receivables and $109,064 remaining in deferred inflows recorded in the Nonmajor Governmental Funds, and $1,021,305 remaining in lease receivables and $904,492 remaining in deferred inflows recorded in the Water and Wastewater Fund.

As of September 30, 2025, expectation of lease receipts through the expiration of all leases is as follows:

Fiscal Year Ending	Lease Principal	Lease Interest	Totals
2026	$ 56,914	$ 66,155	$ 123,069
2027	63,255	64,157	127,412
2028	70,005	61,936	131,941
2029	78,398	59,464	137,862
2030	86,489	56,700	143,189
2031-2035	534,050	232,873	766,923
2036-2040	740,977	128,484	869,461
2041-2045	265,497	12,041	277,538
Total governmental activities	$ 1,895,585	$ 681,810	$ 2,577,395

Fiscal Year Ending	Lease Principal	Lease Interest	Totals
2026	$ 16,462	$ 35,488	$ 51,950
2027	18,631	34,878	53,509
2028	20,924	34,189	55,113
2029	23,349	33,418	56,767
2030	25,910	32,560	58,470
2031-2035	173,205	146,534	319,739
2036-2040	261,722	108,942	370,664
2041-2045	232,289	60,240	292,529
2046-2050	190,449	28,113	218,562
2051-2055	58,364	1,377	59,741
Total business-type activities	$ 1,021,305	$ 515,739	$ 1,537,044

Note 4. Capital Assets

Capital asset activity for the year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Deletions	Transfers	Ending Balance
Governmental activities:					
Capital assets not being depreciated or amortized:					
Land	$ 49,706,513	$ 1,693,498	$ (1,444,381)	$ -	$ 49,955,630
Construction in progress	30,359,120	31,332,561	(68,043)	(515,223)	61,108,415
Historical/Artwork collections	45,000	-	-	-	45,000
Total capital assets not being depreciated or amortized	80,110,633	33,026,059	(1,512,424)	(515,223)	111,109,045
Capital assets being depreciated or amortized:					
Buildings and improvements	125,659,680	663,650	-	1,022,291	127,345,621
Infrastructure	208,625,784	2,351,873	-	(1,167,445)	209,810,212
Machinery and equipment	38,488,577	2,824,903	(2,235,291)	660,377	39,738,566
Right-to-use lease assets - equipment	631,520	-	-	-	631,520
Right-to-use subscription assets	2,798,370	6,064,677	-	-	8,863,047
Total capital assets being depreciated or amortized	376,203,931	11,905,103	(2,235,291)	515,223	386,388,966
Less accumulated depreciation/amortization for:					
Buildings	(37,732,150)	(3,812,540)	47,462	-	(41,497,228)
Infrastructure	(92,641,280)	(6,035,728)	214,924	-	(98,462,084)
Machinery and equipment	(26,810,991)	(3,343,310)	926,734	-	(29,227,567)
Right-to-use lease assets - equipment	(307,300)	(23,116)	-	-	(330,416)
Right-to-use subscription assets	(547,408)	(341,940)	-	-	(889,348)
Total accumulated depreciation/amortization	(158,039,129)	(13,556,634)	1,189,120	-	(170,406,643)
Total capital assets being depreciated or amortized, net	218,164,802	(1,651,531)	(1,046,171)	515,223	215,982,323
Governmental activities capital assets, net	$ 298,275,435	$ 31,374,528	$ (2,558,595)	$ -	$ 327,091,368

	Beginning Balance	Additions	Deletions	Transfers	Ending Balance
Business-type activities:					
Capital assets not being depreciated:					
Land	$ 5,947,603	$ 1,275,000	$ (390,283)	$ -	$ 6,832,320
Construction in progress	20,116,430	8,717,083	(535,974)	(5,342,389)	22,955,150
Total capital assets not being depreciated	26,064,033	9,992,083	(926,257)	(5,342,389)	29,787,470
Capital assets being depreciated:					
Water systems	80,310,797	1,047,884	-	4,927,424	86,286,105
Wastewater systems	68,055,906	1,266,157	-	323,385	69,645,448
Infrastructure	30,524	-	-	-	30,524
Buildings and improvements	8,418,009	-	-	91,580	8,509,589
Machinery and equipment	5,307,358	1,226,567	(214,354)	-	6,319,571
Intangible assets	3,047,865	-	-	-	3,047,865
Total capital assets being depreciated	165,170,459	3,540,608	(214,354)	5,342,389	173,839,102
Less accumulated depreciation for:					
Water systems	(25,743,785)	(1,715,499)	-	-	(27,459,284)
Wastewater systems	(19,642,441)	(1,463,106)	-	-	(21,105,547)
Infrastructure	(30,524)	-	-	-	(30,524)
Buildings and improvements	(4,470,611)	(203,637)	-	-	(4,674,248)
Machinery and equipment	(3,475,250)	(553,100)	211,853	-	(3,816,497)
Intangible assets	(1,788,862)	(56,506)	-	-	(1,845,368)
Total accumulated depreciation	(55,151,473)	(3,991,848)	211,853	-	(58,931,468)
Total capital assets being depreciated, net	110,018,986	(451,240)	(2,501)	5,342,389	114,907,634
Business-type activities capital assets, net	$ 136,083,019	$ 9,540,843	$ (928,758)	$ -	$ 144,695,104

$ -

Because the City maintains an internal service fund solely for the purpose of servicing business-type activities of the City, capital assets in this schedule are not equal to those reported in the statement of net position for proprietary funds. The net value of capital assets in the Proprietary Vehicle Replacement fund is $1,814,479 and is included in the above schedule.

Depreciation and amortization expense was charged to functions/programs as follows:

Governmental activities:		
General government	$	2,362,504
Public safety		1,957,623
Public works, which includes the depreciation of general infrastructure assets		7,124,774
Parks and recreation		2,111,733
Total governmental activities depreciation and amortization		13,556,634
Business-type activities:		
Water and wastewater		3,380,116
Golf course		65,569
Solid waste disposal and collection		207
Cemetery		67,899
Vehicle replacement fund		478,057
Total business-type activities depreciation	$	3,991,848

Note 5. Lease Liabilities

The City has entered into a lease agreement as a lessee. The leases allow the right-to-use assets over the term of the lease. The City is required to make payments at its incremental borrowing rate or the interest rate stated or implied within the leases. The lease rate, term and ending lease liability are as follows:

	Interest Rate	Liability at Commencement	Lease Term in Years	Ending Balance September 30, 2025
Machinery and equipment	3.46%	$ 465,427	2023-2028	$ 213,099
Total governmental activities				$ 213,099

The future principal and interest lease payments as of fiscal year end are as follows:

Fiscal Year Ending	Lease Principal	Lease Interest	Totals
2026	$ 68,631	$ 7,373	$ 76,004
2027	71,006	4,999	76,005
2028	73,462	2,542	76,004
2029	-	-	-
Total governmental activities	$ 213,099	$ 14,914	$ 228,013

The value of the right-to-use leased assets as of the end of the current fiscal year was $631,520 and had accumulated amortization of $330,416.

Note 6. Interfund Balances and Transactions

A. Interfund Receivables/Payables

The composition of interfund balances as of September 30, 2025, is as follows:

Receivable Fund	Payable Fund	Total
General Fund	Nonmajor Enterprise	$ 566,847
Total		$ 566,847

The outstanding balances between funds result from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. Interfund receivables/payables are recorded between the governmental activities and business type activities in the government wide statement of net position resulting from allocation of interfund charges.

B. Interfund Transfers

Interfund transfers during the year ended September 30, 2025, were as follows:

Transfers Out:	Transfers in:	Amount
General Fund	Nonmajor Gov	$ 1,670,753
Water & Wastewater	General Fund	1,130,052
Nonmajor Gov	Nonmajor Enterprise	717,943
Nonmajor Gov	General Fund	368,031
Nonmajor Gov	Debt Service	7,872,217
Nonmajor Gov	Nonmajor Gov	2,818,816
Nonmajor Enterprise	Water & Wastewater	46,782
Total		$ 14,624,594

Transfers are used to (1) move revenues collected in the special revenue funds to finance various programs in accordance with budgetary authorizations, (2) move receipts restricted for debt service from the funds collecting the receipts to a debt service fund as debt service payments become due, (3) transfer additional funds to the golf course, (4) pay the water and solid waste utilities' payments in lieu of taxes, (5) transfer excess fund balance from internal service funds to the general fund, (6) and transfer fund balance from special revenue funds to capital projects funds for land purchase. In the government-wide financial statements, interfund transfers are eliminated within the governmental activities column and business-type column, as appropriate.

C. Cost Reimbursements

The cost of the City's central general and administrative services is allocated to the designated special revenue and enterprise funds. These costs are reported as interfund services provided and used rather than interfund transactions and are treated as revenues in the General fund and expenses (expenditures) in the other funds. Interfund services provided and used are "arms-length" transactions between departments or funds that would be treated as revenues, expenditures, or expenses if they were with an external organization. The distinguishing aspects of interfund services provided and used are that each department or fund both gives and receives consideration.

Significant cost reimbursements made to the General Fund during the year were as follows:

Fund	Amount
Water and Wastewater	$ 1,313,390
Nonmajor Governmental	1,102,850
Nonmajor Enterprise	342,220
Internal Service Fund	1,014,370
Total	$ 3,772,830

D. Franchise Fees

The City's enterprise funds, which use the public rights-of-way, pay franchise fees to the General Fund as if they were organizations separate from the City. These fees are not taxes but are compensation to the City for the use of the City's streets and public rights-of-way. These payments are reported as interfund services provided and used rather than interfund transactions and are treated as revenue (reported as franchise fees) in the General Fund and expenses in the enterprise funds. Such fees paid during the year were:

Fund	Amount
Water and Wastewater	$ 1,094,835
Solid Waste	323,484
Total	$ 1,418,319

E. Payments in Lieu of Property Taxes

For fiscal year 2025, the Water and Wastewater fund made a $1,130,052 payment in lieu of property taxes to the General Fund.

Note 7. Long Term Debt and Obligations

The City issues general obligation bonds and certificates of obligation for the purpose of providing funds for the acquisition and construction of major capital facilities. General obligation bonds and certificates of obligation are issued for both governmental activities and business-type activities and are direct obligations issued on a pledge of the general taxing power for payment of the debt obligations of the City.

In the current year, the City issued Series 2025 Combination Tax and Limited Surplus Revenue Certificates of Obligation in the amount of $43,210,000 and Series 2025, General Obligation Bonds of $8,055,000. The certificates of obligation carry an interest rates of 5% and the proceeds will be used for (i) acquiring, constructing, renovating, installing and equipping additions, extensions and improvements for the City's waterworks and sewer system; (ii) acquiring, constructing, renovating and equipping public safety improvements for the police and fire departments, including police station and fire station improvements, the acquisition of fire engines and storm sirens, and related infrastructure and equipment; (iii) acquiring, constructing, renovating and equipping municipal park and recreational improvements, including open space, ball fields, and related infrastructure; (iv) acquiring, constructing, improving, and equipping streets, including related sidewalks, landscaping, streetscaping, drainage, utility line relocations, drainage, public mobility infrastructure improvements, including traffic lighting and signalization, parking, and median improvements; (v) acquiring, constructing, renovating, and equipping administrative offices for the City; (vi) acquiring land and interests in land necessary for such projects; and (vii) paying the legal, fiscal, design and engineering fees in connection with such projects and the Certificates.

The bonds carry an interest rates of 5% and the proceeds will be used for (i) designing, constructing, improving, extending, expanding, upgrading and developing streets, roads, bridges, thoroughfares and related improvements in the City, including utility relocation, landscaping, sidewalks and pedestrian walkways, lighting, signalization, drainage, and the purchase of any necessary land or right-of-way; and (ii) paying the costs of issuance of the Bonds.

Water and sewer revenue bonds are issued for the purpose of financing the acquisition and construction of major capital improvements for the water and sewer system and related facilities secured by a pledge of the net revenues of the water and sewer system.

Long-term debt transactions, including current portion, for the year ended September 30, 2025, are summarized as follows:

	Beginning Balance	Increased	Refunded/ Retired	Ending Balance	Due Within One Year
Governmental Activities:					
General Obligation bonds	$ 47,900,232	$ 8,055,000	$ 6,865,523	$ 49,089,709	$ 5,759,606
Certificates of obligation	96,100,000	33,775,000	7,850,000	122,025,000	9,665,000
Compensated absences*	8,434,614	627,937	-	9,062,551	4,785,972
Lease liabilities	279,435	-	66,336	213,099	68,631
Financed purchases	1,223,463	-	1,223,463	-	-
Subscription liabilities	752,200	6,163,040	486,019	6,429,221	948,840
Premium on debt	8,089,400	2,246,289	1,099,928	9,235,761	-
Governmental activities long-term debt	$ 162,779,344	$ 50,867,266	$ 17,591,269	$ 196,055,341	$ 21,228,049
Business-type activities:					
General Obligation bonds	$ 11,269,768	$ -	$ 2,994,477	$ 8,275,291	$ 2,190,394
Certificates of obligation	40,945,000	9,435,000	2,090,000	48,290,000	2,485,000
Water & sewer revenue bonds	2,065,000	-	225,000	1,840,000	235,000
Compensated absences*	325,597	75,305	-	400,902	309,856
Premium on debt	2,562,538	553,285	383,383	2,732,440	-
Business-type activities Long-term debt	$ 57,167,903	$ 10,063,590	$ 5,692,860	$ 61,538,633	$ 5,220,250

*Compensated absences are reported as a net change for the year as allowed under the provisions of GASB 101, paragraph 30.

Premium on debt is amortized over the life of the debt using the effective interest method.

The City's direct borrowings (lease liabilities and subscription liabilities) related to governmental activities are secured with equipment as collateral.

The City's outstanding certificates of obligations related to governmental and business-type activities are secured with property tax revenue.

The revenue bonds are collateralized by the revenue of the combined utility system and the various special funds established by the bond ordinances. The ordinances provide that the revenue of the system is to be used, first, to pay operating and maintenance expenses of the system and, second, to establish and maintain the revenue bond funds. Should the City default on these bonds, any registered owner of the certificates is entitled to seek a writ of mandamus from a court of proper jurisdiction requiring specific performance from the City.

Bonds payable at September 30, 2025, is comprised of the following individual issues:

	Interest Rate %	Issue Date	Maturity Date	Original Issue	Amount Outstanding
Governmental Activities:					
General obligation bonds:					
2012 Series	2.00 - 4.00	5/16/2012	5/16/2032	$ 5,040,000	$ 535,000
2015 Series	1.00 - 5.00	4/20/2015	3/1/2035	12,150,000	3,185,000
2016 Series	2.00 - 5.00	6/6/2016	3/1/2036	25,135,000	10,345,000
2017 Series	2.50 - 4.00	7/17/2017	3/1/2037	2,155,000	1,475,000
2020 Series	5.00	8/19/2020	3/1/2030	4,445,000	2,300,000
2022 Series	4.00 - 5.00	9/15/2022	3/1/2042	1,365,000	1,230,000
2023 Series	4.00 - 5.00	9/20/2023	3/1/2043	9,030,000	8,455,000
2024 Series	4.00 - 5.00	8/19/2024	3/1/2044	14,735,232	13,509,709
2025 Series	5.00	9/11/2025	3/1/2045	8,055,000	8,055,000
Total general obligation bonds				82,110,232	49,089,709
Certificates of obligation:					
2013 Tax and Revenue	2.00 - 3.00	5/1/2013	3/1/2033	4,620,000	2,125,000
2015 Tax and Revenue	1.00 - 5.00	4/20/2015	3/1/2035	6,565,000	3,995,000
2016 Tax and Revenue	2.00 - 5.00	6/6/2016	3/1/2036	3,855,000	2,490,000
2017 Tax and Revenue	2.50 - 4.00	7/17/2017	3/1/2037	2,810,000	1,905,000
2018 Tax and Revenue	3.50 - 4.00	5/16/2018	3/1/2038	13,745,000	10,120,000
2019 Tax and Revenue	3.00 - 5.00	5/6/2019	3/1/2039	7,415,000	5,900,000
2020 Tax and Revenue	2.00 - 5.00	8/19/2020	3/1/2040	3,560,000	2,805,000
2022 Tax and Revenue	4.00 - 5.00	9/15/2022	3/1/2042	6,730,000	6,075,000
2023 Tax and Revenue	4.00 - 5.00	9/20/2023	3/1/2043	22,740,000	21,290,000
2024 Tax and Revenue	4.00 - 5.00	8/19/2024	3/1/2044	36,535,000	31,545,000
2025 Tax and Revenue	5.00	9/11/2025	3/1/2045	33,775,000	33,775,000
Total certificates of obligation				142,350,000	122,025,000
Total governmental activities				224,460,232	171,114,709
Business-type Activities					
General obligation bonds:					
2015 Water & Sewer Refunding	1.00 - 5.00	4/20/2015	3/1/2035	10,730,000	1,215,000
2016 Water & Sewer Refunding	2.00 - 5.00	6/6/2016	3/1/2036	4,435,000	875,000
2021 Water & Sewer Refunding	0.96	7/21/2021	3/1/2031	8,345,000	3,380,000
2024 General Obligation Refunding	4.00 - 5.00	8/19/2024	3/1/2044	3,414,768	2,805,291
Total general obligation bonds				26,924,768	8,275,291
Certificates of obligation:					
2013 Tax and Revenue	2.00 - 3.00	5/1/2013	3/1/2033	2,160,000	990,000
2015 Tax and Revenue	1.00 - 5.00	4/20/2015	3/1/2035	4,855,000	2,945,000
2016 Tax and Revenue	2.00 - 5.00	6/6/2016	3/1/2036	5,750,000	3,710,000
2017 Tax and Revenue	2.50 - 4.00	7/17/2017	3/1/2037	7,400,000	5,030,000
2018 Tax and Revenue	3.50 - 4.00	5/16/2018	3/1/2038	8,135,000	5,990,000
2019 Tax and Revenue	3.00 - 5.00	5/6/2019	3/1/2038	4,470,000	3,555,000
2020 Tax and Revenue	2.00 - 5.00	8/19/2020	3/1/2040	4,090,000	3,400,000
2022 Tax and Revenue	4.00 - 5.00	9/15/2022	3/1/2042	5,610,000	5,060,000
2023 Tax and Revenue	4.00 - 5.00	9/20/2023	3/1/2043	8,735,000	8,175,000
2025 Tax and Revenue	5.00	9/11/2025	3/1/2045	9,435,000	9,435,000
Total certificates of obligation				60,640,000	48,290,000
Water and sewer revenue bonds					
2012 Improvement	2.00 - 4.00	4/15/2012	3/1/2032	4,300,000	1,840,000
Total water and sewer revenue bonds				4,300,000	1,840,000
Total business-type activities				$ 91,864,768	$ 58,405,291

The annual requirements to amortize all debt outstanding as of September 30, 2025, are as follows:

	Governmental Activities			
Year Ending September 30,	General Obligation	GO Interest	Certificate of Obligation	CO Interest
2026	$ 5,759,606	$ 2,158,377	$ 9,665,000	$ 5,364,209
2027	5,417,486	1,892,087	5,110,000	5,048,103
2028	5,094,523	1,632,937	5,360,000	4,795,756
2029	2,829,285	1,442,329	5,605,000	4,536,025
2030	2,971,281	1,306,921	5,880,000	4,266,100
2031-2035	12,777,528	4,645,196	32,545,000	16,897,375
2036-2040	7,680,000	2,331,203	32,615,000	9,256,688
2041-2045	6,560,000	631,394	25,245,000	2,416,250
Total	$ 49,089,709	$ 16,040,444	$ 122,025,000	$ 52,580,506

	Business-Type Activities					
Year Ending September 30,	General Obligation	GO Interest	Certificate of Obligation	CO Interest	Water and Wastewater Revenue Bonds	Water and Wastewater Interest
2026	$ 2,190,394	$ 239,622	$ 2,485,000	$ 1,951,415	$ 235,000	$ 68,900
2027	1,717,514	174,346	2,580,000	1,852,997	240,000	59,400
2028	1,020,477	129,935	2,695,000	1,736,763	250,000	49,600
2029	730,715	103,830	2,800,000	1,620,613	260,000	39,400
2030	753,719	84,596	2,925,000	1,503,263	275,000	28,700
2031-2035	1,862,472	147,175	16,275,000	5,585,419	580,000	23,400
2036-2040	-	-	12,525,000	2,501,694	-	-
2041-2045	-	-	6,005,000	576,925	-	-
Total	$ 8,275,291	$ 879,504	$ 48,290,000	$ 17,329,089	$ 1,840,000	$ 269,400

The ordinances authorizing the issuance of Water and Sewer serial bonds created the revenue bond debt service and retirement funds. The gross revenues of the waterworks system, after deduction of reasonable expenses of operation and maintenance, are pledged to such funds in amounts equal to the total annual principal and interest requirements of the bonds and amounts required to maintain the revenue bond and emergency funds. At September 30, 2025, the minimum amount required by the ordinances for the revenue bond debt service and retirement funds had been accumulated.

The revenue bond ordinances also require that the City charge for services sufficient to produce net revenues, as defined, in an amount not less than 1.25 times the average annual principal and interest requirement. At September 30, 2025, this requirement had been met.

The ordinance authorizing the issuance of General Obligation Bonds created the Debt Service Fund. All taxes levied and collected for an on account of said bonds are pledged to the Debt Service Fund in amounts authorized by the City Council, but never less than annual maturing interest and principal requirements with the provision that the principal portion will never be less than 2% of the outstanding principal amount. At September 30, 2025, this requirement had been met.

Compensated absences are typically liquidated by the fund to which they relate.

Subscription Based Information Technology Arrangements (SBITA)

The City has entered into multiple SBITAs that allow the right-to-use the SBITA vendor's information technology software over the subscription term. The City is required to make annual payments at its incremental borrowing rate or the interest rate stated or implied within the SBITAs. The SBITA rate, term and ending subscription liability are as follows:

	Interest Rate	Liability at Commencement	Lease Term in Years	Ending Balance September 30, 2025
Software	3.4-5.1%	$ 8,112,170	2023-2035	$ 6,429,221
Total governmental activities				$ 6,429,221

The future principal and interest SBITA payments as of fiscal year end are as follows:

Fiscal Year Ending	Principal	Interest	Totals
2026	$ 948,840	$ 15,076	$ 963,916
2027	435,753	227,299	663,052
2028	397,138	209,352	606,490
2029	413,619	192,871	606,490
2030	430,786	175,706	606,492
2031-2035	3,803,085	486,310	4,289,395
Total governmental activities	$ 6,429,221	$ 1,306,614	$ 7,735,835

The value of the subscription assets as of the end of the current fiscal year was $8,863,047 and had accumulated amortization of $889,348.

Financed Purchases

In a prior year, the City has entered into an agreement for the financed purchase of equipment, with the agreement having a maximum allowable amount equal to the principal due as scheduled. During year ended September 30, 2025, this agreement was moved to subscription-based IT arrangement.

Note 8. Water and Sewer Contract

On July 19, 2010, the City entered into a contract with the City of Fort Worth, Texas, for the purchase of treated water to be effective January 1, 2011, and to expire on September 30, 2031. This contract requires the City to pay varying amounts based on annual consumption rates established under the terms of the contract. During fiscal year 2025, the City purchased $4,451,381 of treated water under the terms of this contract.

In 1987, the City entered a contract with the City of Fort Worth, Texas, for the transportation, treatment, and disposal of sanitary sewage. Under the terms of the contract, the City is required to make payments for sewage actually discharged based on rates and charges determined on an annual basis under the terms of the contract. During fiscal year 2025, the City paid $6,183,230 for the treatment and disposal of sanitary sewage under the terms of this contract.

Note 9. Employees' Retirement System

Texas Municipal Retirement System

Plan Description. The City participates as one of 938 plans in the defined benefit cash-balance plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of TMRS with a six-member, Governor-appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available Annual Comprehensive Financial Report (Annual Report) that can be obtained at *tmrs.com*.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided. TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the Member's benefit is calculated based on the sum of the Member's contributions, with interest, and the city-financed monetary credits with interest. The retiring Member may select one of seven monthly benefit payment options. Members may also choose to receive a portion of their benefit as a lump sum distribution in an amount equal to 12, 24 or 36 monthly payments, which cannot exceed 75% of the total Member contributions and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS and within the actuarial constraints also in the statutes. Plan provisions for the City are as follows:

Employee deposit rate	7%
Matching ratio (city to employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years to any age, 5 years at age 60 and above
Updated service credit	100% Repeating, Transfers
Annuity increase to retirees	70% of CPI Repeating

Employees Covered by Benefit Terms. At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	236
Inactive employees entitled to but not yet receiving benefits	249
Active employees	407
Total	892

Contributions. Member contribution rates in TMRS are either 5%, 6% or 7% of the Member's total compensation, and the City matching percentages are either 100%, 150% or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each City is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The City's contribution rate is based on the liabilities created from the benefit plan options selected by the City and any changes in benefits or actual experience over time.

Employees for the City were required to contribute 7% of their annual compensation during the fiscal year. The contribution rates for the City were 17.67% and 17.79% in calendar years 2024 and 2025, respectively. The City's contributions to TMRS for the year ended September 30, 2025, were $6,663,887, and were equal to the required contributions.

Net Pension Liability. The City's Net Pension Liability (NPL) was measured as of December 31, 2024, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Within the governmental activities, the General Fund generally liquidates the net pension liability. In the business-type activities, the net pension liability is liquidated by the Utility Fund.

Actuarial Assumptions. The Total Pension Liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year, adjusted down for population declines, if any
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP- 2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018 to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage. The target allocation and best estimates of the expected return for each major asset class in fiscal year 2025 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate if Return (Arithmetic)
Global Public Equity	35.0%	7.10%
Core Fixed Income	6.0%	5.00%
Non-Core Fixed Income	6.0%	6.80%
Hedge Funds	5.0%	6.40%
Private Equity	13.0%	8.50%
Private Debt	13.0%	8.20%
Real Estate	12.0%	6.70%
Infrastructure	6.0%	6.00%
Other Public and Private Markets	4.0%	7.30%
Total	100.00%	

Discount Rate. The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that Member and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive Members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at 12/31/2023	$ 157,335,053	$ 128,488,366	$ 28,846,687
Changes for the year:			
Service cost	6,996,934	-	6,996,934
Interest	10,638,169	-	10,638,169
Difference between expected and actual experience	920,206	-	920,206
Changes of assumptions	-	-	-
Contributions - employer	-	6,442,798	(6,442,798)
Contributions - employee	-	2,585,984	(2,585,984)
Net investment income	-	13,375,404	(13,375,404)
Benefit payments, including refunds of employee contributions	(6,462,047)	(6,462,047)	-
Administrative expense	-	(85,622)	85,622
Other changes	-	(2,003)	2,003
Net changes	12,093,262	15,854,514	(3,761,252)
Balance at 12/31/2024	$ 169,428,315	$ 144,342,880	$ 25,085,435

Sensitivity of the Net Pension Liability to Changes in the Discount Rate. The following presents the Net Pension Liability of the City, calculated using the discount rate of 6.75%, as well as what the City's Net Pension Liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.75%) or 1 percentage point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability	$ 51,150,357	$ 25,085,435	$ 3,950,262

Pension Plan Fiduciary Net Position. Detailed information about the pension plan's Fiduciary Net Position is available in the Schedule of Changes in Fiduciary Net Position, by Participating City. That report may be obtained at trms.com.

Pension Expense and Deferred Outflows and Inflows of Resources and Deferred Inflows of Resources Related to Pensions. For the year ended September 30, 2025, the City recognized pension expense of $8,173,713. At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 3,361,369	$ -
Changes in actuarial assumptions	-	442,505
Difference between projected and actual Investment earnings	-	1,656,831
Contributions subsequent to the measurement date	4,883,668	-
Total	$ 8,245,037	$ 2,099,336

$4,883,668 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the Net Pension Liability for the year ending September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending September 30,	Amount
2026	$ 1,493,004
2027	2,238,131
2028	(1,681,981)
2029	(787,121)

Note 10. Other Post-Employment Benefit Plans

A. TMRS Supplemental Death Benefits Fund

Plan Description. The City participates in a single employer, defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF) administered by the Texas Municipal Retirement System (TMRS). The SDBF covers both active and retiree benefits with no segregation of assets, and therefore doesn't meet the definition of a trust under GASB No. 75 (i.e., no assets are accumulated for OPEB) and as such the SDBF is considered to be an unfunded OPEB plan.

The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The city may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The city contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers.

Benefits Provided. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an other postemployment benefit (OPEB) and is a fixed amount of $7,500.

Employees Covered by Benefit Terms. At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	176
Inactive employees entitled to but not yet receiving benefits	65
Active employees	407
Total	648

Total OPEB Liability. The City's total OPEB liability of $915,579 was measured as of December 31, 2024, and was determined by an actuarial valuation as of that date.

Actuarial Assumptions. The total OPEB liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions applied to all periods included in the measurement, unless otherwise specified:

Inflation rate	2.50% per annum
Discount rate	4.08%
Actuarial cost method	Entry Age Normal Method
Projected salary increase	3.60% to 11.85% including inflation

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct 2019 Municipal Retirees of Texas mortality tables and due to the size of the City, rates are multiplied by an additional factor of 100%. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor. Mortality rates for pre-retirement were based on the PUB(10) mortality tables, with the Public Safety table used for males and General Employee table used for females. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements.

Discount Rate. The discount rate to measure the total OPEB liability was 4.08%. The discount rate was based on Fidelity Index's "20-Year Municipal GO AA Index" rate as of the measurement date.

Discount Rate Sensitivity Analysis. The following presents the total OPEB liability of the City, calculated using the discount rate of 4.08%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1- percentage-point lower (3.08%) or 1-percentage-point higher (5.08%) than the current rate:

	1% Decrease in Discount Rate (3.08%)	Discount Rate (4.08%)	1% Increase in Discount Rate (5.08%)
Total OPEB Liability	$ 1,109,971	$ 915,579	$ 765,770

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB. For the year ended September 30, 2025, the City recognized OPEB expense of $47,442. There were no changes of benefit terms that affected measurement of the Total OPEB Liability during the measurement period.

Within the governmental activities, the General Fund generally liquidates the total OPEB liability. In the business-type activities, the total OPEB liability is liquidated by the Utility Fund.

Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at 12/31/2023	$ 927,889
Changes for the year:	
Service cost	48,025
Interest	35,469
Difference between expected and actual experience	(18,861)
Changes of assumptions	(54,777)
Benefit payments	(22,166)
Net changes	(12,310)
Balance at 12/31/2024	$ 915,579

At September 30, 2025, the City reported deferred outflows and inflows of resources related to other post-employment benefits from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ -	$ 29,318
Changes in actuarial assumptions	103,399	305,956
Contributions subsequent to the measurement date	16,649	-
Total	$ 120,048	$ 335,274

$16,649 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the Total OPEB Liability for the year ending September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

For the Year Ended September 30,	Amount
2026	$ (39,734)
2027	(59,236)
2028	(76,503)
2029	(41,710)
2030	(8,721)
Thereafter	(5,971)

B. Post-Retirement Healthcare Benefits

Plan Description. The City offers its retired employees health insurance benefits through a single employer defined benefit OPEB plan, under City policy. This plan is administered by the City and it has the authority to establish and amend the benefit terms and financing arrangements. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

Benefits Provided. To be eligible for this employer-provided subsidy, a participant must be at least age fifty-eight (58) and have at least twenty (20) or more years of service with the City. Eligible retirees may elect coverage that will include the same healthcare options offered to regular full-time employees at the same cost that the City pays for active employees. Retirees pay the same rate for coverage as employees pay if they are electing dependent coverage. Benefits commence at the first of the month following the day of retirement if the employee elects retiree or dependent coverage (at retiree's cost).

If an active employee passes away, the spouse and dependents will become eligible for retiree coverage if (1) the employee was eligible for retirement as defined by TMRS; and (2) the employee had dependent coverage at the time of death. The surviving spouse will continue to receive the benefits of the retiree health insurance program, at the rate charged for retiree only. If dependent children are already on the plan at the time of the retiree's death, the spouse may continue to cover the children (at retiree's spouse's cost).

Retirees are eligible for medical and prescription insurance until they become Medicare eligible. Since retirees pay the full premium for all other OPEB benefits (dental and vision), no liability is included in this valuation as no implicit subsidy exists for these benefits.

The number of employees currently covered by the benefit terms is as follows:

Inactive employees or beneficiaries currently receiving benefits	9
Active employees	399
Total	408

Actuarial Assumptions. The Total OPEB Liability in the October 1, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation rate	2.50% per annum
Salary increases	2.50% per annum
Discount rate	4.90%
Actuarial cost method	Entry Age Normal Method
Healthcare cost trend rates	5.92% initial medical trend rate for pre-65 retirees decreasing to an ultimate rate of 4.14% in the year 2041

Mortality rates were updated and are based upon the sex distinct PUB 2010 general employee mortality table with mortality improvement scale MP-2021. Per capita costs for Pre-65 retirees were derived based upon the fully insured rates on a retiree-only experience basis. Medicare eligible retirees are assumed to rescind the City's plan and take Medicare coverage. Any Medicare Part D subsidy was not reflected in the estimate. The participation rate for future retirees is based upon years of service at retirement. Any participant that retires prior to age 50 is assumed to waive the City's healthcare plan. For any future retiree assumed to elect retiree healthcare, their spouse is assumed to waive coverage. 40% of retirees are assumed to drop coverage at the time the employer subsidy ends. The per capita claims costs include a 7% load for administrative expenses and a 10% load for stop loss premiums where both are assumed to escalate with the healthcare trend rates each year.

Discount Rate. The discount rate of 4.90% is based upon the yield of 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher. The other financial assumptions for long-term inflation, payroll growth, and salary scale were taken from the TMRS actuary study. The per capita claims costs and how these costs are expected to escalate in the future were set by IPS Advisors who develop the funding rates.

Discount Rate Sensitivity Analysis. The following schedule shows the impact of the Total OPEB Liability if the discount rate used was 1% less than and 1% greater than the discount rate that was used (4.06%) in measuring the Total OPEB Liability.

	1% Decrease in Discount Rate (3.90%)	Discount Rate (4.90%)	1% Increase in Discount Rate (5.90%)
Total OPEB Liability	$ 4,869,323	$ 4,474,431	$ 4,115,515

Healthcare Cost Trend Rate Sensitivity Analysis. The following schedule shows the impact of the Total OPEB Liability if the healthcare cost trend rate used was 1% less than and 1% greater than the rate that was used in measuring the Total OPEB Liability.

	1% Decrease in Rate	Healthcare Cost Trend Rate	1% Increase in Rate
Total OPEB Liability	$ 3,976,388	$ 4,474,431	$ 5,065,520

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources Related to OPEBs. At September 30, 2025, the City reported a liability of $4,474,431 for its Total OPEB Liability for this plan. The Total OPEB Liability was determined by an actuarial valuation as of October 1, 2024. For the year ended September 30, 2025, the City recognized OPEB expense of $115,608. There were no changes of benefit terms that affected measurement of the Total OPEB Liability during the measurement period.

Within the governmental activities, the General Fund generally liquidates the total OPEB liability. In the business-type activities, the total OPEB liability is liquidated by the Utility Fund.

Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at 9/30/2024	$ 4,541,981
Changes for the year:	
Service cost	194,070
Interest	227,579
Difference between expected and actual experience	-
Changes of assumptions	(306,041)
Benefit payments	(183,158)
Net changes	(67,550)
Balance at 9/30/2025	$ 4,474,431

At September 30, 2025, the City reported deferred outflows and inflows of resources related to this OPEB plan from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 56,678	$ 672,530
Changes in actuarial assumptions	77,388	392,029
Total	$ 134,066	$ 1,064,559

Amounts reported as deferred outflows and inflows of resources related to this OPEB plan will be recognized in OPEB expense as follows:

For the Year Ended September 30,	Amount
2026	$ (139,002)
2027	(216,389)
2028	(201,742)
2029	(195,167)
2030	(134,472)
Thereafter	(43,721)

Note 11. Deferred Compensation Plan

The City participates in a deferred compensation plan which falls under Internal Revenue Code Section 457. Virtually all employees are eligible to participate in the plan. The deferred compensation plan allows the deferral of individual federal income taxes until funds are withdrawn. Funds may be withdrawn at termination, retirement, death or unforeseeable emergency. During the fiscal year 2025, employers or employees through salary reductions may contribute up to the limit of $23,500 compensation on behalf of the participant under this plan. Employees age 50 or older may contribute up to an additional $7,500, for a total of $31,000. Employees may take advantage of the special 457(b) catch-up deferrals by selecting a special "last 3-year catch-up," which allows the participant to defer enhanced limits in the three years before they reach the plan's normal retirement age. For employees within three years of normal retirement age, contributions can reach up to $47,000, depending on unused deferrals from past years. If a governmental 457(b) allows both the age-50 catch-up and the 3-year catch-up, the participant can use the one that allows a larger deferral but not both. In accordance with GASB 97, the plan is not recorded in the City's financial statements.

Note 12. Commitments and Contingencies

A. Contingencies

The City is a defendant in certain pending litigation. In the opinion of management, the potential claims against the City not covered by insurance would not materially affect the financial statements of the City.

The City has participated in a number of state and federally assisted grant programs. These programs were subject to financial and compliance audits by the grantors or their representatives, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. Any liability for reimbursement which may arise as the result of these audits is not believed to be material.

B. Construction Commitments

The City has active construction projects as of September 30, 2025. At year-end the City has $19,528,997 of outstanding construction commitments.

C. Encumbrances

Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. At year-end, the encumbrances expected to be honored upon performance by the vendor in the next year were as follows:

Fund	Amount
General	$ 837,669
Bond-Funded capital projects	41,245,750
Nonmajor governmental	1,214,173
Water & wastewater	563,483
Nonmajor enterprise	27,919
Internal service funds	1,371,582
Total	$ 45,260,576

Note 13. Risk Management

The City is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets; errors and omissions; injuries to employees and natural disasters. The City has purchased commercial insurance to cover these general liabilities from the Texas Municipal League, a non-public entity risk pool. As an insured, the City is not obligated to reimburse the pool for losses. The TML risk pool is self-sustaining through annual member premiums and stop loss reinsurance coverage through various commercial insurers for excess claims. There were no significant reductions in coverage in the past fiscal year and there were no settlements exceeding insurance coverage in each of the past three fiscal years. Any losses reported, but unsettled or incurred and not reported, are believed to be insignificant to the City's financial statements.

The City offers health coverage to its employees and retirees in a managed care plan administered by United Health Care and funded by the City with both employee and City contributions. The City retains risk for up to $125,000 per covered enrollee per year and up to 120% of the total expected medical and Rx claims per period benefit, and transfers risk in excess of these amounts to a reinsurer. The City's operating funds are charged with premiums for coverage provided by the City's benefit consultant, HUB International. The City's benefit consultant determines the premium structures by working closely with the City of Burleson Human Resources department and the City Manager's Office on approved annual budgets with adjustments based on estimates of the amounts needed to pay prior and current year claims. These interfund premiums are used to reduce the amount of actual expenditures.

Note 14. Tax Abatements

The City enters into economic development agreements subject to the Burleson Economic Development Incentives Program adopted in 1993. Abatement incentives are provided in accordance with Chapter 312 of the Texas Tax Code.

- For the fiscal year ended September 30, 2025, the property tax abatement agreement with Yukon provides a 50% tax abatement for 5 years, beginning in 2022 for development of a cold storage facility. In fiscal year 2025, this agreement resulted in abated property taxes of $255,000.
- For the fiscal year ended September 30, 2025, The property tax abatement agreement with McLane Burleson Properties provides a 80% tax abatement for 10 years, beginning in 2020 for the development of a restaurant distribution facility. In fiscal year 2025, this agreement resulted in abated property taxes of $275,333.
- For the fiscal year ended September 30, 2025, The property tax abatement agreement with Golden State Foods provides a 75% tax abatement for 7 years, beginning in 2020 for development of a restaurant distribution facility. In fiscal year 2025, this agreement resulted in abated property taxes of $337,928.

Other incentives are provided according to Chapter 380 of the Texas Local Government Code. These consist of incentives tied to a percentage of property taxes paid, a percentage of sales taxes generated, or some other metric such as employment. The agreements are presented here in aggregate.

- Property tax rebate incentives – $744,932.
- Sales tax rebate incentives – $87,956.
- Grant payments for meeting other performance targets – $1,485,055.

Note 15. Changes to or Within the Financial Reporting Entity

The City's General Debt Service fund met the quantitative threshold for reporting as a major fund for the year ended September 30, 2025. The effect of this change is displayed on the financial statements.

Required Supplementary Information

City of Burleson, Texas

General Fund
Budgetary Comparison Schedule
For the Year Ended September 30, 2025

Exhibit D-1
(Page 1 of 2)

	Budgeted Amounts		Actual Amounts	Variance - Positive
	Original	Final	GAAP Basis	(Negative)
REVENUES				
Property taxes	$ 30,111,223	$ 30,111,223	$ 30,391,302	$ 280,079
Sales taxes	15,503,578	15,503,578	15,745,474	241,896
Franchise fees	4,254,115	4,254,115	4,239,804	(14,311)
Licenses and permits	1,470,168	1,470,168	1,244,156	(226,012)
Intergovernmental	2,069,436	2,069,436	2,089,690	20,254
Charges for services	5,929,241	5,929,241	5,925,163	(4,078)
Fines and forfeitures	850,000	850,000	537,877	(312,123)
Investment income	640,000	640,000	1,117,716	477,716
Miscellaneous	1,991,705	1,991,705	1,853,887	(137,818)
Total revenues	62,819,466	62,819,466	63,145,069	325,603
EXPENDITURES				
General government:				
City Council	92,394	89,749	70,800	18,949
City Manager's office	1,357,479	1,357,529	1,436,954	(79,425)
Legal	848,920	965,673	800,247	165,426
Communications	643,436	638,436	596,026	42,410
City Secretary's office	904,534	907,179	854,798	52,381
Records management	130,494	130,494	154,964	(24,470)
Judicial	137,369	137,369	133,948	3,421
Human resources	1,338,294	1,338,294	1,257,661	80,633
Finance	1,694,932	1,702,008	1,573,749	128,259
Purchasing	322,931	337,674	292,467	45,207
Non-Departmental	647,303	681,853	1,430,127	(748,274)
Total general government	8,118,086	8,286,258	8,601,741	(315,483)
Public safety:				
Police	19,520,439	19,520,439	19,080,087	440,352
Fire	11,565,440	11,546,036	11,502,281	43,755
Public Safety Communications	3,069,572	3,069,572	2,777,801	291,771
Medical transport	2,604,333	2,604,333	1,808,591	795,742
Municipal court	567,280	567,280	514,891	52,389
Marshals service	-	-	3,410	(3,410)
Total public safety	37,327,064	37,307,660	35,687,061	1,620,599
Public works:				
Public works administration	986,813	988,813	965,579	23,234
Street drainage maintenance	613,009	621,572	575,124	46,448
Streets pavement maintenance	3,421,069	3,415,161	3,311,808	103,353
Traffic control maintenance	1,316,607	1,825,518	1,264,057	561,461
Engineering/capital	1,325,753	1,467,797	419,264	1,048,533
Engineering/development	797,380	955,534	712,227	243,307
Engineering/inspections	605,476	605,476	287,233	318,243
Facilities maintenance	953,348	1,160,818	1,107,848	52,970
Total public works	$ 10,019,455	$ 11,040,689	$ 8,643,140	$ 2,397,549

The Notes to the Required Supplementary Information are an integral part of this schedule.

Budgetary Comparison Schedule - Continued
For the Year Ended September 30, 2025

	Budgeted Amounts		Actual Amounts	Variance - Positive
	Original	Final	GAAP Basis	(Negative)
Community development:				
Neighborhood services	-	-	1,014	(1,014)
Environmental services	149,848	154,848	157,469	(2,621)
Animal services	803,528	814,528	753,851	60,677
Code enforcement	798,381	798,381	800,167	(1,786)
Building inspections	895,477	895,477	869,786	25,691
Economic development	1,009,440	1,009,440	891,116	118,324
Community development	767,650	767,650	751,017	16,633
Development services	15,340	15,340	16,577	(1,237)
Total community development	4,439,664	4,455,664	4,240,997	214,667
Parks and recreation:				
Parks	1,666,498	1,695,687	1,803,042	(107,355)
Parks and recreation administration	-	-	1,034	(1,034)
ROW Maintenance	610,413	610,413	572,296	38,117
Total parks and recreation	2,276,911	2,306,100	2,376,372	(70,272)
Library:				
Senior citizens center	226,726	228,226	239,424	(11,198)
Library	1,485,517	1,487,067	1,435,727	51,340
Total Library	1,712,243	1,715,293	1,675,151	40,142
Capital Outlay	257,000	412,571	350,020	62,551
Debt service:				
Principal retirement	64,118	64,118	66,336	(2,218)
Interest and fiscal agent charges	11,887	11,887	9,668	2,219
Total debt service	76,005	76,005	76,004	1
Total expenditures	64,226,428	65,600,240	61,650,486	3,949,754
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(1,406,962)	(2,780,774)	1,494,583	4,275,357
OTHER FINANCING SOURCES (USES)				
Issuance of subscription-based IT arrangement	-	-	26,420	26,420
Transfers in	3,838,097	3,838,097	1,498,083	(2,340,014)
Transfers out	(1,645,833)	(1,645,833)	(1,670,753)	(24,920)
Total other financing sources (uses)	2,192,264	2,192,264	(146,250)	(2,338,514)
NET CHANGE IN FUND BALANCE	785,302	(588,510)	1,348,333	1,936,843
FUND BALANCES - BEGINNING	20,358,733	20,358,733	20,358,733	-
FUND BALANCES - ENDING	21,144,035	19,770,223	21,707,066	1,936,843

The Notes to the Required Supplementary Information are an integral part of this schedule.

City of Burleson, Texas

Exhibit D-2

General Debt Service Fund
Budgetary Comparison Schedule
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
REVENUES				
Property taxes	$ 10,322,724	$ 10,322,724	$ 10,496,962	$ 174,238
Investment income	150,000	150,000	312,306	162,306
Total revenues	10,472,724	10,472,724	10,809,268	336,544
EXPENDITURES				
Debt service:				
Principal retirement	14,755,286	14,755,286	14,715,523	39,763
Interest and fiscal agent charges	6,016,880	6,016,880	5,977,176	39,704
Total expenditures	20,772,166	20,772,166	20,692,699	79,467
Excess (deficiency) of revenues over (under) expenditures	(10,299,442)	(10,299,442)	(9,883,431)	416,011
OTHER FINANCING SOURCES				
Transfers in	7,854,415	7,854,415	7,872,217	17,802
Total other financing sources	7,854,415	7,854,415	7,872,217	17,802
NET CHANGE IN FUND BALANCE	(2,445,027)	(2,445,027)	(2,011,214)	433,813
FUND BALANCE, BEGINNING	6,851,142	6,851,142	6,851,142	-
FUND BALANCE, ENDING	$ 4,406,115	$ 4,406,115	$ 4,839,928	$ 433,813

The Notes to the Required Supplementary Information are an integral part of this schedule.

City of Burleson, Texas

Notes to Required Supplementary Information
Budgetary Schedule
For the Year Ended September 30, 2025

BUDGETARY INFORMATION - The City follows these procedures annually in establishing the budgetary data reflected in the budgetary comparison schedules:

1. The City Manager submits to the City Council a proposed budget for the fiscal year commencing the following October 1st. The budget includes proposed expenditures and the means of financing them.

2. The City Council reviews the proposed budget at specially scheduled sessions, which are open to the public. The Council also conducts a public hearing on the proposed budget to obtain comments from interested persons.

3. Prior to October 1st, the budget is legally adopted through passage of an ordinance. This budget is reported as the Original Budget in the budgetary comparison schedules.

4. During the fiscal year, changes to the adopted budget may be authorized as follows:

    a. Items requiring City Council action – appropriation of fund balance commitments; transfers of appropriations between funds; transfers between departments within funds; new interfund loans or advances; and creation of new capital projects or increases to existing capital projects.
    b. Items delegated to the City Manager – transfers within departments.

5. Annual budget is legally adopted and amended as required for the General Fund, the following special revenue funds: the BCSDC Special Revenue Fund, the 4A Corp Special Revenue Fund, the Parks Performance Fund, the Hotel/Motel Fund, the TIF 2 Fund, and the Municipal Court Fund. Project-length budgets are adopted for the capital project funds. All budgets are prepared on a budgetary basis, and budgetary comparisons for the general and major special revenue funds are presented on this basis in the required supplementary information. A debt service payment schedule for the debt service funds is also approved as part of the budget process. The budget is based on the modified accrual basis of accounting with the exception of certain non-cash expenditure accruals, which are not budgeted.

6. Budget amounts are reflected after all authorized amendments and revisions. This budget is reported as the Final Budget in the budgetary comparison schedules.

7. For each legally adopted operating budget, expenditures should not exceed budgeted appropriations at the fund level. Encumbrance accounting, under which purchase orders, contracts, and the other commitments are recorded to reserve the applicable appropriations, is employed in governmental funds. The City does, however, honor the contracts represented by year-end encumbrances and the subsequent year’s appropriations provide authority to complete these transactions.

City of Burleson, Texas

Schedule of Changes in Net Pension Liability and Related Ratios - Texas Municipal Retirement System

For the Year Ended September 30, 2025

Plan Year	2015	2016	2017
A. Total Pension Liability			
Service Cost	$ 3,299,052	$ 3,628,862	$ 3,745,062
Interest (on the Total Pension Liability)	5,311,694	5,536,081	5,991,443
Difference between expected and actual experience	96,222	324,293	34,315
Change of assumptions	(200,754)	-	-
Benefit payments, including refunds of employee contributions	(2,164,637)	(2,908,249)	(2,694,216)
Net change in total pension liability	6,341,577	6,580,987	7,076,604
Total pension liability - beginning	75,314,138	81,655,715	88,236,702
Total pension liability - ending (a)	81,655,715	88,236,702	95,313,306
B. Plan Fiduciary Net Position			
Contributions - employer	$ 2,973,435	$ 3,195,301	$ 3,326,528
Contributions - employee	1,364,856	1,459,887	1,510,106
Net investment income	89,281	4,240,199	9,518,399
Benefit payments, including refunds of employee contributions	(2,164,637)	(2,908,249)	(2,694,216)
Administrative expenses	(54,372)	(47,857)	(49,301)
Other	(2,684)	(2,578)	(2,499)
Net change in plan fiduciary net position	2,205,879	5,936,703	11,609,017
Plan fiduciary net position - beginning	60,496,005	62,701,884	68,638,587
Plan fiduciary net position - ending (b)	62,701,884	68,638,587	80,247,604
C. Net Pension Liability - Ending (a) - (b)	$ 18,953,831	$ 19,598,115	$ 15,065,702
D. Plan Fiduciary Net Position as a Percentage of Total Pension Liability	76.79%	77.79%	84.19%
E. Covered Payroll	$ 19,497,945	$ 20,855,530	$ 21,572,943
F. Net Pension Liability as a Percentage of Covered Payroll	97.21%	93.97%	69.84%

2018	2019	2020	2021	2022	2023	2024
$ 3,887,921	$ 4,309,779	$ 4,785,763	$ 5,012,736	$ 5,695,227	$ 6,517,109	$ 6,996,934
6,464,469	6,966,885	7,567,698	8,224,864	9,002,871	9,852,041	10,638,169
37,485	658,640	1,555,110	2,834,678	2,790,245	1,786,872	920,206
-	364,920	-	-	-	(767,877)	-
(2,974,711)	(3,340,504)	(3,934,066)	(4,638,440)	(5,136,560)	(5,501,408)	(6,462,047)
7,415,164	8,959,720	9,974,505	11,433,838	12,351,783	11,886,737	12,093,262
95,313,306	102,728,470	111,688,190	121,662,695	133,096,533	145,448,316	157,335,053
102,728,470	111,688,190	121,662,695	133,096,533	145,448,316	157,335,053	169,428,315
$ 3,446,107	$ 3,812,900	$ 4,144,156	$ 4,434,554	$ 5,225,616	$ 6,224,928	$ 6,442,798
1,565,006	1,732,309	1,875,187	1,936,487	2,197,717	2,494,246	2,585,984
(2,405,770)	12,355,867	7,166,812	13,511,620	(8,677,016)	13,025,384	13,375,404
(2,974,711)	(3,340,504)	(3,934,066)	(4,638,440)	(5,136,560)	(5,501,408)	(6,462,047)
(46,457)	(69,735)	(46,326)	(62,444)	(74,981)	(82,709)	(85,622)
(2,430)	(2,096)	(1,807)	428	89,476	(578)	(2,003)
(418,255)	14,488,741	9,203,956	15,182,205	(6,375,748)	16,159,863	15,854,514
80,247,604	79,829,349	94,318,090	103,522,046	118,704,251	112,328,503	128,488,366
79,829,349	94,318,090	103,522,046	118,704,251	112,328,503	128,488,366	144,342,880
$ 22,899,121	$ 17,370,100	$ 18,140,649	$ 14,392,282	$ 33,119,813	$ 28,846,687	$ 25,085,435
77.71%	84.45%	85.09%	89.19%	77.23%	81.67%	85.19%
$ 22,357,225	$ 24,697,874	$ 26,780,992	$ 27,664,104	$ 31,395,959	$ 35,632,091	$ 36,942,630
102.42%	70.33%	67.74%	52.03%	105.49%	80.96%	67.90%

City of Burleson, Texas

Schedule of Pension Contributions
Texas Municipal Retirement System
For The Year Ended September 30, 2025

Fiscal Year	2016	2017	2018
Actuarial determined contribution	$ 3,290,623	$ 3,270,142	$ 3,413,058
Contributions in relation to the actuarially determined contribution	3,290,623	3,270,142	3,413,058
Contribution deficiency (excess)	-	-	-
Covered payroll	$ 21,503,209	$ 21,235,212	$ 21,235,212
Contributions as a percentage of covered payroll	15.30%	15.40%	16.07%

Notes to Schedule:

Valuation Date	Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	21 years (longest amortization ladder)
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.
Other Information	There were no benefit changes during the year.

2019	2020	2021	2022	2023	2024	2025
$ 3,710,515	$ 4,023,849	$ 4,144,156	$ 4,434,554	$ 5,225,616	$ 6,224,926	$ 6,442,798
3,710,515	4,023,849	4,144,156	4,434,554	5,225,616	6,224,926	6,442,798
-	-	-	-	-	-	-
$ 24,033,514	$ 26,033,943	$ 26,780,992	$ 27,664,104	$ 34,804,970	$ 36,619,030	$ 36,942,630
15.44%	15.46%	15.47%	16.03%	15.01%	17.00%	17.44%

City of Burleson, Texas

Exhibit D-5

Schedule of Changes In Total OPEB Liability and Related Ratios - Texas Municipal Retirement System – Supplemental Death Benefits Fund
For the Year Ended September 30, 2025

Plan Year Ended December 31,	2017	2018	2019	2020	2021	2022	2023	2024
A. Total OPEB Liability								
Service Cost	$ 32,359	$ 40,243	$ 37,047	$ 53,562	$ 71,927	$ 78,490	$ 42,759	$ 48,025
Interest (on the Total OPEB Liability)	22,672	23,726	26,040	24,950	23,003	23,092	33,845	35,469
Difference between expected and actual experience	-	(15,410)	(17,286)	(4,333)	(21,562)	(3,076)	(1,518)	(18,861)
Change of assumptions	62,411	(57,141)	156,463	169,132	42,939	(481,420)	49,195	(54,777)
Benefit payments, including refunds of employee contributions	(4,315)	(4,471)	(4,940)	(5,356)	(13,832)	(15,698)	(21,379)	(22,166)
Net change in total OPEB liability	113,127	(13,053)	197,324	237,955	102,475	(398,612)	102,902	(12,310)
Total OPEB liability - beginning	585,771	698,898	685,845	883,169	1,121,124	1,223,599	824,987	927,889
Total OPEB liability - ending	698,898	685,845	883,169	1,121,124	1,223,599	824,987	927,889	915,579
B. Covered-employee Payroll	$ 21,572,943	$ 22,357,225	$ 24,697,874	$ 26,780,992	$ 27,664,104	$ 31,395,959	$ 35,632,091	$ 36,942,630
C. Total OPEB Liability as a Percentage of Covered Payroll	3.24%	3.07%	3.58%	4.19%	4.42%	2.63%	2.60%	2.48%

Notes to Schedule:

This schedule is required to have 10 years of information, but information prior to 2017 is not available.

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.

City of Burleson, Texas

Exhibit D-6

Schedule of Changes In Total OPEB Liability and Related Ratios - Retiree Health Care Benefit Plan
For the Year Ended September 30, 2025

Measurement Date September 30,	2018	2019	2020	2021	2022	2023	2024	2025
A. Total OPEB Liability								
Service Cost	$ 148,455	$ 152,883	$ 152,373	$ 214,854	$ 221,335	$ 182,225	$ 189,337	$ 194,070
Interest (on the Total OPEB Liability)	118,786	128,811	139,215	101,983	107,463	220,783	214,438	227,579
Difference between expected and actual experience	326,732	-	141,692	-	(552,588)	-	(554,732)	-
Change of assumptions	256,399	52,121	541,708	(102,528)	(45,996)	(40,566)	(80,532)	(306,041)
Benefit payments	(83,018)	(42,529)	-	(37,819)	14,999	(89,925)	9,642	(183,158)
Net change in total OPEB liability	767,354	291,286	974,988	176,490	(254,787)	272,517	(221,847)	(67,550)
Total OPEB liability - beginning	2,535,980	3,303,334	3,594,620	4,569,608	4,746,098	4,491,311	4,763,828	4,541,981
Total OPEB liability - ending	3,303,334	3,594,620	4,569,608	4,746,098	4,491,311	4,763,828	4,541,981	4,474,431
B. Covered- employee Payroll	$ 18,416,233	$ 22,342,123	$ 22,779,945	$ 26,486,753	$ 27,030,000	$ 30,328,507	$ 36,619,030	$ 37,899,084
C. Total OPEB Liability as a Percentage of Covered-Employee Payroll	17.94%	16.09%	20.06%	17.92%	16.62%	15.71%	12.40%	11.81%

Notes to Schedule:

No assets are accumulated in a trust for the retiree health care plan to pay related benefits that meets the criteria in paragraph 4 of GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.

This schedule is required to have 10 years of information, but information prior to 2018 is not available.

THE CITY OF
BURLESON
TEXAS

Other Supplementary Information

THE CITY OF
BURLESON
TEXAS

Special Revenue Funds

Special Revenue Funds are used by the City to account for revenues derived from specific taxes, fees, donations, and grants which are designated to finance particular functions or activities of the City. The City has eight nonmajor special revenue funds which include:

The **BCSDC Special Revenue Fund** is used to account for the half cent sales tax collected to fund the activities of Burleson Community Services Development Corporation.

The **4A Corp Special Revenue Fund** is used to account for the half cent sales tax collected to fund the activities of Burleson 4A Economic Development Corporation.

The **Parks Performance Special Revenue Fund** is used to account for the operation of the City's recreational facilities that derive a large portion of their support from user fees. These include the Burleson Recreation Center, Chisenhall Fields and Hidden Creek Softball Complex.

The **Hotel/Motel Tax Fund** – This fund is used to account for the receipts and allocation of the City's 7% room occupancy tax imposed on the rental of hotel/motel rooms located within the corporate city limits and extraterritorial jurisdiction of the City. These funds are used to promote tourism, conventions, and related activities within the City.

The **Grants Fund** – This fund accounts for various miscellaneous grants from federal, state or local governments.

The **COVID Relief Grants Fund** - This fund accounts for the resources received from federal and state agencies to be used to react to the COVID-19 pandemic.

The **Tax Increment Financing District (TIF) 2 Fund** – This fund accounts for the activity of the City's TIF. Revenues collected are primarily interlocal property tax increment funding. A TIF is a public financial method used as a subsidy for development and community improvement projects.

The **Municipal Court Fund** – This fund accounts for the Municipal Court fees assessed that are legally restricted to the purchase/maintenance of the Court's technology enhancements, Court security, improving the collections of court fees, and funding a portion of the juvenile case manager position.

The **Other Special Revenue Fund** – This fund accounts for the proceeds of other specific revenue sources that are legally restricted or committed to expenditures for specified purposes. Traffic safety, public safety, public works, culture and recreation, economic incentive funds, PEG fund, and PID funds are included under this heading.

Nonmajor Capital Projects Funds

Capital Projects Funds are used to account for capital improvements that are financed by designated resources other than City obligation bonds.

The **Mineral Lease-Funded Capital Projects Fund** is used to account for the acquisition and construction of various capital facilities and is funded by various sales tax revenue and general obligation bonds.

The **4A Economic Development Corporation (EDC) Non-Bond Funded Fund** is a blended component unit of the City. The 4A Corporation administers a ½ cent sales tax. The proceeds of this tax are used to pay debt service on bonds issued for various capital improvements. This special revenue fund accounts for the receipts of the sales tax revenue, and subsequent transfers to the debt service fund. Funds in excess of debt service requirements are utilized on authorized capital projects.

The **BCSDC (4B) Non-Bond Funded Fund** is another component unit of the City. The BCSDC administers ½ cents sales tax. The proceeds of this tax are used to pay debt service on bonds issued for various capital improvements. The special revenue accounts for the receipt of the sales tax revenue, and subsequent transfer of the debt service fund. Funds in excess of debt service requirements are utilized on authorized capital projects and to subsidize the Parks Performance Special Revenue Fund and the Golf Course Fund operations.

The **Street Paving Fund** is used to account for funds deposited by developers in lieu of constructing public facilities such as streets and drainage.

The **Street Maintenance Fund** is used to account for funds transferred from the General Fund that were committed for street maintenance.

The **Miscellaneous Non-Bond Funded Fund** includes the Park Dedication subfund and the miscellaneous non-bond funded capital project subfunds. These subfunds account for the proceeds of other sources of revenue and expenditures for authorized projects.

Debt Service Funds

The City's Debt Service Funds account for the accumulation of financial resources for the payment of principal and interest on the City's general obligation (property and sales tax supported) debt:

The **4A EDC Debt Service Fund** accounts for receipts of sales tax revenue and payment of debt service.

The **BCSDC (4B) Debt Service Fund** accounts for the receipt of sales tax revenue and payment of debt service.

City of Burleson, Texas

Nonmajor Governmental Funds
Combining Balance Sheet
September 30, 2025

Exhibit E-1
(Page 1 of 2)

	Special Revenue Funds					
	BCSDC Special Revenue	4A Corp Special Revenue	Parks Performance	Hotel/Motel	Grants	COVID Relief Grants
ASSETS						
Cash and investments	$ 4,364,847	$ 7,293,984	$ 1,161,612	$ 482,275	$ 5,277	$ 1,853,100
Receivables:						
Taxes, net	-	-	-	315,561	-	-
Accounts	-	23,738	36,050	3,700	8,494	-
Leases	-	120,838	-	-	-	-
Accrued interest	22,253	52,096	10,510	3,449	-	13,252
Due from other governments	1,293,870	1,293,870	-	-	-	-
Total assets	5,680,970	8,784,526	1,208,172	804,985	13,771	1,866,352
LIABILITIES						
Current liabilities:						
Accounts payable	8,587	37,191	161,095	9,919	-	630,000
Accrued liabilities	17,655	33,141	146,851	-	-	-
Unearned revenue	-	3,625	176,629	-	-	711,213
Total liabilities	26,242	73,957	484,575	9,919	-	1,341,213
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - hotel occupancy taxes	-	-	-	85,829	-	-
Unavailable revenue - leased assets	-	109,064	-	-	-	-
Total deferred inflows of resources	-	109,064	-	85,829	-	-
FUND BALANCES						
Restricted for:						
Debt service	-	-	-	-	-	-
Public safety	-	-	-	-	-	-
Parks and recreation	-	-	723,597	-	-	-
Library	-	-	-	-	-	-
Economic development	5,654,728	8,601,505	-	-	-	-
Tourism	-	-	-	709,237	-	-
Other purposes	-	-	-	-	13,771	525,139
Committed for:						-
Capital projects	-	-	-	-	-	-
Total fund balances	5,654,728	8,601,505	723,597	709,237	13,771	525,139
Total liabilities, deferred inflows of resources and fund balances	$ 5,680,970	$ 8,784,526	$ 1,208,172	$ 804,985	$ 13,771	$ 1,866,352

City of Burleson, Texas
Nonmajor Governmental Funds
Combining Balance Sheet
September 30, 2025

	Special Revenue Funds			Capital Projects Funds	
	TIF 2	Municipal Court	Other Special Revenue	Mineral Lease Funded Capital Projects	4A EDC Non-bond Funded
ASSETS					
Cash and investments	$ 1,082,843	$ 197,177	$ 800,654	$ 478,331	$ 278,497
Receivables:					
Taxes, net	-	-	-	-	-
Accounts	10,500	-	15,447	-	-
Leases	-	-	-	-	-
Accrued interest	7,749	1,447	3,225	18,690	1,996
Due from other governments	-	-	-	-	-
Total assets	1,101,092	198,624	819,326	497,021	280,493
LIABILITIES					
Current liabilities:					
Accounts payable	-	-	31,569	180,785	21,121
Accrued liabilities	-	-	183,317	-	-
Unearned revenue	-	-	-	-	-
Total liabilities	-	-	214,886	180,785	21,121
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - hotel occupancy taxes	-	-	-	-	-
Unavailable revenue - leased assets	-	-	-	-	-
Total deferred inflows of resources	-	-	-	-	-
FUND BALANCES					
Restricted for:					
Debt service	-	-	-	-	-
Public safety	-	198,624	-	-	-
Parks and recreation	-	-	-	-	-
Library	-	-	170,360	-	-
Economic development	1,101,092	-	262,971	-	-
Tourism	-	-	-	-	-
Other purposes	-	-	171,109	-	-
Committed for:					
Capital projects	-	-	-	316,236	259,372
Total fund balances	1,101,092	198,624	604,440	316,236	259,372
Total liabilities, deferred inflows of resources and fund balances	$ 1,101,092	$ 198,624	$ 819,326	$ 497,021	$ 280,493

Capital Projects Funds				Debt Service Funds		Total
BCSDC 4B Non-bond Funded	Street Paving Trust	Street Maintenance	Miscellaneous Non-bond Funded	4A EDC Debt Service	BCSDC 4B Debt Service	Other Governmental Funds
$ 164,474	$ 3,904,732	$ 37,317	$ 4,736,389	$ 12,269	$ 130,036	$ 26,983,814
-	-	-	-	-	-	315,561
-	-	-	-	-	-	97,929
-	-	-	-	-	-	120,838
1,176	27,922	267	34,421	88	930	199,471
-	-	-	-	-	-	2,587,740
165,650	3,932,654	37,584	4,770,810	12,357	130,966	30,305,353
-	1	-	387,502	433	231	1,468,434
-	-	-	-	-	-	380,964
-	-	-	-	-	-	891,467
-	1	-	387,502	433	231	2,740,865
-	-	-	-	-	-	85,829
-	-	-	-	-	-	109,064
-	-	-	-	-	-	194,893
-	-	-	-	11,924	130,735	142,659
-	-	-	-	-	-	198,624
-	-	-	-	-	-	723,597
-	-	-	-	-	-	170,360
-	-	-	-	-	-	15,620,296
-	-	-	-	-	-	709,237
-	-	-	-	-	-	710,019
165,650	3,932,653	37,584	4,383,308	-	-	9,094,803
165,650	3,932,653	37,584	4,383,308	11,924	130,735	27,369,595
$ 165,650	$ 3,932,654	$ 37,584	$ 4,770,810	$ 12,357	$ 130,966	$ 30,305,353


THE CITY OF
BURLESON
TEXAS

City of Burleson, Texas

Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds
For the Year Ended September 30, 2025

Exhibit E-2
(Page 1 of 2)

	Special Revenue Funds					
	BCSDC Special Revenue	4A Corp Special Revenue	Parks Performance	Hotel/Motel	Grants	COVID Relief Grants
REVENUES						
Property taxes	$ -	$ -	$ -	$ -	$ -	$ -
Sales and use taxes	7,731,931	7,731,931	-	-	-	-
Hotel occupancy taxes	-	-	-	489,671	-	-
Franchise fees	-	-	-	-	-	-
Charges for services	-	-	2,698,618	-	-	-
Intergovernmental	-	-	-	-	62,000	2,137,035
Fines	-	-	-	-	-	-
Contributions and donations	-	-	-	-	-	-
Investment income	147,015	305,007	64,888	21,790	-	102,275
Mineral lease	-	-	-	-	-	-
Street assessments	-	-	-	-	-	-
Miscellaneous	45,906	379,101	41,639	6,350	-	-
Total revenues	7,924,852	8,416,039	2,805,145	517,811	62,000	2,239,310
EXPENDITURES						
Current:						
General government	-	118,709	-	-	-	-
Community development	41,517	3,044,495	-	352,440	-	-
Public safety	-	-	-	-	60,372	928,530
Public works	-	-	-	-	-	-
Library	-	-	-	-	4,395	-
Parks and recreation	711,577	-	5,577,672	-	-	-
Debt service:						
Interest and fiscal agent charges	-	-	-	-	-	-
Capital outlay	39,773	2,806,220	46,289	-	-	1,208,505
Total expenditures	792,867	5,969,424	5,623,961	352,440	64,767	2,137,035
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	7,131,985	2,446,615	(2,818,816)	165,371	(2,767)	102,275
OTHER FINANCING SOURCES (USES)						
Proceeds from sale of land	-	2,410,475	-	-	-	-
Transfers in	-	-	2,818,816	-	-	-
Transfers out	(6,562,242)	(4,291,739)	-	-	-	-
Total other financing sources (uses)	(6,562,242)	(1,881,264)	2,818,816	-	-	-
NET CHANGE IN FUND BALANCE	569,743	565,351	-	165,371	(2,767)	102,275
FUND BALANCE, BEGINNING, as previously presented	5,084,985	8,036,154	723,597	543,866	16,538	422,864
Change within financial reporting entity	-	-	-	-	-	-
FUND BALANCE, ENDING	$ 5,654,728	$ 8,601,505	$ 723,597	$ 709,237	$ 13,771	$ 525,139

City of Burleson, Texas

Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds
For the Year Ended September 30, 2025

	Special Revenue Funds			Capital Projects Funds	
	TIF 2	Municipal Court	Other Special Revenue	Mineral Lease Funded Capital Projects	4A EDC Non-bond Funded
REVENUES					
Property taxes	$ 1,296,561	$ -	$ -	$ -	$ -
Sales and use taxes	-	-	-	-	-
Hotel occupancy taxes	-	-	-	-	-
Franchise fees	-	-	37,890	-	-
Charges for services	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Fines	-	38,291	-	-	-
Contributions and donations	-	-	158,208	-	-
Investment income	58,486	8,799	21,745	34,554	13,972
Mineral lease	-	-	-	209,811	-
Street assessments	-	-	124,505	-	-
Miscellaneous	18,250	-	-	-	-
Total revenues	1,373,297	47,090	342,348	244,365	13,972
EXPENDITURES					
Current:					
General government	-	2,286	205,976	-	-
Community development	272,630	-	-	-	-
Public safety	-	33,018	-	-	-
Public works	-	-	40,455	-	562
Library	-	-	6,230	-	-
Parks and recreation	17,685	-	10,190	18,295	-
Debt service:					
Interest and fiscal agent charges	-	-	-	-	-
Capital outlay	-	-	-	839,263	90,271
Total expenditures	290,315	35,304	262,851	857,558	90,833
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	1,082,982	11,786	79,497	(613,193)	(76,861)
OTHER FINANCING SOURCES (USES)					
Proceeds from sale of land	-	-	-	-	-
Transfers in	-	-	-	-	-
Transfers out	(923,026)	-	-	-	-
Total other financing sources (uses)	(923,026)	-	-	-	-
NET CHANGE IN FUND BALANCE	159,956	11,786	79,497	(613,193)	(76,861)
FUND BALANCE, BEGINNING, as previously presented	941,136	186,838	524,943	929,429	336,233
Change within financial reporting entity	-	-	-	-	-
FUND BALANCE, ENDING	$ 1,101,092	$ 198,624	$ 604,440	$ 316,236	$ 259,372

Capital Projects Funds				Debt Service Funds			Total
BCSDC 4B Non-bond Funded	Street Paving Trust	Street Maintenance	Miscellaneous Non-bond Funded	*Formerly Non-major* General Debt Service	4A EDC Debt Service	BCSDC 4B Debt Service	Other Governmental Funds
$ -	$ -	$ -	$ -		$ -	$ -	$ 1,296,561
-	-	-	-		-	-	15,463,862
-	-	-	-		-	-	489,671
-	-	-	-		-	-	37,890
-	-	-	-		-	-	2,698,618
-	-	-	-		-	-	2,199,035
-	-	-	-		-	-	38,291
-	920,734	-	-		-	-	1,078,942
8,406	157,940	32,107	230,421		572	5,802	1,213,779
-	-	-	-		-	-	209,811
-	-	-	-		-	-	124,505
-	-	-	-		-	-	491,246
8,406	1,078,674	32,107	230,421		572	5,802	25,342,211
-	-	-	-		-	-	326,971
-	-	1,659,221	20,411		-	-	5,390,714
-	-	-	-		-	-	1,021,920
-	-	-	171,210		-	-	212,227
-	-	-	-		-	-	10,625
67,282	-	-	-		-	-	6,402,701
-	-	-	-		1,293	371	1,664
-	-	6,055	1,197,592		-	-	6,233,968
67,282	-	1,665,276	1,389,213		1,293	371	19,600,790
(58,876)	1,078,674	(1,633,169)	(1,158,792)		(721)	5,431	5,741,421
-	-	-	-		-	-	2,410,475
-	-	1,670,753	-		-	-	4,489,569
-	-	-	-		-	-	(11,777,007)
-	-	1,670,753	-		-	-	(4,876,963)
(58,876)	1,078,674	37,584	(1,158,792)		(721)	5,431	864,458
224,526	2,853,979	-	5,542,100	6,851,142	12,645	125,304	33,356,279
-	-	-	-	(6,851,142)	-	-	(6,851,142)
$ 165,650	$ 3,932,653	$ 37,584	$ 4,383,308	$ -	$ 11,924	$ 130,735	$ 27,369,595

City of Burleson, Texas
Debt Service Funds
Budgetary Comparison Schedule
For the Year Ended September 30, 2025

	BCSDC Debt Service			
	Original Budget	Final Budget	Actual	Variance Positive (Negative)
REVENUES				
Investment income	$ -	$ -	$ 5,802	$ 5,802
Total revenues	-	-	5,802	5,802
EXPENDITURES				
Debt service:				
Interest and fiscal agent charges	-	-	371	(371)
Total expenditures	-	-	371	(371)
Excess (deficiency) of revenues over (under) expenditures	-	-	5,431	5,431
NET CHANGE IN FUND BALANCE	-	-	5,431	5,431
FUND BALANCE, BEGINNING	125,304	125,304	125,304	-
FUND BALANCE, ENDING	$ 125,304	$ 125,304	$ 130,735	$ 5,431

4A EDC Debt Service			
Original Budget	**Final Budget**	**Actual**	**Variance Positive (Negative)**
$ -	$ -	$ 572	$ 572
-	-	572	572
-	-	1,293	(1,293)
-	-	1,293	(1,293)
-	-	(721)	(721)
-	-	(721)	(721)
12,645	12,645	12,645	-
$ 12,645	$ 12,645	$ 11,924	$ (721)

City of Burleson, Texas **Exhibit E-4**

Hotel/Motel Fund
Budgetary Comparison Schedule
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
REVENUES				
Hotel occupancy taxes	$ 515,000	$ 515,000	$ 489,671	$ (25,329)
Investment income	10,000	10,000	21,790	11,790
Miscellaneous	5,000	5,000	6,350	1,350
Total revenues	530,000	530,000	517,811	(12,189)
EXPENDITURES				
Current:				
Community development	574,393	574,393	352,440	221,953
Total expenditures	574,393	574,393	352,440	221,953
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(44,393)	(44,393)	165,371	209,764
FUND BALANCE, BEGINNING	543,866	543,866	543,866	-
FUND BALANCE, ENDING	$ 499,473	$ 499,473	$ 709,237	$ 209,764

City of Burleson, Texas **Exhibit E-5**

BCSDC Special Revenue Fund
Budgetary Comparison Schedule
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
REVENUES				
Sales tax	$ 7,643,839	$ 7,643,839	$ 7,731,931	$ 88,092
Investment income	130,000	130,000	147,015	17,015
Miscellaneous	41,467	41,467	45,906	4,439
Total revenues	7,815,306	7,815,306	7,924,852	109,546
EXPENDITURES				
Current:				
Community development	208,750	208,750	41,517	167,233
Parks and recreation	671,268	671,268	711,577	(40,309)
Capital outlay	50,000	70,148	39,773	30,375
Total expenditures	930,018	950,166	792,867	157,299
EXCESS OF REVENUES OVER EXPENDITURES	6,885,288	6,865,140	7,131,985	266,845
OTHER FINANCING USES				
Transfers out	(7,451,587)	(7,451,587)	(6,562,242)	889,345
Total other financing uses	(7,451,587)	(7,451,587)	(6,562,242)	889,345
NET CHANGE IN FUND BALANCE	(566,299)	(586,447)	569,743	1,156,190
FUND BALANCE, BEGINNING	5,084,985	5,084,985	5,084,985	-
FUND BALANCE, ENDING	$ 4,518,686	$ 4,498,538	$ 5,654,728	$ 1,156,190

City of Burleson, Texas **Exhibit E-6**

4A Corp Special Revenue Fund
Budgetary Comparison Schedule
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
REVENUES				
Sales tax	$ 7,643,839	$ 7,643,839	$ 7,731,931	$ 88,092
Investment income	75,000	75,000	305,007	230,007
Miscellaneous	301,575	301,575	379,101	77,526
Total revenues	8,020,414	8,020,414	8,416,039	395,625
EXPENDITURES				
Current:				
General Government	112,519	112,519	118,709	(6,190)
Community development	6,601,363	7,908,148	3,044,495	4,863,653
Capital outlay	-	1,100,000	2,806,220	(1,706,220)
Total expenditures	6,713,882	9,120,667	5,969,424	3,151,243
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	1,306,532	(1,100,253)	2,446,615	3,546,868
OTHER FINANCING USES				
Proceeds from sale of land	2,375,000	2,375,000	2,410,475	35,475
Transfers out	(4,262,836)	(4,262,836)	(4,291,739)	(28,903)
Total other financing uses	(1,887,836)	(1,887,836)	(1,881,264)	6,572
NET CHANGE IN FUND BALANCE	(581,304)	(2,988,089)	565,351	3,553,440
FUND BALANCE, BEGINNING	8,036,154	8,036,154	8,036,154	-
FUND BALANCE, ENDING	$ 7,454,850	$ 5,048,065	$ 8,601,505	$ 3,553,440

City of Burleson, Texas **Exhibit E-7**

Parks Performance Fund
Budgetary Comparison Schedule
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
REVENUES				
Charges for services	$ 2,373,747	$ 2,373,747	$ 2,698,618	$ 324,871
Investment income	10,300	10,300	64,888	54,588
Miscellaneous	-	-	41,639	41,639
Total revenues	2,384,047	2,384,047	2,805,145	421,098
EXPENDITURES				
Current:				
Parks and recreation	5,627,109	5,758,364	5,577,672	180,692
Capital outlay	6,886	283,308	46,289	237,019
Total expenditures	5,633,995	6,041,672	5,623,961	417,711
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(3,249,948)	(3,657,625)	(2,818,816)	838,809
OTHER FINANCING SOURCES				
Transfers in	3,249,948	3,249,948	2,818,816	(431,132)
Total other financing sources	3,249,948	3,249,948	2,818,816	(431,132)
NET CHANGE IN FUND BALANCE	-	(407,677)	-	407,677
FUND BALANCE, BEGINNING	723,597	723,597	723,597	-
FUND BALANCE, ENDING	$ 723,597	$ 315,920	$ 723,597	$ 407,677

City of Burleson, Texas **Exhibit E-8**

TIF 2 Fund
Budgetary Comparison Schedule
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
REVENUES				
Property taxes	$ 1,327,673	$ 1,327,673	$ 1,296,561	$ (31,112)
Investment income	25,000	25,000	58,486	33,486
Miscellaneous	10,000	10,000	18,250	8,250
Total revenues	1,362,673	1,362,673	1,373,297	10,624
EXPENDITURES				
Current:				
Community development	229,415	229,415	272,630	(43,215)
Public safety	18,700	18,700	-	18,700
Parks and recreation	41,348	41,348	17,685	23,663
Total expenditures	289,463	289,463	290,315	(852)
EXCESS OF REVENUES OVER EXPENDITURES	1,073,210	1,073,210	1,082,982	9,772
OTHER FINANCING USES				
Transfers out	(923,878)	(923,878)	(923,026)	852
Total other financing uses	(923,878)	(923,878)	(923,026)	852
NET CHANGE IN FUND BALANCE	149,332	149,332	159,956	10,624
FUND BALANCE, BEGINNING	941,136	941,136	941,136	-
FUND BALANCE, ENDING	$ 1,090,468	$ 1,090,468	$ 1,101,092	$ 10,624

City of Burleson, Texas **Exhibit E-9**

Municipal Court Fund
Budgetary Comparison Schedule
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
REVENUES				
Fines	$ 71,585	$ 71,585	$ 38,291	$ (33,294)
Investment income	4,700	4,700	8,799	4,099
Total revenues	76,285	76,285	47,090	(29,195)
EXPENDITURES				
Current:				
Public safety	43,760	43,760	33,018	10,742
General Government	-	-	2,286	(2,286)
Total expenditures	43,760	43,760	35,304	8,456
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	32,525	32,525	11,786	(20,739)
FUND BALANCE, BEGINNING	186,838	186,838	186,838	-
FUND BALANCE, ENDING	$ 219,363	$ 219,363	$ 198,624	$ (20,739)

Nonmajor Enterprise Funds

The **Hidden Creek Golf Course Fund** accounts for the operations of the City's golf course, Hidden Creek Golf Course.

The **Solid Waste Fund** accounts for the operations of the City's solid waste collection utility.

The **Cemetery Enterprise Fund** accounts for the operations of the City's cemetery.

City of Burleson, Texas

Exhibit F-1

Nonmajor Enterprise Funds
Combining Statement of Net Position
September 30, 2025

	Hidden Creek Golf Course	Solid Waste	Cemetery	Total
ASSETS				
Current assets:				
Deposits and investments	$ -	$ 805,541	$ 805,601	$ 1,611,142
Receivables:				
Accounts	10,318	583,984	14,482	608,784
Accrued interest	1,671	5,789	6,799	14,259
Total current assets	11,989	1,395,314	826,882	2,234,185
Noncurrent assets:				
Capital assets, net	3,046,970	4,917	1,259,574	4,311,461
Total noncurrent assets	3,046,970	4,917	1,259,574	4,311,461
Total assets	3,058,959	1,400,231	2,086,456	6,545,646
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to pensions	179,739	-	-	179,739
Deferred outflows related to OPEB (RHP & SDBF)	5,540	-	-	5,540
Total deferred outflows of resources	185,279	-	-	185,279
LIABILITIES				
Current liabilities:				
Accounts payable	$ 110,596	$ 745,951	$ -	$ 856,547
Accrued liabilities	106,162	-	-	106,162
Due to other funds	566,847	-	-	566,847
Compensated absences	75,868	-	-	75,868
Net pension liability	137,000			137,000
Total OPEB liability (RHP & SDBF)	10,000			10,000
Total current liabilities	1,006,473	745,951	-	1,752,424
Noncurrent liabilities:				
Compensated absences	29,950	-	-	29,950
Net pension liability	409,853	-	-	409,853
Total OPEB liability (RHP & SDBF)	107,500	-	-	107,500
Total noncurrent liabilities	547,303	-	-	547,303
Total liabilities	1,553,776	745,951	-	2,299,727
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows related to pensions	45,765	-	-	45,765
Deferred inflows related to OPEB (RHP & SDBF)	30,517	-	-	30,517
Total deferred inflows of resources	76,282	-	-	76,282
NET POSITION				
Net investment in capital assets	3,046,970	4,917	1,259,574	4,311,461
Unrestricted	(1,432,790)	649,363	826,882	43,455
TOTAL NET POSITION	$ 1,614,180	$ 654,280	$ 2,086,456	$ 4,354,916

City of Burleson, Texas **Exhibit F-2**

Nonmajor Enterprise Funds
Combining Statement of Revenues, Expenses,
and Changes in Net Position
For the Year Ended September 30, 2025

	Hidden Creek Golf Course	Solid Waste	Cemetery	Total
OPERATING REVENUES				
Charges for goods and services	$ 2,633,943	$ 4,700,410	$ 74,599	$ 7,408,952
Miscellaneous	88	-	-	88
Mineral lease	-	-	10,319	10,319
Total operating revenues	2,634,031	4,700,410	84,918	7,419,359
OPERATING EXPENSES				
Cost of golf operations	3,316,645	-	-	3,316,645
Cost of cemetery operations	-	-	5,514	5,514
Cost of solid waste operations	-	4,628,194	-	4,628,194
Materials, supplies, and cemetery lots	-	-	19,320	19,320
Depreciation	65,569	207	67,899	133,675
Total operating expenses	3,382,214	4,628,401	92,733	8,103,348
OPERATING INCOME (LOSS)	(748,183)	72,009	(7,815)	(683,989)
NON-OPERATING REVENUES (EXPENSES)				
Gain on disposition of capital assets	9,550	-	-	9,550
Investment income	4,492	35,254	35,035	74,781
Other revenue	16,198	-	-	16,198
Total non-operating revenues	30,240	35,254	35,035	100,529
INCOME (LOSS) BEFORE TRANSFERS	(717,943)	107,263	27,220	(583,460)
Transfers in	717,943	-	-	717,943
Transfers out	-	(46,782)	-	(46,782)
CHANGE IN NET POSITION	-	60,481	27,220	87,701
NET POSITION AT BEGINNING OF YEAR	1,614,180	593,799	2,059,236	4,267,215
NET POSITION AT END OF YEAR	$ 1,614,180	$ 654,280	$ 2,086,456	$ 4,354,916

City of Burleson, Texas

Nonmajor Enterprise Funds
Combining Statement of Cash Flows
For the Year Ended September 30, 2025

Exhibit F-3
(Page 1 of 2)

	Hidden Creek Golf Course	Solid Waste	Cemetery	Total Nonmajor Enterprise Funds
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	$ 2,649,367	$ 4,721,968	$ 86,198	$ 7,457,533
Payments to suppliers and service providers	(1,696,653)	(4,560,388)	(24,868)	(6,281,909)
Payments to employees for salaries and benefits	(1,560,124)	-	-	(1,560,124)
Payments to other funds for services provided	215,810	-	-	215,810
Other receipts	-	-	10,319	10,319
Net cash provided by (used in) operating activities	(391,600)	161,580	71,649	(158,371)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Payments from other funds	717,943	-	-	717,943
Payments to other funds	-	(46,782)	-	(46,782)
Net cash provided by (used in) noncapital financing activities	717,943	(46,782)	-	671,161
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Receipts from sale of capital assets	9,550	-	-	9,550
Principal paid on bonds	(363,827)	-	-	(363,827)
Interest payments on bonds	15,864	-	-	15,864
Acquisition of capital assets	(32,596)	-	-	(32,596)
Net cash (used in) capital and related financial activities	(371,009)	-	-	(371,009)
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest received	2,964	31,247	34,687	68,898
Net cash provided by investing activities activities	2,964	31,247	34,687	68,898
Net increase (decrease) in cash and cash equivalents	(41,702)	146,045	106,336	210,679
CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR	41,702	659,496	699,265	1,400,463
CASH AND CASH EQUIVALENTS - END OF YEAR	$ -	$ 805,541	$ 805,601	$ 1,611,142

	Hidden Creek Golf Course	Solid Waste	Cemetery	Total Nonmajor Enterprise Funds
Reconciliation of operating loss to net cash provided (used) by operating activities:				
Operating income (loss)	$ (748,183)	$ 72,009	$ (7,815)	$ (683,989)
Depreciation	65,569	207	67,899	133,675
Change in operating assets and liabilities:				
(Increase) decrease in accounts receivable	15,336	21,558	11,599	48,493
(Increase) decrease in deferred outflows related to pension	82,141	-	-	82,141
(Increase) decrease in deferred outflows related to OPEB	4,422	-	-	4,422
Increase (decrease) in accounts payable	(2,260)	67,806	(34)	65,512
Increase (decrease) in accrued liabilities	19,076	-	-	19,076
Increase (decrease) in due to other funds	215,810	-	-	215,810
Increase (decrease) in compensated absences	5,993	-	-	5,993
Increase (decrease) in net pension liability and total OPEB liability	(83,178)	-	-	(83,178)
Increase (decrease) in deferred inflows related to pension	32,582	-	-	32,582
Increase (decrease) in deferred inflows related to OPEB	1,092	-	-	1,092
Net cash provided by (used in) operating activities	$ (391,600)	$ 161,580	$ 71,649	$ (158,371)

Internal Service Funds are used to account for the financing of goods and/or services provided by one department to another department within the City:

The **Equipment Services Fund** accounts for a full range of services in managing and maintaining the City's fleet of vehicles and equipment. All costs associated with these operations are charged to the using department to offset the adopted budget to this fund.

The **Governmental Vehicle Replacement Fund** provides for the replacement of vehicles and equipment utilized by all governmental City departments. The two equipment replacement funds enable the City to fund major equipment purchases without substantially affecting the stability of the ad valorem tax rate.

The **Business-Type Vehicle Replacement Fund** is used as a funding, management and planning tool that provides a systematic approach to the replacement of City-owned vehicles and equipment used by the Water-Wastewater, Golf and Solid Waste funds.

The **Support Services Fund** is designed to record the activities of support services function (currently only Information Technology) and allow for the costs of these services to be reflected as expenditures of the "customer" departments.

The **Health Insurance Fund** accounts for the City's self-health insurance program.

City of Burleson, Texas

Exhibit G-1

Combining Statement of Net Position
Internal Service Funds
September 30, 2025

	Equipment Services	Governmental Vehicle Replacement	Business-type Vehicle Replacement	Support Services	Health Insurance	Total Internal Service Funds
ASSETS						
Current assets:						
Cash and investments	$ 575,155	$ 6,230,222	$ 409,918	$ 2,018,656	$ 3,309,409	$ 12,543,360
Receivables:						
Accounts	-	82,594	17,550	-	90,952	191,096
Accrued interest	4,050	44,574	2,937	14,251	23,672	89,484
Inventories	40,738	-	-	-	-	40,738
Total current assets	619,943	6,357,390	430,405	2,032,907	3,424,033	12,864,678
Noncurrent assets:						
Capital assets, net	42,007	3,195,064	1,814,479	8,499,927	-	13,551,477
Total noncurrent assets	42,007	3,195,064	1,814,479	8,499,927	-	13,551,477
Total assets	661,950	9,552,454	2,244,884	10,532,834	3,424,033	26,416,155
DEFERRED OUTFLOWS OF RESOURCES						
Deferred outflows related to pensions	97,249	-	-	315,033	-	412,282
Deferred outflows related to OPEB (RHP & SDBF)	2,998	-	-	9,707	-	12,705
Total deferred outflows	100,247	-	-	324,740	-	424,987
LIABILITIES						
Current liabilities:						
Accounts payable	135,814	-	18,787	230,033	65,963	450,597
Net pension liability	74,000	-	-	240,000	-	314,000
Total OPEB liability (RHP & SDBF)	5,000	-	-	17,000	-	22,000
Compensated absences	22,024	-	-	135,256	-	157,280
Subscription liabilities	-	-	-	948,840	-	948,840
Accrued liabilities	29,973	-	-	96,108	-	126,081
Total current liabilities	266,811	-	18,787	1,667,237	65,963	2,018,798
Noncurrent liabilities:						
Net pension liability	221,879	-	-	718,484	-	940,363
Total OPEB liability (RHP & SDBF)	58,574	-	-	188,946	-	247,520
Subscription liabilities	-	-	-	5,453,961	-	5,453,961
Compensated absences	-	-	-	59,106	-	59,106
Total noncurrent liabilities	280,453	-	-	6,420,497	-	6,700,950
Total liabilities	547,264	-	18,787	8,087,734	65,963	8,719,748
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows related to pensions	24,761	-	-	80,213	-	104,974
Deferred inflows related to OPEB (RHP & SDBF)	16,511	-	-	53,485	-	69,996
Total deferred inflows	41,272	-	-	133,698	-	174,970
NET POSITION						
Net investment in capital assets	42,007	3,195,064	1,814,479	2,097,126	-	7,148,676
Unrestricted	131,654	6,357,390	411,618	539,016	3,358,070	10,797,748
Total net position	$ 173,661	$ 9,552,454	$ 2,226,097	$ 2,636,142	$ 3,358,070	$ 17,946,424

City of Burleson, Texas

Exhibit G-2

Combining Statement of Revenues, Expenses and
Changes in Fund Net Position - Internal Service Funds
For the Year Ended September 30, 2025

	Equipment Services	Governmental Vehicle Replacement	Business-type Vehicle Replacement	Support Services	Health Insurance	Total Internal Service Funds
OPERATING REVENUES						
Charges for goods and services	$ 2,394,790	$ 1,763,190	$ 489,250	$ 6,688,816	$ 7,901,517	$ 19,237,563
Miscellaneous	-	-	-	1,178	-	1,178
Total operating revenues	2,394,790	1,763,190	489,250	6,689,994	7,901,517	19,238,741
OPERATING EXPENSES						
Personnel services	736,447	-	-	2,392,769	375,002	3,504,218
Professional and contracted services	257,793	-	-	141,369	110,875	510,037
Administrative and IT	174,220	5,850	-	263,000		443,070
Insurance	-	-	-	-	7,547,710	7,547,710
Repairs and maintenance	253,047	-	-	2,714,920	-	2,967,967
Materials and supplies	995,131	114,056	22,550	500,888	-	1,632,625
Depreciation/amortization	7,451	1,101,085	478,057	857,892	-	2,444,485
Total operating expenses	2,424,089	1,220,991	500,607	6,870,838	8,033,587	19,050,112
Operating income (loss)	(29,299)	542,199	(11,357)	(180,844)	(132,070)	188,629
NONOPERATING REVENUES						
Gain on sale of capital assets	30,518	209,834	42,600	-	-	282,952
Investment income	23,045	276,280	21,774	65,942	149,584	536,625
Interest and fiscal agent charges	-	-	-	(9,637)	-	(9,637)
Total nonoperating revenues	53,563	486,114	64,374	56,305	149,584	809,940
Change in net position	24,264	1,028,313	53,017	(124,539)	17,514	998,569
NET POSITION - BEGINNING OF YEAR	149,397	8,524,141	2,173,080	2,760,681	3,340,556	16,947,855
NET POSITION - ENDING OF YEAR	$ 173,661	$ 9,552,454	$ 2,226,097	$ 2,636,142	$ 3,358,070	$ 17,946,424

City of Burleson, Texas

Exhibit G-3

Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended September 30, 2025

	Equipment Services	Vehicle Replacement Governmental	Vehicle Replacement Business-Type	Support Services	Health Insurance	Total
CASH FLOWS FROM OPERATING ACTIVITIES						
Receipts for interfund charges	$ 2,394,790	$ 1,680,596	$ 471,700	$ 6,779,936	$ 7,821,850	$ 19,148,872
Other receipts	-	-	-	1,178	-	1,178
Payments to suppliers and service providers	(1,601,627)	(119,906)	(22,550)	(4,065,030)	(7,593,640)	(13,402,753)
Payments to employees for salaries and benefits	(663,466)	-	-	(2,081,470)	(375,002)	(3,119,938)
Net cash provided by (used in) operating activities	129,697	1,560,690	449,150	634,614	(146,792)	2,627,359
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Receipts for sale of capital assets	30,518	209,834	42,600	416,654	-	699,606
Principal payments on subscription liabilities/financed purchases	-	-	-	(486,019)	-	(486,019)
Interest payments on subscription liabilities	-	-	-	(9,637)	-	(9,637)
Acquisition and construction of capital assets	(9,919)	(1,113,012)	(595,413)	(320,093)	-	(2,038,437)
Net cash used by capital and related financing activities	20,599	(903,178)	(552,813)	(399,095)	-	(1,834,487)
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest received	20,054	245,862	20,148	56,240	134,720	477,024
Net cash provided by investing activities	20,054	245,862	20,148	56,240	134,720	477,024
Net increase (decrease) in cash and cash equivalents	170,350	903,374	(83,515)	291,759	(12,072)	1,269,896
CASH AND CASH EQUIVALENTS, beginning of year	404,805	5,326,848	493,433	1,726,897	3,321,481	11,273,464
CASH AND CASH EQUIVALENTS, end of year	$ 575,155	$ 6,230,222	$ 409,918	$ 2,018,656	$ 3,309,409	$ 12,543,360
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES						
Operating income (loss)	$ (29,299)	$ 542,199	$ (11,357)	$ (180,844)	$ (132,070)	$ 188,629
Depreciation	7,451	1,101,085	478,057	857,892	-	2,444,485
Change in operating assets and liabilities:						
Decrease (increase) in accounts receivable	-	(82,594)	(17,550)	91,120	(79,667)	(88,691)
Decrease (increase) in inventories	(18,363)	-	-	-	-	(18,363)
Decrease (increase) in deferred outflows related to pension	21,470	-	-	75,342	-	96,812
Decrease (increase) in deferred outflows related to OPEB	1,520	-	-	5,142	-	6,662
Increase (decrease) in accounts payable	96,927	-	-	(444,853)	64,945	(282,981)
Increase (decrease) in accrued liabilities	3,798	-	-	22,762	-	26,560
Increase (decrease) in compensated absences	3,665	-	-	87,759	-	91,424
Increase (decrease) in net pension and OPEB liability	20,571	-	-	50,110	-	70,681
Increase (decrease) in deferred inflows related to pension	18,785	-	-	60,561	-	79,346
Increase in deferred inflows related to OPEB	3,172	-	-	9,623	-	12,795
Net cash provided by (used in) operating activities	$ 129,697	$ 1,560,690	$ 449,150	$ 634,614	$ (146,792)	$ 2,627,359

City of Burleson, Texas

Statistical Section (Unaudited)

This part of the City of Burleson's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

Contents: **Table**

Financial Trends 1

These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.

Revenue Capacity 5

These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.

Debt Capacity 9

These schedules present information to help the reader assess the affordability of the government's current level of outstanding debt and the government's ability to issue additional debt in the future.

Demographic and Economic Information 13

These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.

Operating Information 15

These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports of the relevant year.

City of Burleson, Texas

Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Unaudited)

	2016	2017	2018
Governmental activities:			
Net investment in capital assets	$ 111,368,435	$ 127,316,098	$ 136,812,328
Restricted	11,548,400	12,262,240	13,166,573
Unrestricted	10,908,958	8,167,997	4,245,368
Total governmental activities net position	$ 133,825,793	$ 147,746,335	$ 154,224,269
Business-type activities:			
Net investment in capital assets	$ 56,061,308	$ 68,346,297	$ 69,333,764
Restricted	4,592,463	1,049,746	1,049,746
Unrestricted	12,448,245	10,499,641	15,642,520
Total business-type activities net position	$ 73,102,016	$ 79,895,684	$ 86,026,030
Primary government:			
Net investment in capital assets	$ 167,429,743	$ 195,662,395	$ 206,146,122
Restricted	16,140,863	13,311,986	14,216,319
Unrestricted	23,357,203	18,667,638	19,887,888
Total primary government activities net position	$ 206,927,809	$ 227,642,019	$ 240,250,329

Table 1

2019	2020	2021	2022	2023	2024	2025
$ 148,085,539	$ 153,051,846	$ 163,721,859	$ 174,521,592	$ 202,912,185	$ 196,476,618	$ 203,839,036
13,232,818	17,468,108	12,460,606	12,617,978	17,576,662	22,953,937	22,482,794
4,248,170	6,714,141	14,525,540	23,156,517	1,899,367	13,701,406	18,288,799
$ 165,566,527	$ 177,234,095	$ 190,708,005	$ 210,296,087	$ 222,388,214	$ 233,131,961	$ 244,610,629
$ 75,777,424	$ 79,752,890	$ 88,788,759	$ 86,021,027	$ 75,413,705	$ 92,255,311	$ 94,166,336
5,225,080	7,415,521	7,608,773	305,147	-	-	-
11,580,796	13,778,201	10,389,928	28,366,948	31,960,222	17,046,374	18,889,213
$ 92,583,300	$ 100,946,612	$ 106,787,460	$ 114,693,122	$ 107,373,927	$ 109,301,685	$ 113,055,549
$ 223,862,963	$ 232,804,736	$ 252,510,618	$ 260,542,619	$ 278,325,890	$ 288,731,929	$ 298,005,372
18,457,898	24,883,629	20,069,379	12,923,125	17,576,662	22,953,937	22,482,794
15,828,966	20,492,342	24,915,468	51,523,465	33,859,589	30,747,780	37,178,012
$ 258,149,827	$ 278,180,707	$ 297,495,465	$ 324,989,209	$ 329,762,141	$ 342,433,646	$ 357,666,178

City of Burleson, Texas
Changes in Net Position
Last Ten Fiscal Years (Unaudited)
(Accrual Basis of Accounting)

	2016	2017	2018
Expenses			
Governmental activities:			
General government	$ 3,406,957	$ 7,611,844	$ 7,801,767
Public safety	18,135,674	18,619,648	19,356,978
Public works	11,100,276	11,263,930	12,173,830
Community development	4,701,517	2,740,816	4,902,487
Culture and recreation	7,801,924	8,091,904	8,134,817
Parks and recreation	-	-	-
Library	-	-	-
Interest on long-term debt	3,237,341	3,118,052	2,954,294
Total governmental activities expenses	48,383,689	51,446,194	55,324,173
Business-type activities:			
Water and wastewater	16,333,488	16,349,125	17,605,194
Hidden Creek Golf Course	2,049,089	2,141,509	2,046,511
Solid Waste	2,846,497	2,957,738	3,047,978
Cemetery	11,152	11,910	12,528
Total business-type activities expenses	21,240,226	21,460,282	22,712,211
Total primary government expenses	$ 69,623,915	$ 72,906,476	$ 78,036,384
Program Revenues:			
Governmental activities:			
Charges for services	$ 7,566,246	$ 8,782,144	$ 8,784,594
Operating grants and contributions	971,500	1,592,388	1,426,293
Capital grants and contributions	2,144,534	11,440,915	6,353,066
Total governmental activities program revenues	10,682,280	21,815,447	16,563,953
Business-type activities			
Charges for services	22,263,652	23,108,557	25,809,983
Operating grants and contributions	827,614	1,108,892	-
Capital grants and contributions	1,067,383	4,020,669	2,272,247
Total business-type activities program revenues	24,158,649	28,238,118	28,082,230
Total primary government program revenues	$ 34,840,929	$ 50,053,565	$ 44,646,183
Net (expense)/revenue			
Governmental activities	$(37,701,409)	$(29,630,747)	$(38,760,220)
Business-type activities	2,918,423	6,777,836	5,370,019
Total primary government net expense	$(34,782,986)	$(22,852,911)	$(33,390,201)

Table 2

2019	2020	2021	2022	2023	2024	2025
$ 8,762,392	$ 9,901,828	$ 7,678,903	$ 8,293,081	$ 9,606,894	$ 10,207,283	$ 10,644,502
20,396,702	21,647,212	26,227,399	29,220,408	36,454,820	38,195,557	39,390,009
12,650,861	14,839,605	13,597,575	14,743,553	15,162,754	13,891,525	16,088,223
5,138,466	4,216,584	4,587,759	4,178,055	7,100,096	8,327,647	9,790,718
8,053,419	7,940,337	7,697,763	-	-	-	-
-	-	-	6,377,399	9,625,261	10,230,231	11,023,017
-	-	-	1,411,839	1,753,245	1,819,145	1,722,762
3,242,540	3,122,881	2,886,794	2,805,915	3,319,651	4,370,179	5,381,426
58,244,380	61,668,447	62,676,193	67,030,250	83,022,721	87,041,567	94,040,657
18,910,941	18,543,022	18,640,527	20,536,810	36,231,989	27,370,058	26,132,452
2,194,026	2,321,398	1,895,172	2,546,070	2,937,323	3,214,012	3,357,339
3,179,444	3,464,393	3,563,473	3,780,319	3,966,031	4,260,205	4,626,800
28,894	33,770	80,828	15,493	69,725	63,563	92,733
24,313,305	24,362,583	24,180,000	26,878,692	43,205,068	34,907,838	34,209,324
$ 82,557,685	$ 86,031,030	$ 86,856,193	$ 93,908,942	$ 126,227,789	$121,949,405	$128,249,981
$ 8,480,206	$ 7,845,040	$ 8,780,004	$ 9,394,259	$ 10,296,569	$ 11,541,762	$ 13,253,952
738,026	2,998,564	5,981,907	4,270,180	6,847,951	4,959,441	5,220,897
7,595,136	5,699,075	2,253,873	8,786,321	6,156,887	3,053,302	2,514,257
16,813,368	16,542,679	17,015,784	22,450,760	23,301,407	19,554,505	20,989,106
25,405,060	26,532,808	26,713,025	29,937,355	30,286,310	32,970,946	34,102,135
16,442	8,549	14,260	34,699	21,856	7,181	10,319
3,512,382	3,818,739	2,980,216	5,036,972	3,528,969	2,027,093	2,978,237
28,933,884	30,360,096	29,707,501	35,009,026	33,837,135	35,005,220	37,090,691
$ 45,747,252	$ 46,902,775	$ 46,723,285	$ 57,459,786	$ 57,138,542	$ 54,559,725	$ 58,079,797
$(41,431,012)	$(45,125,768)	$ (45,660,409)	$ (44,579,490)	$ (59,721,314)	$ (67,487,062)	$ (73,051,551)
4,620,579	5,997,513	5,527,501	8,130,334	(9,367,933)	97,382	2,881,367
$(36,810,433)	$(39,128,255)	$ (40,132,908)	$ (36,449,156)	$ (69,089,247)	$ (67,389,680)	$ (70,170,184)

City of Burleson, Texas
Changes in Net Position
Last Ten Fiscal Years (Unaudited)
(Accrual Basis of Accounting)

	2016	2017	2018
General Revenues and Other Changes in Net Position			
Governmental activities:			
Taxes			
Property taxes	$ 20,510,482	$ 21,776,804	$ 21,776,804
Tax Increment Financing	457,438	536,812	536,812
Sales and use taxes	16,595,528	17,099,917	17,099,917
Hotel/motel taxes	219,250	222,652	222,652
Franchise fees	3,166,620	3,113,999	3,113,999
Investment income	243,568	471,436	471,436
Gain (loss) on disposal of assets	-	-	-
Transfers	(108,909)	329,669	329,669
Total governmental activities	41,083,977	43,551,289	43,551,289
Business-type activities:			
Investment income	114,274	311,582	311,582
Gain on disposal of assets	-	33,919	33,919
Transfers	108,909	(329,669)	(329,669)
Total business-type revenues	223,183	15,832	15,832
Total primary government	$ 41,307,160	$ 43,567,121	$ 43,567,121
Change in Net Position			
Governmental activities	$ 3,382,568	$ 13,920,542	$ 4,791,069
Business-type activities	3,141,606	6,793,668	5,385,851
Total primary government	$ 6,524,174	$ 20,714,210	$ 10,176,920

Table 2
(Continued)

2019	2020	2021	2022	2023	2024	2025
$ 26,785,864	$ 28,894,199	$ 29,343,869	$ 30,311,580	$ 33,341,352	$ 37,912,361	$ 40,872,042
683,559	777,021	905,662	1,175,995	1,076,556	1,204,520	1,296,561
19,660,908	21,468,069	24,801,831	28,011,255	29,598,444	30,091,181	31,209,336
237,665	190,187	455,115	466,584	583,802	610,872	535,458
3,383,906	3,404,113	3,732,406	3,931,439	3,754,462	4,168,878	4,623,978
1,772,832	1,950,288	78,034	(484,929)	3,260,690	5,025,245	4,835,250
105,767	1,877,727	70,477	13,402	439,368	(715,205)	745,485
(780,753)	(1,768,268)	(253,075)	742,246	(241,233)	(67,043)	412,109
51,849,748	56,793,336	59,134,319	64,167,572	71,813,441	78,230,809	84,530,219
1,114,808	581,231	44,697	(116,987)	1,804,091	2,260,453	1,232,456
41,100	16,300	15,575	634,561	3,414	(497,120)	52,150
780,753	1,768,268	253,075	(742,246)	241,233	67,043	(412,109)
1,936,661	2,365,799	313,347	(224,672)	2,048,738	1,830,376	872,497
$ 53,786,409	$ 59,159,135	$ 59,447,666	$ 63,942,900	$ 73,862,179	$ 80,061,185	$ 85,402,716
$ 10,418,736	$ 11,667,568	$ 13,473,910	$ 19,588,082	$ 12,092,127	$ 10,743,747	$ 11,478,668
6,557,240	8,363,312	5,840,848	7,905,662	(7,319,195)	1,927,758	3,753,864
$ 16,975,976	$ 20,030,880	$ 19,314,758	$ 27,493,744	$ 4,772,932	$ 12,671,505	$ 15,232,532

City of Burleson, Texas
Fund Balances
Governmental Funds
Last Ten Fiscal Years (Unaudited)
(Modified Accrual Basis of Accounting)

	2016	2017	2018
General Fund:			
Nonspendable	$ 28,174	$ 26,769	$ 40,389
Committed to:			
Debt service	404,607	291,558	802,860
Other Purposes	251,257	299,254	586,007
Assigned to:			
Risk management	1,047,047	1,047,047	1,047,047
Unassigned	9,273,423	8,334,083	7,534,128
Total general fund	$ 11,004,508	$ 9,998,711	$ 10,010,431
All Other Governmental Funds:			
Nonspendable	$ 2,617	$ 5,190	$ 1,412
Restricted for:			
Debt service	2,530,494	2,545,853	2,682,681
Public safety	-	-	-
Parks and recreation	-	-	-
Library	1,096	408	409
Economic development	8,406,131	9,597,492	10,428,389
Tourism	623,803	647,895	721,237
Capital projects	16,233,204	15,166,607	27,103,803
Other purposes	-	-	-
Committed to:			
Culture and recreation	683,099	889,250	875,940
Economic development	484,485	395,759	73,618
Capital projects	8,325,229	8,127,991	6,416,935
Debt service	-	-	-
Unassigned	-	-	-
Total all other governmental funds	$ 37,290,158	$ 37,376,445	$ 48,304,424

Table 3

2019	2020	2021	2022	2023	2024	2025
$ 14,997	$ 4,080	$ 49,800	$ 27,424	$ 28,000	$ 42,000	$ 45,292
622,908	523,325	465,429	405,527	-	-	-
320,191	220,044	234,175	1,025,116	-	-	-
1,369,818	1,260,078	-	-	-	-	-
9,391,334	14,120,506	17,589,905	20,466,098	18,467,600	20,316,733	21,661,774
$ 11,719,248	$ 16,128,033	$ 18,339,309	$ 21,924,165	$ 18,495,600	$ 20,358,733	$ 21,707,066
$ 1,620	$ -	$ -	$ 100,000	$ 11,646	$ 4,903	$ -
2,315,108	3,150,018	2,992,775	2,809,765	5,625,357	6,989,091	4,982,587
-	1,123	414,059	289,721	271,657	186,838	198,624
1,402	618	563	23,405	36,682	723,597	723,597
522	243	815	12,991	1,685	87,575	170,360
10,147,192	13,620,267	8,428,929	8,739,711	11,360,769	14,367,405	15,620,296
770,518	697,823	902,281	1,019,959	404,094	543,866	709,237
28,908,327	21,852,694	15,298,057	16,238,510	25,598,738	54,583,773	69,902,508
-	-	5,203	46,781	288,550	566,737	710,019
981,885	-	-	-	-		
73,618	73,618	-	-	-		
8,263,131	8,517,847	11,614,396	16,548,521	9,458,569	9,886,267	9,094,803
-	-	-	-	-		
-	(1,424,708)	(191,511)	(153,545)	-	-	-
$ 51,463,323	$ 46,489,543	$ 39,465,567	$ 45,675,819	$ 53,057,747	$ 87,940,052	$ 102,112,031

City of Burleson, Texas
Changes in Fund Balances
Governmental Funds
Last Ten Fiscal Years (Unaudited)
(Modified Accrual Basis of Accounting)

	2015	2016	2017	2018
Revenues:				
Property taxes	$ 19,856,938	$ 21,228,368	$ 22,662,335	$ 25,189,670
Sales and use taxes	16,880,929	16,798,919	17,305,748	18,729,392
Franchise fees	3,193,511	3,150,851	3,089,998	3,249,704
Licenses and permits	1,415,034	1,335,198	1,356,969	1,351,498
Intergovernmental	287,832	599,310	1,345,592	1,022,835
Fines and forfeitures	1,422,084	1,402,152	1,543,257	1,445,053
Donations	533,822	251,840	133,652	227,283
Charges for services	3,727,378	3,840,360	4,127,562	4,046,803
Investment income	88,026	223,806	428,422	920,364
Mineral lease	521,976	268,183	311,715	308,858
Street assessments	166,226	143,429	47,481	27,947
Miscellaneous	1,874,647	1,578,783	1,831,166	1,787,707
Total revenues	49,968,403	50,821,199	54,183,897	58,307,114
Expenditures:				
Current:				
General government	5,178,035	5,356,449	6,958,826	7,467,748
Public safety	17,829,372	18,320,238	17,536,369	19,465,973
Public works	5,869,224	6,416,556	6,020,703	6,807,958
Community development	2,834,550	5,057,885	3,159,634	5,449,827
Culture and recreation	6,275,252	6,867,778	7,076,266	7,186,446
Library	-	-	-	-
Parks and recreation	-	-	-	-
Capital outlay	10,414,349	14,986,952	9,629,088	5,084,668
Debt service:				
Principal	5,230,643	5,741,552	6,295,335	663,791
Interest and fiscal agent charges	3,815,653	3,558,020	3,901,892	3,536,470
Debt issuance costs	-	-	-	173,355
Total expenditures	57,447,078	66,305,430	60,578,113	55,836,236
Excess (deficiency) of revenues over (under) expenditures	(7,478,675)	(15,484,231)	(6,394,216)	2,470,878
Other financing sources (uses):				
Transfers in	8,009,497	12,017,189	10,673,496	6,990,660
Transfers out	(8,288,086)	(12,160,098)	(10,377,827)	(7,289,423)
Issuance of subscription-based IT arrangement	-	-	-	-
Issuance of leases payable	-	-	-	631,520
Issuance of bonds	18,715,000	30,051,092	4,965,000	13,745,000
Payment to refunded bonds escrow agent	(11,047,964)	(23,304,563)	-	-
Premium	2,131,755	3,282,340	214,037	278,976
Sale of capital assets	-	-	-	212,088
Total other financing sources (uses)	9,520,202	9,885,960	5,474,706	14,568,821
Net change in fund balances	$ 2,041,527	$ (5,598,271)	$ (919,510)	$ 17,039,699
Debt service as a percentage of non-capital expenditures (1)	19.75%	19.22%	19.84%	18.71%

(1) There are some capital expenditures reported in various functional expenditure line items and are included in this calculation.

Table 4

2019	2020	2021	2022	2023	2024	2025
$ 27,469,423	$ 29,671,220	$ 30,249,531	$ 31,487,575	$ 34,417,908	$ 38,542,517	$ 42,184,825
19,878,538	21,650,326	25,256,946	28,377,992	30,182,246	30,662,011	31,699,007
3,353,554	3,386,680	3,571,813	3,793,789	3,995,654	4,147,735	4,277,694
1,408,566	1,855,309	1,600,238	1,421,318	1,432,439	1,562,939	1,244,156
535,884	1,421,536	4,324,083	3,331,989	6,127,900	3,435,969	4,288,725
1,116,297	600,142	1,557,088	948,701	884,397	789,365	576,168
859,829	1,104,396	1,224,829	995,633	895,153	915,508	1,078,942
4,191,285	4,631,276	3,921,001	5,057,344	6,382,068	7,726,627	8,623,781
1,535,153	731,941	62,310	(405,313)	2,889,432	4,548,370	4,330,036
274,053	164,269	275,019	618,527	459,240	178,153	209,811
686,010	48,425	59,962	69,999	121,551	112,303	124,505
1,635,999	937,024	1,809,495	1,842,139	1,118,505	1,785,109	2,345,133
62,944,591	66,202,544	73,912,315	77,539,693	88,906,493	94,406,606	100,982,783
8,133,737	9,344,073	7,245,026	7,945,627	8,364,483	8,715,758	8,928,712
18,304,389	20,336,457	24,097,823	28,777,056	33,535,061	35,109,851	36,708,981
6,711,307	6,196,124	6,212,409	7,358,473	8,738,881	7,409,804	8,906,167
5,189,610	4,010,870	5,000,187	5,855,292	7,336,498	8,156,699	9,631,711
7,200,075	6,707,818	7,257,408	-	-	-	-
-	-	-	1,425,891	1,701,953	1,681,197	1,685,776
-	-	-	6,841,115	8,238,979	8,692,869	8,894,543
9,574,077	12,831,619	14,252,846	11,661,005	37,814,845	18,849,165	36,509,919
7,270,453	7,727,653	8,182,255	7,302,472	7,857,118	9,190,547	14,781,859
3,946,604	3,816,809	3,709,678	3,392,116	3,447,403	4,547,859	5,988,508
123,526	152,729	-	160,505	523,259	477,265	351,588
66,453,778	71,124,152	75,957,632	80,719,552	117,558,480	102,831,014	132,387,764
(3,509,187)	(4,921,608)	(2,045,317)	(3,179,859)	(28,651,987)	(8,424,408)	(31,404,981)
8,750,700	9,658,184	16,309,887	19,039,100	14,505,226	11,335,964	13,859,869
(9,439,453)	(11,460,452)	(19,077,270)	(15,296,854)	(15,333,559)	(11,403,007)	(13,447,760)
-	-	-	-	-	-	26,420
-	-	-	-	-	-	-
7,415,000	8,005,000	-	8,095,000	31,770,000	51,270,232	41,830,000
-	(5,304,194)	-	-	-	(9,571,767)	-
727,114	1,585,693	-	675,003	1,555,215	3,538,424	2,246,289
-	1,872,402	-	462,718	108,468	-	2,410,475
7,453,361	4,356,633	(2,767,383)	12,974,967	32,605,350	45,169,846	46,925,293
$ 3,944,174	$ (564,975)	$ (4,812,700)	$ 9,795,108	$ 3,953,363	$ 36,745,438	$ 15,520,312
20.20%	19.54%	19.22%	15.40%	14.18%	16.36%	21.66%

City of Burleson, Texas **Table 5**

Assessed and Estimated Actual
Value of Taxable Property (Unaudited)
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

Fiscal Year	Residential Property	Industrial/ Commercial Property	Mineral Reserves	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Taxable Assessed Value as a Percentage of Actual Taxable Value
2016	$ 2,423,710,740	$ 809,276,528	$ 160,436,595	$ 381,084,153	$ 3,012,339,710	0.7400	$ 3,012,339,710	100.0%
2017	2,770,858,176	865,977,924	42,719,357	435,249,706	3,244,305,751	0.7350	3,244,305,751	100.0%
2018	3,151,831,317	889,341,356	43,348,115	452,988,413	3,631,532,375	0.7350	3,631,532,375	100.0%
2019	3,561,153,075	939,220,256	50,736,216	543,091,182	4,008,018,365	0.7350	4,008,018,365	100.0%
2020	3,818,515,400	1,045,167,320	84,822,524	555,160,175	4,393,345,069	0.7200	4,393,345,069	100.0%
2021	4,106,205,404	1,180,701,936	52,344,989	631,482,062	4,707,770,267	0.7111	4,707,770,267	100.0%
2022	4,480,842,613	1,175,303,208	44,893,534	637,057,424	5,063,981,931	0.6859	5,063,981,931	100.0%
2023	5,350,824,672	1,280,170,658	75,817,913	665,146,032	6,041,667,211	0.6572	6,041,667,211	100.0%
2024	5,674,249,392	1,578,118,928	107,772,429	1,006,405,362	6,353,735,387	0.6325	6,353,735,387	100.0%
2025	5,911,024,366	1,727,376,649	36,117,408	941,464,170	6,733,054,253	0.6627	6,733,054,253	100.0%

Source: Johnson County Appraisal District

Note: Property in the city is reassessed each year. Property is assessed at actual value; therefore, the assessed values are equal to actual value.

City of Burleson, Texas **Table 6**

Direct and Overlapping Property Tax Rates (Unaudited)
Last Ten Fiscal Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
OVERLAPPING RATES										
Tarrant County	0.2640	0.2540	0.2440	0.2340	0.2340	0.2340	0.2290	0.2240	0.1945	0.1875
Tarrant County Hospital District	0.2279	0.2279	0.2244	0.2244	0.2244	0.2244	0.2244	0.2244	0.1945	0.1825
Tarrant County College	0.1495	0.1447	0.1401	0.1361	0.1302	0.1302	0.1302	0.1302	0.1122	0.1123
Tarrant County Regional Water District	0.0200	0.0194	0.0194	0.0194	0.0287	0.0287	0.0287	0.0269	0.0267	0.0267
Johnson County	0.4077	0.4227	0.4417	0.4417	0.3847	0.3847	0.3797	0.3350	0.3293	0.3293
Burleson Independent School District	1.5400	1.5400	1.6700	1.6700	1.5684	1.5383	1.4946	1.2575	1.2575	1.2552
Joshua Independent School District	1.6000	1.6100	1.6000	1.5200	1.4400	1.3960	1.2900	1.0872	1.0872	1.2575
Crowley Independent School District	1.6500	1.6500	1.6700	1.6700	1.5684	1.5398	1.4841	1.2575	1.2575	1.2552
CITY DIRECT RATES										
Operating & Maintenance	0.5278	0.5228	0.5228	0.5228	0.5106	0.5187	0.4974	0.4649	0.4402	0.4704
Interest & Sinking	0.2122	0.2122	0.2122	0.2122	0.2094	0.1924	0.1885	0.1923	0.1923	0.1923
Total Direct Rate	0.7400	0.7350	0.7350	0.7350	0.7200	0.7111	0.6859	0.6572	0.6325	0.6627

Sources: Tarrant Appraisal District, Johnson County Tax Office, City records

Note: All rates per $100 assessed value
Totals are not provided for columns since they would be meaningless.
Some of the jurisdictions are mutually exclusive

City of Burleson, Texas **Table 7**

Principal Property Taxpayers (Unaudited)
Current Year and Nine Years Ago

	2025			2016		
Taxpayer	**Taxable Assessed Valuation**	**Rank**	**Percentage of Total Taxable Assessed Valuation**	**Taxable Assessed Valuation**	**Rank**	**Percentage of Total Taxable Assessed Valuation**
Shannon Creek Apartments II LLC	$ 68,772,734	1	1.02 %			
Wagner Smith Equipment Co.	42,316,977	2	0.63	$ 29,847,294	1	0.79 %
Burleson Gateway Station LP	40,868,905	3	0.61	$ 25,445,562	2	0.67 %
Abby Burleson LLC	30,916,435	4	0.46			
Burleson Cold Storage II LP	27,812,292	5	0.41			
Burleson Cold Storage LP	25,997,292	6	0.39			
TJC DFW Vercanta LLC	24,896,335	7	0.37			
Abby Burleson MF LLC	22,328,637	8	0.33			
Peak Burleson 85 BFR Property LLC	22,123,046	9	0.33			
Depot On Main Holdings LLC	21,790,195	10	0.32			
Halliburton Energy Services	-		-	21,436,431	3	0.57
H E BUTT Grocery Company	-		-	20,725,568	4	0.55
Sam's Real Estate Business/Sam's East	-		-	18,817,470	5	0.50
Baker Hughes Oilfield Operations INC	-		-	18,605,022	6	0.49
EB Reserve LLC & RL Reserve LLC	-		-	15,808,651	7	0.42
Dolce Living at Burleson				13,454,590	8	0.36
JAHCO Burleson Town Center	-		-	13,400,000	9	0.36
Encore MF Burleson LP	-		-	13,313,376	10	0.35
Total	$ 327,822,848		4.87 %	$ 190,853,964		5.06 %

Source: Johnson County Appraisal District/Tarrant County Appraisal District

City of Burleson, Texas **Table 8**

Property Tax Levies and Collections (Unaudited)
Last Ten Fiscal Years

Fiscal Year Ended 9/30	Actual Levy Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collection in Subsequent Years	Total Collections to Date	
			Amount	Percentage of Levy		Amount	Percentage of Levy
2016	2015	$ 20,896,042	$ 20,713,371	99.13%	$ 78,741	$ 20,792,112	99.50%
2017	2016	22,079,157	21,915,940	99.26%	36,989	21,952,930	99.43%
2018	2017	24,363,253	24,227,984	99.44%	50,431	24,278,414	99.65%
2019	2018	26,776,792	26,583,649	99.28%	90,112	26,673,761	99.62%
2020	2019	28,878,855	28,571,233	98.93%	27,507	28,598,740	99.03%
2021	2020	29,922,991	29,874,354	99.84%	39,891	29,914,245	99.97%
2022	2021	31,353,198	31,152,307	99.36%	39,986	31,192,293	99.49%
2023	2022	34,224,910	34,074,994	99.56%	66,279	34,141,273	99.76%
2024	2023	38,449,694	38,270,937	99.54%	94,816.00	38,365,753	99.78%
2025	2024	42,062,637	41,658,357	99.04%	-	41,658,357	99.04%

Sources: Johnson County Tax Office reports

City of Burleson, Texas

Ratios of Outstanding Debt by Type
and General Bonded Debt Outstanding (Unaudited)
Last Ten Fiscal Years

	GOVERNMENTAL ACTIVITIES							BUSINESS-TYPE ACTIVITIES	
Fiscal Year	General Obligation Bonds	Certificates of Obligation (1)	Sales Tax Revenue Bonds	Leases	Financed Purchases	Subscription Liabilities	Unamortized Premium	General Obligation Bonds	Certificates of Obligation
2016	$ 68,653,213	$ 20,895,000	$ 3,815,000	$ 419,067	$ -	$ -	$ 8,325,210	$ 24,816,787	$ 24,050,000
2017	73,129,176	23,256,570	3,179,150	297,396	-	-	7,418,969	24,159,171	31,672,038
2018	63,172,356	33,695,000	2,380,000	806,613	-	-	6,599,717	20,087,644	36,690,000
2019	58,076,855	39,880,000	1,615,000	624,426	-	-	6,294,038	17,638,144	39,665,000
2020	52,038,785	41,875,000	825,000	523,326	-	-	6,846,544	15,266,215	42,015,000
2021	46,569,428	40,045,000	-	465,429	-	-	5,704,181	17,250,572	35,795,000
2022	42,596,857	44,870,000	-	405,528	-	-	5,388,903	14,333,143	39,730,000
2023	46,036,714	65,405,000	-	343,553	-	1,058,729	6,005,511	11,323,286	46,540,000
2024	47,900,232	96,100,000	-	279,435	1,223,463	752,102	8,089,400	11,269,768	40,945,000
2025	49,089,709	122,025,000	-	213,100	-	6,429,221	9,235,761	8,275,291	48,290,000

Details regarding the City's outstanding debt can be found in the notes to the financial statements.
(1) Includes certificate of obligation secured by a combination of property and sales tax revenue.
(2) Includes governmental activities and business-type activities debt.
(3) See Table 13 for population and personal income data.

Table 9

BUSINESS-TYPE ACTIVITIES					
Leases	Water Revenue Bonds	Unamortized Premium	Total Primary Government (2)	Percentage of Personal Income (3)	Per Capita (3)
$ 12,108	$ 3,655,000	$ 3,548,319	$ 158,189,704	13.02%	$ 3,717
8,937	3,582,475	3,349,611	170,053,493	13.17%	3,868
5,748	3,285,000	3,028,819	169,750,897	12.30%	3,784
2,326	2,708,028	3,002,559	169,506,376	11.44%	3,716
-	2,900,000	3,267,486	165,557,356	10.63%	3,557
-	2,700,000	2,771,511	151,301,121	8.94%	2,993
-	2,495,000	2,842,740	152,662,171	9.51%	3,040
-	2,285,000	2,860,670	181,858,463	9.58%	3,517
-	2,065,000	2,562,538	211,186,938	9.99%	3,947
-	1,840,000	2,733,191	248,131,273	11.10%	4,500

City of Burleson, Texas

Net General Bonded Debt Outstanding (Unaudited)
Last Ten Fiscal Years

	GOVERNMENTAL ACTIVITIES				BUSINESS-TYPE ACTIVITIES	
Fiscal Year	General Obligation Bonds	Certificates of Obligation (3)	Unamortized Premium	Less: Amounts Available in Debt Service Fund	General Obligation Bonds (3)	Certificates of Obligation (3)
2016	$ 68,653,213	$ 20,895,000	$8,325,210	$ 815,726	$ 24,816,787	$ 24,050,000
2017	73,129,176	23,256,570	7,418,969	821,623	22,564,073	30,030,000
2018	63,172,356	33,695,000	6,599,717	935,135	20,087,644	36,690,000
2019	58,076,856	39,880,000	6,294,038	526,482	17,638,144	39,665,000
2020	52,038,785	41,875,000	6,846,544	2,398,153	15,266,215	42,015,000
2021	46,569,428	40,045,000	5,704,181	2,241,124	17,250,572	35,795,000
2022	42,596,857	44,870,000	5,388,903	2,521,806	14,333,143	39,730,000
2023	46,036,714	65,405,000	6,005,511	5,251,592	11,323,286	46,540,000
2024	47,900,232	96,100,000	8,089,400	6,477,919	11,269,768	40,945,000
2025	49,089,709	122,025,000	9,235,761	6,790,691	8,275,291	48,290,000

Details regarding the City's outstanding debt can be found in the notes to the financial statements.
(1) See Table 5 for taxable value of property data.
(2) See Table 13 for population and personal income data.
(3) Includes debt secured by a combination tax and revenue pledge.
(4) These bonds are serviced completely by revenue streams other than general property taxes.

BUSINESS-TYPE ACTIVITIES					
Unamortized Premium	Total General Bonded Debt	Less: Self-supported Debt (4)	Net General Bonded Debt Outstanding	Percentage of Actual Property Value (1)	Per Capita (2)
$ 3,548,319	$ 149,472,803	$ 70,561,740	$ 78,911,063	2.62%	$ 1,854
3,349,611	158,926,776	72,145,034	86,781,742	2.67%	1,974
3,028,819	162,338,401	83,101,740	79,236,661	2.18%	1,766
3,002,559	164,030,115	90,211,289	73,818,826	1.84%	1,618
3,267,486	158,910,877	73,562,446	85,348,431	1.94%	1,834
2,771,511	145,894,568	68,218,869	77,675,699	1.59%	1,450
2,842,740	147,239,837	85,172,633	62,067,204	1.23%	1,236
2,860,670	172,919,589	108,414,374	64,505,215	1.07%	1,247
2,562,538	200,389,019	126,368,357	74,020,662	1.16%	1,383
2,733,191	232,858,261	139,235,366	93,622,895	1.39%	1,698

THE CITY OF
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City of Burleson, Texas **Table 11**

Direct and Overlapping
Governmental Activities Debt (Unaudited)
September 30, 2025

Governmental Unit	Debt Outstanding	Estimated Percent Applicable (1)	Estimated Share of Direct and Overlapping Debt
City of Burleson	$ 186,992,791	100%	$ 186,992,791
Johnson County	45,490,000	21.61%	9,830,389
Tarrant County	345,130,000	0.35%	1,207,955
Tarrant County Hospital District	438,230,000	0.35%	1,533,805
Tarrant County Junior College District	569,915,000	0.35%	1,994,703
Burleson ISD	232,880,000	61.61%	143,477,368
Joshua ISD	183,475,000	25.22%	46,272,395
Total overlapping debt			$ 204,316,615
Total direct and overlapping debt			$ 391,309,406
Per capita direct and overlapping debt			$ 7,096

(1) Overlapping percentage calculated as follows:

$$\frac{\text{Overlapping portion of the government's tax base}}{\text{Total tax base of the overlapping government}}$$

Population: 55,144

Source: Hilltop Securities

City of Burleson, Texas

Pledged – Revenue Bond Water and Sewer Coverage (Unaudited)
Last Ten Fiscal Years

	WATER AND SEWER DEBT				
				Revenue Bonds	
				Debt Service	
Fiscal Year	Gross Revenues(1)	Direct Operating Expenses (2)	Net Revenue Available for Debt Service	Principal	Interest
2016	$ 18,593,177	$ 10,989,736	$ 7,603,441	$ 890,000	$ 365,595
2017	19,789,388	10,568,950	9,220,438	185,000	118,625
2018	22,369,878	11,552,023	10,817,855	185,000	114,925
2019	23,030,483	12,765,375	10,265,108	190,000	111,175
2020	22,316,565	12,719,362	9,597,203	195,000	106,838
2021	21,935,286	12,878,090	9,057,196	200,000	101,900
2022	24,505,013	13,749,990	10,755,023	205,000	96,325
2023	26,288,132	24,353,880	1,934,252	210,000	90,100
2024	28,403,739	20,881,191	7,522,548	220,000	83,650
2025	27,828,996	21,090,327	6,738,669	225,000	76,412

Notes:
(1) Includes operating revenues and investment income from Table C-2
(2) Direct operating expenses are total operating expenses excluding depreciation expense and net pension obligation expense.

Table 12

WATER AND SEWER DEBT

Revenue Bonds Debt Service		Combination Tax & Revenue Bonds Debt Service				Total Water & Sewer
Total	Coverage	Principal	Interest	Total	Coverage	Bond Coverage
$ 1,255,595	6.06	$ 1,450,000	$ 924,667	$ 2,374,667	3.20	2.09
303,625	30.37	1,420,000	941,453	2,361,453	3.90	3.46
299,925	36.07	1,475,000	1,115,842	2,590,842	4.18	3.74
301,175	34.08	1,495,000	1,429,433	2,924,433	3.51	3.18
301,838	31.80	1,740,000	1,517,402	3,257,402	2.95	2.70
301,900	30.00	1,950,000	1,489,023	3,439,023	2.63	2.42
301,325	35.69	1,675,000	1,324,769	2,999,769	3.59	3.26
300,100	6.45	1,925,000	1,503,142	3,428,142	0.56	0.52
303,650	24.77	2,290,000	1,716,725	4,006,725	1.88	1.75
301,412	22.36	2,090,000	1,624,891	3,714,891	1.81	1.68

City of Burleson, Texas **Table 13**

Demographic and Economic Statistics (Unaudited)
Last Ten Fiscal Years

Fiscal Year	Population (1)	Personal Income (thousands of dollars) (2)	Per Capita Income (6)	Median Age (3)	Public School Enrollment (4)	Unemployment Rate (5)
2016	$ 42,560	$ 1,214,833	$ 28,544	32.9	11,376	3.1%
2017	43,960	1,291,589	29,381	32.8	11,748	3.2%
2018	44,860	1,380,162	30,766	33.0	12,054	3.2%
2019	45,620	1,481,783	32,481	33.0	12,440	2.9%
2020	46,540	1,557,461	33,465	33.0	12,775	6.9%
2021	47,730	1,597,284	33,465	35.3	12,474	4.0%
2022	50,210	1,606,017	31,986	35.3	12,532	2.9%
2023	51,715	1,897,941	36,700	35.4	12,631	3.3%
2024	53,504	2,114,916	39,528	36.6	12,492	3.4%
2025	55,144	2,235,427	40,538	36.7	12,492	3.2%

Sources:
(1) North Central Texas Council of Governments(Census 2000 information average)
(2) Personal Income is derived by multiplying per capita income by the estimated population
(3) City of Burleson Economic Development
(4) Burleson Independent School District
(5) Texas Workforce Commission
(6) U.S. Census Bureau

City of Burleson, Texas **Table 14**

Principal Employers (Unaudited)
Current Year and Nine Years Ago

	2025			2016		
Employer	**Employees**	**Rank**	**Percent**	**Employees**	**Rank**	**Percent**
Burleson Independent School District	1,800	1	8.73 %	1,500	1	10.96 %
City of Burleson	650	2	3.15	408	2	2.98
H.E.B. Grocery	600	3	2.91	370	4	2.70
Wal-Mart	500	4	2.43	375	3	2.74
Jellystone RV Ranch/Pirates Cove	400	5	1.94			
Golden State Foods	320	6	1.55			
Champion Buildings Mfg	300	7	1.46	335	5	2.45
Air Center Helicopter	229	8	1.11			
Basden Steel	150	9	0.73	161	7	1.18
Hayes & Stolz	105	10	0.51			
Target				175	6	1.28
Lowe's				140	8	1.02
KWS Manufacturing				135	9	0.99
Thomas Conveyor Mfg				130	10	0.95
Total	5,054		24.52 %	3,729		27.25 %

Source: City of Burleson Economic Development Department (JobsEQ Report)

City of Burleson, Texas

Full-Time Equivalent City Government Employees
By Function/Program (Unaudited)
Last Ten Fiscal Years

Function/Program	2016	2017	2018
General government and Administration			
City manager's office	5.00	4.00	4.00
City secretary's office	5.00	4.00	4.00
Support Services	1.00	1.00	1.00
Records management	1.00	1.00	1.00
Information technology	8.00	8.00	9.00
Economic development	2.50	2.50	2.50
Human resources	4.00	4.00	4.00
Communications	1.00	2.00	2.00
Library	11.00	11.00	11.00
Judicial	1.50	1.00	-
Legal	1.00	1.00	1.00
Finance	8.00	8.00	8.00
Purchasing	1.00	1.00	1.00
Public Safety			
Police	84.00	84.50	85.50
Dispatch**	-	-	-
Fire	40.00	48.00	48.00
Fire prevention	3.00	3.00	3.00
Emergency Services	-	-	-
Municipal court	3.00	4.00	4.00
Marshals Service	3.00	3.00	3.00
Public Works			
Public works administration	6.00	6.00	6.00
Street maintenance	17.00	18.00	17.00
Neighborhood services	2.00	2.00	2.00
Animal services	5.00	5.50	5.50
Environmental services	1.50	2.00	2.00
Facility maintenance	3.00	5.00	5.00
Planning	5.00	5.00	5.00
Building code enforcement	9.00	9.00	10.00
Community development	2.50	2.50	2.50
Engineering	12.00	12.00	12.00
Parks & Recreation			
Parks & recreation administration	2.00	2.00	2.00
Recreation	41.90	38.10	38.60
Park maintenance	12.00	12.00	12.00
Senior citizens center	2.00	2.00	3.00
Athletic Fields	8.80	8.10	7.10
Russell Farm	1.00	1.00	1.40
Enterprise Operations and Administration			
Water/Wastewater			
Water & sewer services	21.00	21.00	21.00
Utility billing	8.00	8.00	8.00
Hidden Creek Golf Course			
Golf course administration	2.00	2.00	2.00
Golf course club house & pro shop	6.50	6.50	6.50
Golf course maintenance	8.50	9.00	9.00
Golf course food & beverage	4.30	4.20	4.20
Solid Waste	1.00	1.00	1.00
Internal Service Operations			
Equipment services	3.00	3.00	3.00
Total	368	375.9	377.8

*Source: City of Burleson Adopted Annual Operating Budget (beginning in FY 2019)
**Dispatch separated from Police into separate department beginning in FY2021

Table 15

2019*	2020*	2021*	2022*	2023*	2024*	2025*
4.00	3.00	3.00	3.00	2.00	4.00	4.00
4.00	4.00	3.00	3.00	3.00	3.00	3.00
1.00	-	-	-	-	-	-
1.00	1.00	1.00	1.00	1.00	1.00	1.00
10.00	10.00	10.00	11.00	12.00	14.00	15.00
2.00	2.00	3.00	3.00	3.00	3.00	4.00
4.00	4.00	5.00	6.00	6.00	7.00	7.00
2.50	4.00	4.00	4.50	4.50	4.50	4.50
12.00	12.00	11.00	11.00	12.00	12.00	12.00
-	-	-	0.50	0.50	0.50	0.50
1.00	1.00	1.00	1.00	1.00	2.00	2.00
9.00	9.00	10.00	10.00	10.00	10.00	10.00
1.00	1.00	1.00	1.00	2.00	2.00	2.00
90.76	95.76	86.50	92.50	100.50	104.50	104.50
-	-	19.26	19.26	22.26	22.00	22.00
49.00	49.00	49.00	56.00	67.00	61.00	61.00
3.00	4.00	4.00	4.00	-	-	-
1.00	1.00	1.00	1.00	-	18.00	18.00
4.00	4.00	4.00	4.00	4.00	5.00	5.00
3.00	3.00	3.00	3.00	2.00	-	-
6.00	6.00	6.00	6.00	7.00	6.00	6.00
17.00	20.00	22.00	22.00	23.00	22.00	23.00
2.00	2.00	2.00	1.00	1.00	-	-
5.00	5.50	5.50	5.50	6.00	6.00	6.50
2.00	3.00	3.00	2.00	2.00	1.00	1.00
5.00	5.00	5.00	5.00	5.00	5.00	5.00
4.00	4.00	3.00	3.00	3.00	5.00	5.00
10.00	10.00	10.00	12.00	12.00	14.00	14.00
5.00	4.00	2.00	2.00	2.00	-	-
11.50	10.00	10.00	12.00	14.00	15.00	15.00
2.00	2.00	1.00	1.00	2.00	2.00	2.00
42.26	42.26	43.76	45.76	44.76	44.76	44.76
11.91	11.91	11.91	14.91	15.41	16.91	16.91
2.84	2.84	2.84	2.84	2.84	2.84	2.84
8.83	8.83	7.83	8.83	8.83	8.83	8.83
2.28	2.28	2.28	2.28	2.28	2.28	2.28
21.00	21.00	21.00	21.00	24.00	25.00	25.00
8.00	8.00	8.00	9.00	11.00	9.00	9.00
2.00	2.00	1.00	-	-	-	-
6.80	6.80	6.80	6.80	6.80	7.80	7.80
8.68	8.68	7.68	7.68	7.68	7.68	7.68
4.19	4.19	4.19	4.19	4.19	4.19	4.19
1.00	-	-	-	-	-	-
3.00	3.00	4.00	4.00	5.00	7.00	7.00
394.55	401.05	409.55	433.55	462.55	485.79	489.29


THE CITY OF
BURLESON
TEXAS

City of Burleson, Texas

Table 16

Schedule of Insurance Policies in Force (Unaudited)
As of September 30, 2025

	AM Best Rating	Policy Number	Policy Period	Coverage	Deductibles	Liability Limits
Texas Municipal League Intergovernmental Risk Pool	A++	3511	10/1/2024 10/1/2025	General Liability	-	$ 2,000,000
				Real & Personal Property	$ 2,500	As Scheduled
				Flood	25,000	5,000,000
				Earthquake	25,000	10,000,000
				Boiler and Machinery	2,500	100,000
				Mobile Equipment	500	As Scheduled
				Auto Liability	-	2,000,000
				Auto Physical Damage	-	50,000
				Auto Physical Damage	1,000	-
				Law Enforcement Liability	1,000	4,000,000
				Errors & Omissions	5,000	4,000,000
				Public Employee Dishonesty	250	500,000
				Theft Disappearance and Destruction	100	20,000
				Computer Fraud	50,000	100,000
				Cyber Coverage	25,000	3,000,000
				Workers' Compensation	N/A	N/A

Source: Claims administrators - TML Claims, 18601 LBJ Freeway, Suite 210, Tower East Tower, Mesquite, TX 75150

City of Burleson, Texas

Operating Indicators by Function/Program (Unaudited)
Last Ten Fiscal Years

	2016	2017	2018
Public safety			
Police			
Total calls	72,900	63,460	59,062
Arrests	1,089	1,045	1,107
Traffic enforcement	6,312	11,374	8,733
Fire			
Number of calls for service	4,338	4,491	4,274
Inspections	4,012	2,895	1,427
Animal Control			
Animals Adopted	457	564	719
Animals Impounded	2,041	2,352	1,777
Environmental Health			
Permits[1]	-	265	294
Inspections	182	521	507
Community Development			
Permits Issued[3]	7,088	4,829	4,844
Inspections Made	15,186	14,225	13,104
Parks and Recreation			
Recreation			
Special Event Participants	41,300	44,225	44,500
Senior Citizen Participants[4]	37,688	36,450	35,247
Library			
Books in Collection	70,828	70,210	68,980
Materials borrowed[2]	436,033	333,290	338,654
Water and Sewer			
Number of water customers	14,224	14,432	14,588
Number of sewer connections	14,457	14,513	14,849
Gas Well			
Number of Permits	-	-	-
Number of Pad Site Inspections[5]	2,964	3,380	3,276

Notes:
(1) All permits collected by Tarrant County Health Department prior to June 2020.
(2) Beginning 2017, Library discontinued counting in-house circulations.
(3) Permits issued include building, fire prevention, and garage sales.
(4) People counters installed in 2019 to track attendance.
(5) Frequency of Gas Well Pad Site Inspections changed beginning in 2019.

Source: Various City Departments

Table 17

2019	2020	2021	2022	2023	2024	2025
45,349	44,477	56,916	54,364	57,780	49,916	44,868
1,210	1,276	1,221	1,314	1,458	1,626	1,635
6,672	5,162	7,754	6,864	6,749	5,409	3,481
4,505	4,473	5,174	6,387	7,105	9,150	9,379
3,281	2,139	2,170	2,132	2,129	2,853	1,854
799	674	660	678	699	663	621
1,860	1,585	1,697	1,704	1,775	1,312	1,590
336	334	388	468	525	633	585
447	529	670	690	663	607	805
4,560	4,610	3,864	4,279	3,970	4,243	3,707
12,276	15,207	13,495	14,090	13,626	16,440	11,552
45,200	17,585	19,295	37,161	65,534	69,478	83,525
55,032	Closed - Covid	14,749	38,195	50,870	55,899	56,982
65,951	65,107	63,559	53,849	50,207	47,918	48,758
348,100	287,183	278,508	267,053	296,857	317,594	321,773
15,185	15,437	15,641	15,908	16,110	16,474	16,375
15,666	16,050	16,304	16,635	16,972	17,105	17,149
-	-	-	-	-	-	-
1,000	1,000	126	126	126	70	63

City of Burleson, Texas

Miscellaneous Statistics (Unaudited)
Last Ten Fiscal Years

		2016	2017	2018
Date of incorporation	May 12, 1912			
Date of charter	April 5, 1989			
Area incorporated	(square miles)	28.06	28.21	28.28
Form of government	Council/Manager			
Education:				
Attendance centers		16	16	16
Number of teachers		706	759	773
Number of students		11,376	11,748	12,054
Miles of streets		192.76	196.86	201.10
Miles of sewers:				
Sanitary sewers		203.38	209.15	213.42
Storm sewers		50.68	55.74	60.17
Culture and recreation:				
Parks - number of acres		486.19	477.66	542.8
Number of municipal pools		2	2	2
Number of lighted ball diamonds		16	16	16
Number of community centers		2	2	2
Municipal water system:				
Number of water customers		14,224	14,432	14,588
Daily average consumption (gallons)		4,196,295	4,582,278	4,928,277
System capacity (gallons per day)		17,500,000	17,500,000	17,500,000
Miles of water mains		204.72	208.61	211.44
Number of fire hydrants		1,497	1,553	1,568
Municipal sewer system:				
Number of sewer connections		14,457	14,513	14,849
System capacity (gallons per day)		11,890,000	11,890,000	11,890,000
Number of street lights		1,539	1,576	1,588

Source: Various City Departments

Table 18

2019	2020	2021	2022	2023	2024	2025
28.33	28.37	28.39	28.46	29.26	29.41	29.55
17	17	18	18	18	18	18
780	800	813	828	818	956	836
12,340	12,775	12,474	12,532	12,631	12,718	12,759
209.05	212.96	215.45	222.03	223.16	225.46	229.09
214.99	215.49	217.59	225.08	227.63	231.46	229.60
59.97	60.70	62.48	62.76	66.73	69.63	69.85
554.49	565.05	562.1	554.65	555.8	560.25	572.9
2	2	2	2	2	2	2
18	18	18	18	18	18	18
2	2	2	2	2	2	2
15,185	15,437	15,641	15,908	16,110	16,474	16,375
4,354,776	4,544,416	4,502,115	5,256,882	5,587,416	5,150,025	5,218,510
17,500,000	17,500,000	17,500,000	17,500,000	17,500,000	17,500,000	17,500,000
212.49	216.14	220.73	223.32	227.34	228.22	227.72
1,587	1,628	1,661	1,692	1,739	1,780	1,782
15,666	16,050	16,304	16,635	16,972	16,797	17,149
11,890,000	11,890,000	11,890,000	11,890,000	11,890,000	11,890,000	11,890,000
1,638	1,640	1,638	1,628	1,690	2,029	1,727


THE CITY OF
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City of Burleson, Texas

Single Audit Report
September 30, 2025

weaver
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C O N T E N T S

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2821 West 7th Street, Suite 700
Fort Worth, Texas 76107
817-332-7905

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Honorable Mayor and
City Council
City of Burleson, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Burleson, Texas (the City), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated March 12, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Fort Worth, Texas
March 12, 2026

2821 West 7th Street, Suite 700
Fort Worth, Texas 76107
817-332-7905

**Independent Auditor's Report on Compliance for
Each Major Federal Program and Report on Internal Control over Compliance
Required by the Uniform Guidance and on the Schedule of Expenditures of Federal Awards**

To the Honorable Mayor and
City Council
City of Burleson, Texas

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Burleson's (the City's) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2025. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*); and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Burleson as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Burleson's basic financial statements. We issued our report thereon, dated March 12, 2026, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements and certain additional procedures including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Weaver and Tidwell, L.L.P.

WEAVER AND TIDWELL, L.L.P.

Fort Worth, Texas
March 12, 2026

City of Burleson, Texas

Schedule of Findings and Questioned Costs
For the Year Ended September 30, 2025

I. Summary of the Auditor's Results:

Financial Statements

a. An unmodified opinion was issued on the financial statements.

b. Internal control over financial reporting:

Material weakness(es) identified?	____Yes	_X_No
Significant deficiency(ies) identified that are not considered a material weakness?	____Yes	_X_None Reported

c. Noncompliance material to financial statements noted? ____Yes _X_No

Major Programs

d. Internal control over major programs:

Material weakness(es) identified?	____Yes	_X_No
Significant deficiency(ies) identified that are not Considered a material weakness?	____Yes	_X_None Reported

e. An unmodified opinion was issued on compliance for the major Federal program.

f. Any audit findings disclosed that were required to be reported in accordance with 2 CFR 200.516(a)? ____Yes _X_No

g. Identification of major program:

Program/Cluster Name	Assistance Listing Number	Amount
COVID-19 - American Rescue Plan Act	21.027	$ 2,137,035

h. The dollar threshold used to distinguish between type A and type B programs. $1,000,000

i. Auditee qualified as a low-risk auditee? _X_Yes ____No

City of Burleson, Texas

Schedule of Findings and Questioned Costs
For the Year Ended September 30, 2025

II. Findings Relating to the Financial Statements Which Are Required To Be Reported in Accordance with *Generally Accepted Government Auditing Standards*:

There were no matters reported

III. Findings and Questioned Costs for Federal Awards:

There were no matters reported

City of Burleson, Texas

Schedule of Prior Audit Findings
For the Year Ended September 30, 2025

IV. Schedule of Prior Year Findings

There were no prior year findings

City of Burleson, Texas
Schedule of Expenditures of Federal Awards
For the Year Ended September 30, 2025

Federal Grantor/ Pass-Through Grantor/ Program Title	Federal Assistance Listing Number	Pass-through Entity Identifying Number	Expenditures
U.S. Department of Justice			
Passed through Texas Office of the Governor			
Victims of Crime Act Formula Grant Program	16.575	3780306	$ 60,000
Total Texas Office of the Governor			60,000
Total U.S. Department of Justice			60,000
U.S. Department of Treasury			
Direct Awards			
COVID-19 - American Rescue Plan Act	21.027	N/A	2,137,035
Total Direct Awards			2,137,035
Total U.S. Department of Treasury			2,137,035
U.S. Department of Homeland Security			
Direct Awards			
Staffing for Adequate Fire and Emergency Response	97.083	N/A	976,438
Total Direct Awards			976,438
Passed through the Texas A&M Engineering Extension Service			
FEMA Urban Search & Rescue	97.025	47-102268	5,197
Total Texas A&M Engineering Extension Service			5,197
Total U.S. Department of Homeland Security			981,635
Total Expenditures of Federal Awards			$ 3,178,670

City of Burleson, Texas

Notes to Schedule of Expenditures of Federal Awards
For the Year Ended September 30, 2025

1. Basis of Presentation

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the City and is presented on the modified accrual basis of accounting as described in Note 1 to the basic financial statements for the year ended September 30, 2025. The information in the Schedule of Expenditures of Federal Awards is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance).*

The City elected not to use the de minimis indirect cost rate as allowed in the Uniform Guidance, Section 414.

City Council Regular Meeting

DEPARTMENT: **Economic Development**

FROM: **Alex Philips, Director of Economic Development**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a resolution authorizing a real estate contract for the sale of city-owned property located at 112 SE Gardens Boulevard, Burleson, Texas in response to the bid acceptance to RFP 2025-006 in the amount of $500,000. (*Staff Contact*: Alex Philips, Director of Economic Development)

STRATEGIC PRIORITY AND GOAL(S):

Dynamic & Preferred City Through Managed Growth	Strategic Goal
	2.1 Attract and retain top-tier businesses
	2.2 Promote sustainable residential and commercial development through strategic and long-term planning
	2.3 Enhance connectivity and improve mobility
	2.4 Implement the city's Capital Improvement Program
	Develop and maintain facilities and utility services

SUMMARY:

The City of Burleson released a request for proposal on the property on August 1, 2025. The site is 2.45 acres and is located at 112 SE Gardens Boulevard. The minimum bid for the proposal was $500,000 with a development scenario that would include multiple commercial buildings and have a compatible architecture to the surrounding area.

At the September 15, 2025, Council meeting, BTX Flex, LLC was awarded the project from the request for proposal.

The proposal includes a commercial development that would have users who are currently in the City's code of ordinances. The minimum capital investment for the development would be at least $2,000,000 and would include 4-5 buildings ranging from 2,800 square feet to 5,900 square feet in size.

The City of Burleson is proposing the following performance agreement measures to ensure the development of the site.

BTX Flex Obligations

- BTX Flex to close on the property within 30 days after due diligence period is over in the amount of $500,000.
- BTX Flex to obtain a building permit for the first building by October 31, 2026.
- BTX Flex to commence construction by November 30, 2026.
- BTX Flex to obtain the certificate of occupancy for the first building by October 1, 2027.
- BTX Flex to obtain the certificate of occupancy for the final building by July 1, 2029.

City of Burleson Obligations

- City of Burleson to issue a cash grant in the amount of $96,667 once a building permit for the first building is obtained.
- City of Burleson to issue a cash grant in the amount of $96,667 once the certificate of occupancy for the first building is obtained.
- City of Burleson to issue a cash grant in the amount of $96,666 once the certificate of occupancy for the final building is obtained.

RECOMMENDATION:

Staff recommends approval

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

City Council approved the bid on September 15, 2025.

REFERENCE:

FISCAL IMPACT:

Proposed Expenditure/Revenue: $500,000
Account Number(s): 1014201-47700, 1014201-66045

Fund: GF
Account Description: Land Sale, GF Economic Incentives

STAFF CONTACT:

Alex Philips
Director of Economic Development
aphilips@burlesontx.com
817-426-9613

THE CITY OF BURLESON TEXAS

Project Bonus

Request for Proposals

- Released on August 1, 2025
  - Distributed to 485 vendors
  - Downloaded by 45 vendors
  - Closed on Aug. 21
- 112 SE Gardens
  - Vacant greenfield site
  - Approx. 2.45 acres
- Minimum bid of $500,000
- Preferred development scenario
  - Multiple commercial flex buildings
  - Compatible architecture to surrounding area

- RFP was awarded to BTX Flex on the September 15th City Council meeting.



NOTE: The drawn boundary lines are approximate and are intended for illustration purposes only.

BTX Flex Overview

- Project would be a Commercial project and would have uses that are currently in the code.
- Total project would have a capital investment of $2.0 - $2.5M
- This would include 4-5 separate buildings ranging from 2,800 square feet to 5,990 square feet.
- There could only be 4 buildings potentially due to drainage and detention.
- Uses would be small commercial business like Auto Tint business to a smaller service company.
- The project would activate a piece of property in the City as well as provide a type of buildings that we do not have vacant in the community.



BTX Flex Project

- This development would add desired buildings in the community that are not offered or available today.
- These buildings will be utilized by smaller businesses that have outgrown space or looking to start a new venture.
- This project does activate a piece of property that has been vacant for a long period of time.
- Buildings would have a mixture of Brick, Wood Textured Soffit and Metal panel cladding on facades facing the street.



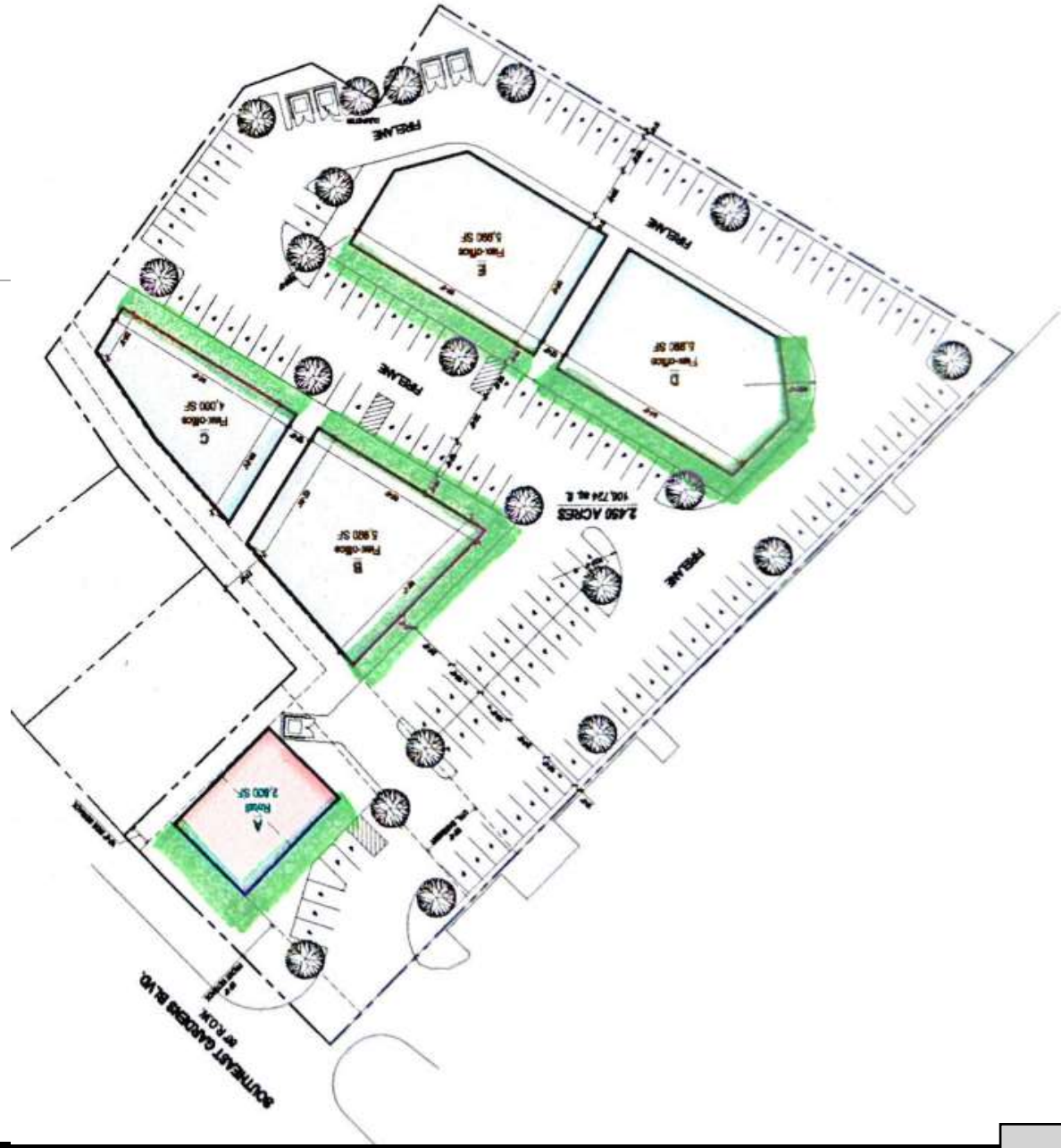
North Facade
(front)



West Facade
(highway-facing)

BTX Flex Project

- All areas shaded in green would have the treated facades.
- All other facades would be metal cladding
- The developer has worked with staff over the last several months to get a better overall look for the project.
- The facades not facing the street would face either the gas well pad or residential areas but those areas would have screening according to our ordinances.



Proposed Incentives

BTX Flex Obligations

- BTX Flex to close on the property within 30 days after due diligence period is over in the amount of $500,000.
- BTX Flex to obtain a building permit for the first building by October 31, 2026.
- BTX Flex to commence construction by November 30, 2026.
- BTX Flex to obtain the certificate of occupancy for the first building by October 1, 2027.
- BTX Flex to obtain the certificate of occupancy for the final building by July 1, 2029.

City of Burleson Obligations

- City of Burleson to issue a cash grant in the amount of $96,667 once a building permit for the first building is obtained.
- City of Burleson to issue a cash grant in the amount of $96,667 once the certificate of occupancy for the first building is obtained.
- City of Burleson to issue a cash grant in the amount of $96,666 once the certificate of occupancy for the final building is obtained.

Total Incentive - $290,000

Incentive Package Performa

	2028 Year 1	2029 Year 2	2030 Year 3	2031 Year 4	2032 Year 5	2033 Year 6	2034 Year 7	2035 Year 8	2036 Year 9	2037 Year 10	2047 Year 20
CAPEX	$ 2,000,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Appraised Value (70% of CAPEX)	$ 1,400,000	$ 1,414,000	$ 1,428,140	$ 1,442,421	$ 1,456,846	$ 1,471,414	$ 1,486,128	$ 1,500,989	$ 1,515,999	$ 1,531,159	$ 1,691,353
Revenue											
Property sale	$ 500,000										
Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Tax	$ 10,080	$ 10,181	$ 10,283	$ 10,385	$ 10,489	$ 10,594	$ 10,700	$ 10,807	$ 10,915	$ 11,024	$ 12,178
Expenses											
Site Improvements	$ (96,666.00)	$ (96,666.00)	$ (96,668.00)	$ -	$ -	$ -	$ -	$ -			
Annual	$ 413,414	$ (86,485)	$ (86,385)	$ 10,385	$ 10,489	$ 10,594	$ 10,700	$ 10,807	$ 10,915	$ 11,024	$ 12,178
Cumulative		$ 326,929	$ 240,543	$ 250,929	$ 261,418	$ 272,012	$ 282,712	$ 293,520	$ 304,435	$ 315,459	$ 431,952

10yr ROI – 109%

20yr ROI – 149%

Questions / Comments

Alex Philips
Economic Development Director
aphilips@burlesontx.com
817-426-9638

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON APPROVING A REAL ESTATE CONTRACT BETWEEN THE CITY OF BURLESON, AS SELLER, AND BTX FLEX, LLC, AS BUYER, TO SELL FEE SIMPLE TITLE TO A 2.453 ACRE, MORE OR LESS, TRACT OF LAND SITUATED IN JOHNSON COUNTY, TEXAS, COMMONLY KNOWN AS 112 SE GARDENS BLVD IN BURLESON, JOHNSON COUNTY, TEXAS, FOR THE SALES PRICE OF $500,000.00 AND OTHER CONSIDERATION, AS PRESCRIBED IN THE REAL ESTATE CONTRACT AS ATTACHED IN EXHIBIT "A" (THE "CONTRACT"); AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY TO CLOSE ON THE CONTRACT; AUTHORIZING THE EXPENDITURE OF FUNDS; INCORPORATING THE RECITALS; AND PROVIDING 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 owns vacant land that has no building or City facility, such real property being further described in the Contract; and

WHEREAS, the City desires to approve and enter into the Contract; and

WHEREAS, the City desires to close the real estate transaction described in the Contract; and

WHEREAS, the City desires the City Manager execute all documents necessary to close the real estate transaction described in the Contract; and

WHEREAS, the City desires to expend funds pursuant to the Contract that are necessary to close the real estate transaction described therein.

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

Section 1.

The City Manager, Tommy Ludwig, is authorized: (a) to execute on behalf of the City (i) the Contract between the City and the Buyer, substantially in the form attached as Exhibit "A", with the purchase price of $500,000 and other consideration, and (ii) any other documents necessary for closing the transaction contemplated by the Contract; and (b) to make expenditures in accordance with the terms of the Contract and in closing the transaction contemplated by the Contract.

Section 2.

The foregoing recitals are adopted and incorporated herein for all purposes.

Section 3.

This resolution shall take effect immediately from and after its passage.

PASSED AND SO RESOLVED by the City Council of the City of Burleson, Texas, this _____ day of _____, 20____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO LEGAL FORM:

_____
E. Allen Taylor, Jr., City Attorney

ATTACHMENTS:

Exhibit "A" – Real Estate Contract between the city of Burleson and BTX Flex, LLC

City Council Regular Meeting

DEPARTMENT: **Economic Development**

FROM: **Alex Philips, Director of Economic Development**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a Performance Agreement between the City of Burleson and BTX Flex, LLC., Inc. for a commercial flex development located 112 SE Gardens Boulevard in Burleson, Texas. (*Staff Contact*: Alex Philips, Director of Economic Development)

STRATEGIC PRIORITY AND GOAL(S):

	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.1 Attract and retain top-tier businesses 2.2 Promote sustainable residential and commercial development through strategic and long-term planning 2.3 Enhance connectivity and improve mobility 2.4 Implement the city's Capital Improvement Program Develop and maintain facilities and utility services

SUMMARY:

The City of Burleson released a request for proposal on the property on August 1, 2025. The site is 2.45 acres and is located at 112 SE Gardens Boulevard. The minimum bid for the proposal was $500,000 with a development scenario that would include multiple commercial buildings and have a compatible architecture to the surrounding area.

At the September 15, 2025 Council meeting BTX Flex, LLC was awarded the project from the request for proposal.

The proposal includes a commercial development that would have users that are currently in the City's code of ordinances. The minimum capital investment for the development would be at least $2,000,000 and would include 4-5 buildings ranging from 2,800 square feet to 5,900 square feet in size.

The City of Burleson is proposing the following performance agreement measures to ensure the development.

BTX Flex Obligations

- BTX Flex to close on the property within 30 days after due diligence period is over in the amount of $500,000.
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RECOMMENDATION:

Staff recommends approval

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

N/A

REFERENCE:

FISCAL IMPACT:

Proposed Expenditure/Revenue: $290,000
Account Number(s): 1014201-66045
Fund: GF
Account Description: GF Economic Incentives

STAFF CONTACT:

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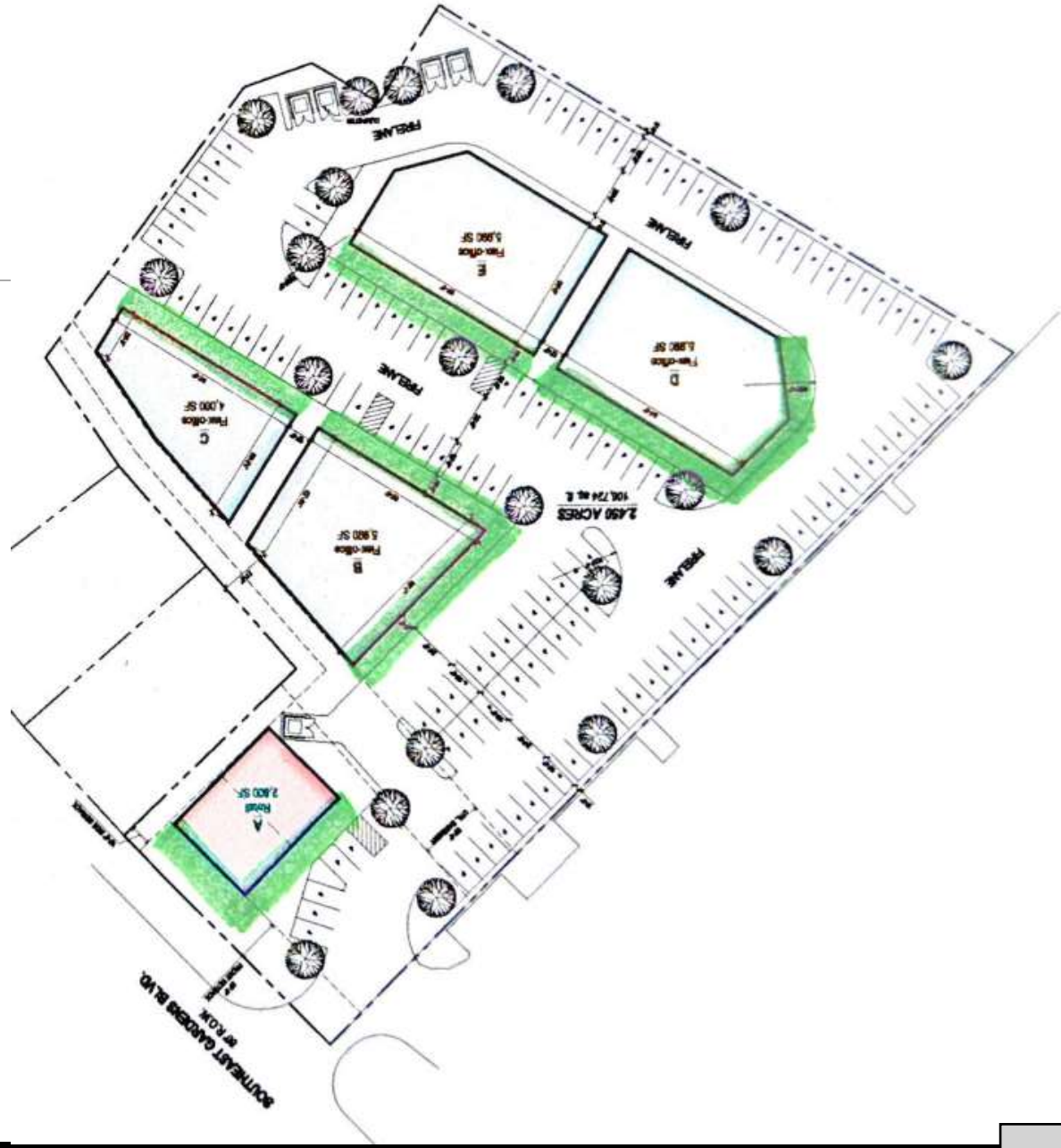
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- City of Burleson to issue a cash grant in the amount of $96,667 once a building permit for the first building is obtained.
- City of Burleson to issue a cash grant in the amount of $96,667 once the certificate of occupancy for the first building is obtained.
- City of Burleson to issue a cash grant in the amount of $96,666 once the certificate of occupancy for the final building is obtained.

Total Incentive - $290,000

Incentive Package Performa

	2028 Year 1	2029 Year 2	2030 Year 3	2031 Year 4	2032 Year 5	2033 Year 6	2034 Year 7	2035 Year 8	2036 Year 9	2037 Year 10	2047 Year 20
CAPEX	$ 2,000,000		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Appraised Value (70% of CAPEX)	$ 1,400,000	$ 1,414,000	$ 1,428,140	$ 1,442,421	$ 1,456,846	$ 1,471,414	$ 1,486,128	$ 1,500,989	$ 1,515,999	$ 1,531,159	$ 1,691,353
Revenue											
Property sale	$ 500,000										
Sales Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Tax	$ 10,080	$ 10,181	$ 10,283	$ 10,385	$ 10,489	$ 10,594	$ 10,700	$ 10,807	$ 10,915	$ 11,024	$ 12,178
Expenses											
Site Improvements	$ (96,666.00)	$ (96,666.00)	$ (96,668.00)	$ -	$ -	$ -	$ -	$ -			
Annual	$ 413,414	$ (86,485)	$ (86,385)	$ 10,385	$ 10,489	$ 10,594	$ 10,700	$ 10,807	$ 10,915	$ 11,024	$ 12,178
Cumulative		$ 326,929	$ 240,543	$ 250,929	$ 261,418	$ 272,012	$ 282,712	$ 293,520	$ 304,435	$ 315,459	$ 431,952

10yr ROI – 109%

20yr ROI – 149%

Questions / Comments

Alex Philips
Economic Development Director
aphilips@burlesontx.com
817-426-9638

City Council Regular Meeting

DEPARTMENT: **Capital Engineering**

FROM: **Randy Morrison, P.E., Director of Capital Engineering**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on an ordinance amending the five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030. (Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.4 Implement the city's Capital Improvement Program

SUMMARY:

On September 8, 2025, the Council approved the final reading of the City's FY 2026-2030 annual budget and capital improvement plan (CIP). Subsequently, on October 20, 2025, the Council adopted an ordinance to amend City's FY 2026-2030 CIP. Once more, on December 15, 2025, the Council adopted a resolution to amend City's FY 2026-2030 CIP. Since adopting the latest amended CIP, staff has prepared recommended updates to the CIP for Council approval.

RECOMMENDATION:

Consider and take possible action on an ordinance amending the five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030.

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

On September 8, 2025, the Council approved the final reading of the City's FY 2026-2030 annual budget with the five-year Capital Improvement Plan (CIP).

On October 20, 2025, the Council adopted an ordinance to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP).

On December 15, 2025, the Council adopted a resolution to amend the City's FY 2026-2030 five-year Capital Improvement Plan (CIP).

REFERENCE:

N/A

FISCAL IMPACT:

NA

STAFF CONTACT:

Randy Morrison, PE
Director of Capital Engineering
rmorrison@burlesontx.com
817-426-9612

FY 2026-2030 CIP Amendment

PRESENTED TO THE CITY COUNCIL ON

MARCH 23, 2026

5-YEAR CAPITAL IMPROVEMENT CHANGE SUMMARY

Project #	Project Title	Change Summary	Priority Ranking
ST2_50	Neighborhood Street Rebuild Program	Neighborhood Street Program met GO Bond Amount with FY26 allocation. Shifted FY27, FY28 & FY29 GO Bond allocations to CO Bond funding.	Necessary
ST2301	Alsbury Ph. 3 - Widening to CR 914	Shifted 4A allocations for Right-of-Way acquisition from FY27 & FY28 to FY28 & FY29.	Necessary
ST2306	Hulen Widening (SH174 to Candler)	Shifted $1,050,000 of the FY27 Water Bond Allocation to Sewer Bond since project includes sewer infrastructure.	Mandatory
ST2604	Hulen St & BNSF RR Grade Separation	Added Hulen St. & BNSF RR Grade Separation due to recently approved Funding ILA with Johnson County.	Necessary
P197405	SH174 Widening (Sch., Env. & Cons Docs)	Removed FY28 allocation and moved it to ST2801, since that funding will be for the next phase.	Mandatory
ST2503	Elk, Hillside & FM731- Ped. & Int. Improvements - Phase 1	Added new project to differentiate Phase 1 and Phase 2 Funding; Shifting $189,596 in FY26 and $1,109,583 in FY27 to Phase 2.	Mandatory
ST2704	Elk, Hillside & FM731- Ped. & Int. Improvements - Phase 2	Added new project to differentiate Phase 1 and Phase 2 Funding; Shifting $189,596 in FY26 and $1,109,583 in FY27 to Phase 2.	Mandatory
ST2801	SH174 Widening Ph.2 (Schematic and Environmental)	Added $750,000 to FY28 that is moved from Project 197405. Lowered FY29 GO Bond amount from $1,600,000 to $1,130,015 in CIP to meet total GO Bond amount of $2,330,000 for the project.	Mandatory
WA2802	Hulen Pump Station Expansion	Lowered allocation from $3,195,604 to $1,300,500 since project scope includes adding additional pump and possibly replacing existing pumps.	Recommended
WW2_90	Water & Sewer Rehab Program	Reduced FY26 sewer allocation by $238,396 to shift to WW2602 to cover design & ROW cost increase.	Necessary
WW2602	FM 917 and I35W Lift Station and Force Main	Increased FY26 sewer allocation by $238,396 to cover design & ROW cost increase above current allocation.	Recommended
DV2302	Lakewood Drive Extension	Shifted 4A allocation from FY27 to FY28 to align with project schedule and future federal funding allocation opportunities.	Necessary
DV2601	Land Bank at HCP and I35W	FY26 Allocation increased by $26,519 to match actual costs of acquisition.	Recommended
DV2701	Hooper Business Park Sign	4A allocation removed, due to our ability to issue bonds for this project. May be cash funded in future years.	Desired

THE CITY OF BURLESON TEXAS

CIP Changes

5-YEAR CAPITAL IMPROVEMENT CHANGE SUMMARY

Project #	Project Title	Change Summary	Priority Ranking
DV2901	Future Project	Shifted 4A allocation from FY28 to FY29 to align with future project opportunities.	Recommended
PK2502	Green Ribbon Phase 1	Changed FY26 allocation to match grant award of $400,000 and added new project for Phase 2, which captures the current $120,750 allocation for design in FY26.	Recommended
PC2601	Green Ribbon Phase 2	Added new Green Ribbon Phase 2 project to CIP. Shifted the current FY26 design allocation of $120,750 and added $650,000 in FY27 to capture the grant award for construction.	Recommended
PC2602	Russell Farm - Domestic Water	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Russell Farm Master Plan completion.	Recommended
PC2603	Russell Farm - Bathroom at Chesapeake Building	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Russell Farm Master Plan completion.	Necessary
PC2652	Golf - Additional Well	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Hidden Creek Golf Course Master Plan completion.	Recommended
PC2751	Golf - Pond Renovation	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Hidden Creek Golf Course Master Plan completion.	Necessary
PC2851	Golf - Greens Resurface	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Hidden Creek Golf Course Master Plan completion.	Necessary
PC2902	Warren Park - Park Improvements	Project removed from CIP and will be placed on Unprogrammed list awaiting results of Warren Park Master Plan completion.	Recommended
PC2903	Bailey Lake - Low Water Crossing	Removed Project ($231,000 FY29); Will be combined with other low water crossings and added to unprogrammed.	Recommended
FA2601	City Hall EV Charger	City Hall EV Charger Project added due to the award of a grant through NCTCOG.	Mandatory

THE CITY OF BURLESON TEXAS

CIP Changes

Proposed CIP Amendment FY26 – FY30

General Government CIP FY26-30

	Project #	Project Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
GO BOND PROJECTS	ST2_50	Neighborhood Street Rebuilds		$750,000	~~$261,876~~ $0	~~$750,000~~ $0	~~$2,597,953~~ $0		~~$4,359,829~~ $750,000
	FA2301	Police Expansion	$5,200,000	$13,607,500	$16,409,500				$30,017,000
	197405	SH174 Widening (Schematic & Environmental)	$449,985			~~$750,000~~ $0			~~$750,000~~ $0
	ST2306	Hulen at Wilshire Intersection	$200,000	$1,501,027					$1,501,027
		Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	$1,800,000	$6,003,653					$6,003,653
	ST2503	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 1	$456,304	~~$204,871~~ $15,275	~~$403,000~~ $0				~~$608,705~~ $15,275
	ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2		$189,596	$403,834				$593,430
	FA2601	Fire Station #4				$2,500,000		$13,443,000	$15,943,000
	ST2601	FM 1902 and CR 910 Pedestrian Mobility		$300,000	$1,189,901				$1,489,901
	ST2801	Wilshire Blvd. (SH174) Construction Documents (Wicker Hill to City Limits)				$750,000	~~$1,600,000~~ $1,130,015		~~$1,600,000~~ $1,880,015
	ST2306	Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	$3,887,711	$11,770,242					$11,770,242
	~~ST2503~~ ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2			$705,749				$705,749
	ST2_50	~~Additional Pavement Rehab~~ Neighborhood Street Rebuilds	$1,000,000		~~$1,000,000~~ $1,261,876	~~$1,000,000~~ $1,750,000	~~$1,000,000~~ $3,597,953	$1,000,000	~~$4,000,000~~ $7,609,829
	167361	Quiet Zone at Dobson Street and County Road 714			$1,045,541				$1,045,541
	ST2309	Village Creek Parkway Expansion (Tarrant Co. Bond 50% Match)	$3,725,410	$259,059					$259,059
	ST2603	Wicker Hill and Greenridge Reconstruction		$1,200,000	$5,700,000				$6,900,000
	ST2651	CR 914 Reconstruction from CR 914A to CR1021		$1,000,000					$1,000,000
	ST2604	Hulen St. & BNSF RR Grade Separation		$5,140,000					$5,140,000
	FA2601	City Hall EV Charger		$332,476	$92,000				$424,476
	CE2601	Two New Ambulances		$1,326,000					$1,326,000
	CE2602	One Replacement Street Sweeper		$325,000					$325,000
	CE2801	Four Replacement Ambulances				$2,652,000			$2,652,000
	CE2901	One New Ladder Truck					$2,438,197		$2,438,197
	CE2902	One New Brush Truck					$367,332		$367,332
	CE2903	One Replacement BearCat					$350,000		$350,000
		Total	$16,719,410	~~$38,247,352~~ $43,719,828	~~$26,716,401~~ $26,808,401	$7,652,000	~~$8,353,482~~ $7,883,497	$14,443,000	~~$95,412,235~~ $100,506,726

Water and Sewer CIP FY26-30

THE CITY OF BURLESON TEXAS

Project #	Water Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
WW2_90	Waterline Rehabilitation		$1,931,621	$664,469	$2,899,954	$2,000,000	$2,000,000	$9,496,044
WA2302	12" Willow Creek Waterline Looping	$205,818		$924,000				$924,000
WA2403	Upper Pressure Plane Waterline Looping	$280,063		$1,144,221				$1,144,221
WA2301	Industrial Blvd Pump Station Expansion & Alsbury Pump Station Decommission	$22,779,986	$5,082,815					$5,082,815
WA2401	Hulen Ground Storage Tank Rehabilitation		$152,000	$1,354,557				$1,506,557
WA2502	Mountain Valley EST and GST Demolition			$84,395	$752,233			$836,628
ST2306	16" Hulen Street Waterline	$464,889		~~$5,853,180~~ $4,803,180				~~$5,853,180~~ $4,803,180
WA2503	12" Waterline Loop for Mountain Valley			$410,248	$1,072,813			$1,483,061
WA2306	Offsite Water Supply from Fort Worth	$2,845,206		$13,486,298				$13,486,298
~~WA2602~~ WA2802	Hulen Pump Station Expansion				~~$391,255~~ $105,000	~~$3,804,349~~ $1,195,500		~~$3,195,604~~ $1,300,500
WA2801	New Mountain Valley 0.75 MG EST				$475,000	$3,200,000		$3,675,000
WA2701	Turkey Peak Elevated Storage Tank Rehabilitation				$200,211	$1,437,171		$1,637,382
WA2702	Hidden Creek Pkwy Tank Rehab				$499,993			$499,993
	Water Total	**$26,575,962**	**$7,166,436**	~~$23,921,368~~ $22,871,368	~~$6,291,459~~ $6,005,204	~~$9,441,520~~ $7,832,671	**$2,000,000**	~~$49,178,968~~ $45,875,679

Project #	Sewer Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
WW2_90	Sewer Line Rehabilitation		~~$1,687,839~~ $1,449,443	$3,000,000	$3,000,000	$3,000,000	$3,000,000	~~$13,687,839~~ $13,449,443
WW2301	Trunk Relief Line (Town Creek Basin Parallel Buildout Interceptors)	$3,386,196	$24,178,034	$3,500,000				$27,678,034
WW2502	Parkview Dr Sewer Upsizing to 10"		$139,285	$1,000,558				$1,139,843
WW2601	12" Wastewater line Replacement in Village Creek Basin (Golf Course)	$317,776	$2,454,224					$2,454,224
177389	Parallel 24" Sewer from Village Creek to Oakbrook Dr.	$783,935			$3,780,000	$2,310,000		$6,090,000
WW2602	FM 917 and 35W Lift Station and Force Main		~~$600,724~~ $839,120	$3,681,096				~~$4,281,820~~ $4,520,216
WW2605	Future Sewer Capacity Study		$105,000					$105,000
WW2603	Chisholm West Lift Station Force Main / Collector		$913,500	$6,510,000				$7,423,500
ST2306	16" Hulen Street Sewer			$1,050,000				$1,050,000
WW2801	Hyder Ranch Masterplan Sewer (G-B, G-C & C-H)				$3,465,000		$4,462,500	$7,927,500
WW2604	Legacy Hill Sewer Extension		$651,000					$651,000
	Sewer Total	**$4,487,907**	**$30,729,606**	~~$17,691,654~~ $18,741,654	**$10,245,000**	**$5,310,000**	**$7,462,500**	~~$75,926,667~~ $76,976,667
	Water & Sewer Total	**$31,063,869**	**$37,896,042**	**$41,613,022**	~~$16,536,459~~ $16,250,204	~~$14,751,520~~ $13,142,671	**$9,462,500**	~~$120,259,543~~ $118,364,439

4A CIP FY26-30

Project #	4A Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
ST2301	Alsbury Blvd	$4,001,277		~~$5,000,000~~ $0	$5,000,000	$5,000,000		$10,000,000
DV2302	Lakewood Drive Extension	$1,311,915		~~$4,000,000~~ $0	$4,000,000			$4,000,000
	~~Hooper Business Park Sign~~			~~$500,000~~				~~$500,000~~
	Future Project				~~$10,000,000~~ $0	$10,000,000		$10,000,000
	West Side Infrastructure	$500,000	$5,000,000					$5,000,000
	Land Bank at HCP and I35W		~~$6,000,000~~ $6,026,519					~~$6,000,000~~ $6,026,519
	Total	$5,813,192	~~$11,000,000~~ $11,026,519	~~$9,500,000~~ $0	~~$15,000,000~~ $9,000,000	~~$0~~ $15,000,000	$0	~~$35,500,000~~ $35,026,519

4B CIP FY26-30

Project #	4B Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
PK2601	Warren Park-Study		$75,075					$75,075
PC2701	Mistletoe Hill - Bathroom Addition			$163,375				$163,375
PK2502	Green Ribbon Phase 1	$90,000	~~$120,750~~ $400,000					~~$120,750~~ $400,000
PC2601	Green Ribbon Phase 2		$120,750	$650,000				$770,750
~~PC2602~~	~~Russell Farm - Domestic Water~~		~~$21,000~~					~~$21,000~~
~~PC2603~~	~~Russell Farm - Bathroom at Chesapeake Building~~		~~$75,448~~					~~$75,448~~
PK2602	Russell Farm - Master Plan		$32,051					$32,051
PC2651	Golf ~~- Fence~~		$262,500					$262,500
~~PC2652~~	~~Golf - Additional Well~~		~~$183,750~~					~~$183,750~~
PC2702	Bailey Lake - New Playground			$523,687				$523,687
PC2703	Mistletoe Hill			$614,250				$614,250
~~PC2751~~	~~Golf - Pond Renovation~~			~~$99,419~~				~~$99,419~~
PC2709	New Community Park - Playground				$787,500			$787,500
PC2802	Bartlett - Playground Replacement				$441,000			$441,000
PC2803	Heberle - Park Improvements				$352,800			$352,800
PC2804	Elk Ridge Park - Bathroom Addition				$170,336			$170,336
~~PC2851~~	~~Golf - Greens Resurface~~				~~$460,156~~			~~$460,156~~
PC2901	Chisenhall - Playground Replacement					$546,000		$546,000
~~PC2902~~	~~Warren Park - Park Improvements~~					~~$1,312,500~~		~~$1,312,500~~
~~PC2903~~	~~Bailey Lake - Low Water Crossing~~					~~$231,000~~		~~$231,000~~
PC2904	BRiCk Roof Replacement					$1,260,000		$1,260,000
PC3001	Claudia's Playground - Bathroom Addition						$180,556	$180,556
	Total	$90,000	~~$770,574~~ $890,376	~~$1,400,731~~ $1,951,312	~~$2,211,792~~ $1,751,636	~~$3,349,500~~ $1,806,000	$180,556	~~$7,913,153~~ $6,579,881

TIF CIP FY26-30

Project #	TIF 2 Project Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
	TBD							$0
	TBD							$0
	Total	$0	$0	$0	$0	$0	$0	$0

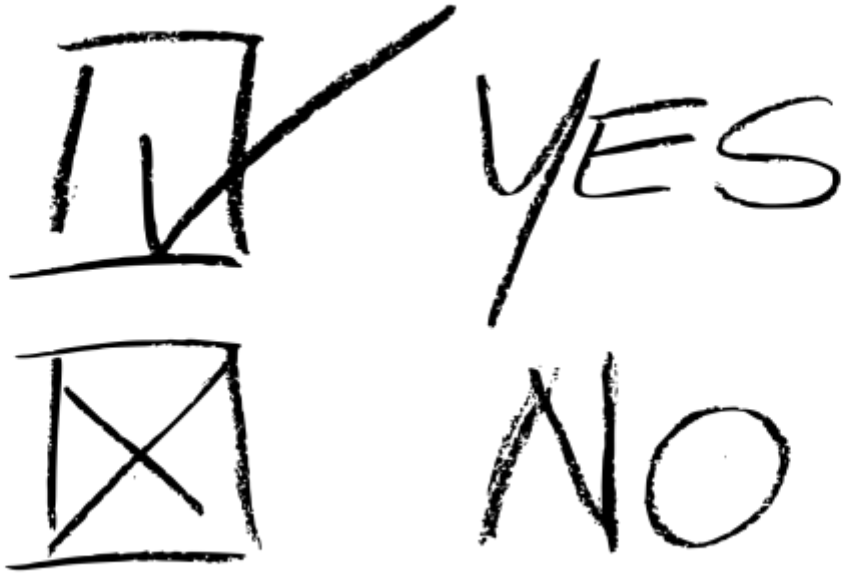
No Changes Proposed

Proposed CIP Amended Fund Summary

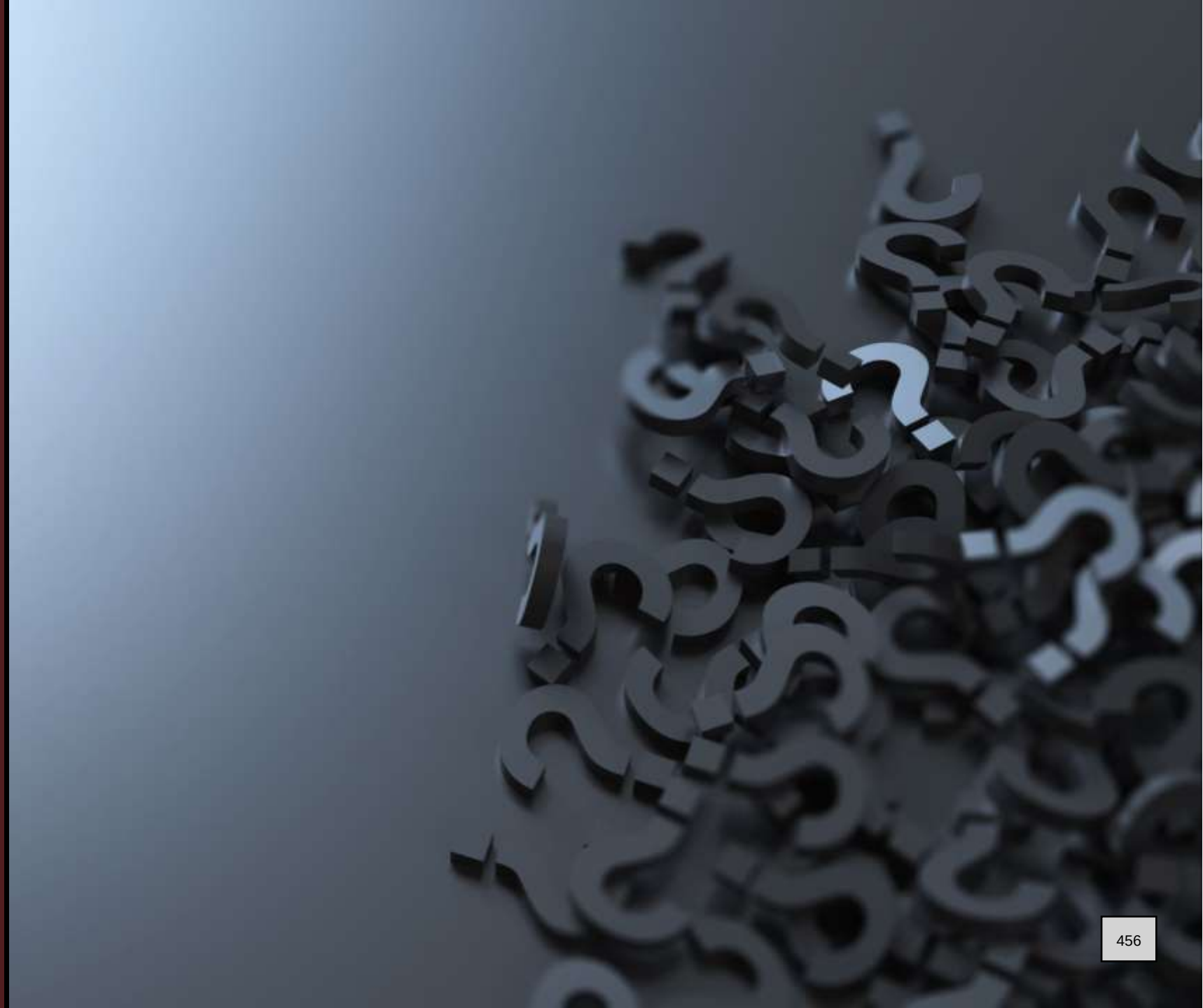
FUND SUMMARY	2026	2027	2028	2029	2030	FY26-30 TOTAL
General Government Bonds	$36,316,220	$26,716,401	$7,652,000	$7,883,497	$14,443,000	**$93,011,118**
Water Bonds	$7,166,436	$22,871,368	$6,005,204	$7,832,671	$2,000,000	**$45,875,679**
Sewer Bonds	$30,729,606	$18,741,654	$10,245,000	$5,310,000	$7,462,500	**$72,488,760**
TIF 2 Bonds	$0	$0	$0	$0	$0	**$0**
4A Bonds	$11,026,519	$0	$9,000,000	$15,000,000	$0	**$35,026,519**
4B Bonds	$490,376	$1,301,312	$1,751,636	$1,806,000	$180,556	**$5,529,881**
Cash / Other Funding	$7,803,608	$742,000	$0	$0	$0	**$8,545,608**
Total	**$93,532,765**	**$70,372,735**	**$34,653,840**	**$37,832,168**	**$24,086,056**	**$260,477,565**

Council Considerations

Consider and take possible action on an Ordinance amending the five-year Capital Improvement Plan (CIP) for Fiscal Year 2026-2030.



Questions / Comments



ORDINANCE

AN ORDINANCE OF THE CITY OF BURLESON, TEXAS, AMENDING THE FIVE YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2026-2030; INCORPORATING THE RECITALS INTO THE BODY OF THE ORDINANCE; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (the "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 makes major investments on an ongoing basis in costly capital infrastructure and facilities that improve the quality of service provided by the City; and

WHEREAS, each project requires long-term investment that should only take place after due consideration of the City's needs, service requirements, and the City's ability to finance the projects; and

WHEREAS, on September 8, 2025, the City Council passed Ordinance CSO#5910-09-2025, which adopted the five year (FY2026-30) Capital Improvement Plan for Fiscal Year 2025-2026, and, over time, the City Council has adopted amendments thereto, including on October 20, 2025, by passing Ordinance CSO#5973-10-2025 and on December 15, 2025, by passing Resolution CSO#6011-12-2025 (collectively with amendments, the "Capital Improvement Plan for Fiscal Years 2025-2030"); and

WHEREAS, the City Council desires to amend the CIP Plan as set forth herein; and

WHEREAS, the City Council hereby finds and determines that the amendments and regulations set forth herein are in the best interest of the public and are adopted in furtherance of the public health, safety, welfare, morals, and general welfare.

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

Section 1.

The City hereby amends the Capital Improvement Plan for Fiscal Years 2025-2030, a copy of which is attached hereto as Exhibit A and incorporated herein by reference for all purposes, and approves the official Capital Improvement Plan for Fiscal Year 2025-2026.

Section 2.

The findings set forth above in the recitals 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.

The terms and provisions of this ordinance shall be deemed to be severable and that if any section, subsection, sentence, clause, or phrase of this ordinance shall be declared to be invalid or unconstitutional, the same shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this ordinance and the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

Section 5.

This ordinance shall become effective immediately upon its passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED this _____ day of _____, 20_____.

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

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

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO FORM:

_____
E. Allen Taylor, Jr., City Attorney

Attachments: Exhibit A

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

General Government CIP FY26-30

	Project #	Project Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
GO BOND PROJECTS	ST2_50	Neighborhood Street Rebuilds		$750,000					$750,000
	FA2301	Police Expansion	$5,200,000	$13,607,500	$16,409,500				$30,017,000
	197405	SH174 Widening (Schematic & Environmental)	$449,985						$0
	ST2306	Hulen at Wilshire Intersection	$200,000	$1,501,027					$1,501,027
		Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	$1,800,000	$6,003,653					$6,003,653
	ST2503	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 1	$427,804	$15,275					$15,275
	ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2		$189,596	$403,834				$593,430
	FA2601	Fire Station #4				$2,500,000		$13,443,000	$15,943,000
	ST2601	FM 1902 and CR 910 Pedestrian Mobility		$300,000	$1,189,901				$1,489,901
	ST2801	Wilshire Blvd. (SH174) Construction Documents (Wicker Hill to City Limits)				$750,000	$1,130,015		$1,880,015
	ST2306	Hulen Widening (SH174 to Candler) (Design 4 Lanes; Build 2 Lanes)	$3,887,711	$11,770,242					$11,770,242
	ST2704	Elk, Hillside, & FM731- Ped. & Int. Improvements - Phase 2			$705,749				$705,749
	ST2_50	Neighborhood Street Rebuilds	$1,000,000		$1,261,876	$1,750,000	$3,597,953	$1,000,000	$7,609,829
	167361	Quiet Zone at Dobson Street and County Road 714			$1,045,541				$1,045,541
	ST2309	Village Creek Parkway Expansion (Tarrant Co. Bond 50% Match)	$3,725,410	$259,059					$259,059
	ST2603	Wicker Hill and Greenridge Reconstruction		$1,200,000	$5,700,000				$6,900,000
	ST2651	CR 914 Reconstruction from CR 914A to CR1021		$1,000,000					$1,000,000
	ST2604	Hulen St. & BNSF RR Grade Separation		$5,140,000					$5,140,000
	FA2601	City Hall EV Charger		$332,476	$92,000				$424,476
	CE2601	Two New Ambulances		$1,326,000					$1,326,000
	CE2602	One Replacement Street Sweeper		$325,000					$325,000
	CE2801	Four Replacement Ambulances				$2,652,000			$2,652,000
	CE2901	One New Ladder Truck					$2,438,197		$2,438,197
	CE2902	One New Brush Truck					$367,332		$367,332
	CE2903	One Replacement BearCat					$350,000		$350,000
		Total	**$16,690,910**	**$43,719,828**	**$26,808,401**	**$7,652,000**	**$7,883,497**	**$14,443,000**	**$100,506,726**

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

Water and Sewer CIP FY26-30

Project #	Water Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
WW2_90	Waterline Rehabilitation		$1,931,621	$664,469	$2,899,954	$2,000,000	$2,000,000	$9,496,044
WA2302	12" Willow Creek Waterline Looping	$205,818		$924,000				$924,000
WA2403	Upper Pressure Plane Waterline Looping	$280,063		$1,144,221				$1,144,221
WA2301	Industrial Blvd Pump Station Expansion & Alsbury Pump Station Decommission	$22,779,986	$5,082,815					$5,082,815
WA2401	Hulen Ground Storage Tank Rehabilitation		$152,000	$1,354,557				$1,506,557
WA2502	Mountain Valley EST and GST Demolition			$84,395	$752,233			$836,628
ST2306	16" Hulen Street Waterline	$464,889		$4,803,180				$4,803,180
WA2503	12" Waterline Loop for Mountain Valley			$410,248	$1,072,813			$1,483,061
WA2306	Offsite Water Supply from Fort Worth	$2,845,206		$13,486,298				$13,486,298
WA2802	Hulen Pump Station Expansion				$105,000	$1,195,500		$1,300,500
WA2801	New Mountain Valley 0.75 MG EST				$475,000	$3,200,000		$3,675,000
WA2701	Turkey Peak Elevated Storage Tank Rehabilitation				$200,211	$1,437,171		$1,637,382
WA2702	Hidden Creek Pkwy Tank Rehab				$499,993			$499,993
	Water Total	**$26,575,962**	**$7,166,436**	**$22,871,368**	**$6,005,204**	**$7,832,671**	**$2,000,000**	**$45,875,679**

Project #	Sewer Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
WW2_90	Sewer Line Rehabilitation		$1,449,443	$3,000,000	$3,000,000	$3,000,000	$3,000,000	$13,449,443
WW2301	Trunk Relief Line (Town Creek Basin Parallel Buildout Interceptors)	$3,386,196	$24,178,034	$3,500,000				$27,678,034
WW2502	Parkview Dr Sewer Upsizing to 10"		$139,285	$1,000,558				$1,139,843
WW2601	12" Wastewater line Replacement in Village Creek Basin (Golf Course)	$317,776	$2,454,224					$2,454,224
177389	Parallel 24" Sewer from Village Creek to Oakbrook Dr.	$783,935			$3,780,000	$2,310,000		$6,090,000
WW2602	FM 917 and 35W Lift Station and Force Main		$839,120	$3,681,096				$4,520,216
WW2605	Future Sewer Capacity Study		$105,000					$105,000
WW2603	Chisholm West Lift Station Force Main / Collector		$913,500	$6,510,000				$7,423,500
ST2306	16" Hulen Street Sewer			$1,050,000				$1,050,000
WW2801	Hyder Ranch Masterplan Sewer (G-B, G-C & C-H)				$3,465,000		$4,462,500	$7,927,500
WW2604	Legacy Hill Sewer Extension		$651,000					$651,000
	Sewer Total	**$4,487,907**	**$30,729,606**	**$18,741,654**	**$10,245,000**	**$5,310,000**	**$7,462,500**	**$76,976,667**

	Water & Sewer Total	**$31,063,869**	**$37,896,042**	**$41,613,022**	**$16,250,204**	**$13,142,671**	**$9,462,500**	**$118,364,439**

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

4A CIP FY26-30

Project #	4A Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
ST2301	Alsbury Blvd	$4,001,277			$5,000,000	$5,000,000		$10,000,000
DV2302	Lakewood Drive Extension	$1,311,915			$4,000,000			$4,000,000
	Future Project					$10,000,000		$10,000,000
	West Side Infrastructure	$500,000	$5,000,000					$5,000,000
	Land Bank at HCP and I35W		$6,026,519					$6,026,519
	Total	$5,813,192	$11,026,519	$0	$9,000,000	$15,000,000	$0	$35,026,519

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

4B CIP FY26-30

Project #	4B Projects Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
PK2601	Warren Park-Study		$75,075					$75,075
PC2701	Mistletoe Hill - Bathroom Addition			$163,375				$163,375
PK2502	Green Ribbon Phase 1	$90,000	$400,000					$400,000
PC2601	Green Ribbon Phase 2		$120,750	$650,000				$770,750
PK2602	Russell Farm - Master Plan		$32,051					$32,051
PC2651	Golf		$262,500					$262,500
PC2702	Bailey Lake - New Playground			$523,687				$523,687
PC2703	Mistletoe Hill			$614,250				$614,250
PC2709	New Community Park - Playground				$787,500			$787,500
PC2802	Bartlett - Playground Replacement				$441,000			$441,000
PC2803	Heberle - Park Improvements				$352,800			$352,800
PC2804	Elk Ridge Park - Bathroom Addition				$170,336			$170,336
PC2901	Chisenhall - Playground Replacement					$546,000		$546,000
PC2904	BRiCk Roof Replacement					$1,260,000		$1,260,000
PC3001	Claudia's Playground - Bathroom Addition						$180,556	$180,556
	Total	$90,000	$890,376	$1,951,312	$1,751,636	$1,806,000	$180,556	$6,579,881

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

TIF CIP FY26-30

Project #	TIF 2 Project Name	Prior Allocations	2026	2027	2028	2029	2030	Total Per Project (FY26-30)
	TBD							$0
	TBD							$0
	Total	$0	$0	$0	$0	$0	$0	$0

EXHIBIT A
ORDINANCE AMENDING THE CAPITAL IMPROVEMENT PLAN FOR FY 2026-2030

CIP Fund Summary

FUND SUMMARY	2026	2027	2028	2029	2030	FY26-30 TOTAL
General Government Bonds	$36,316,220	$26,716,401	$7,652,000	$7,883,497	$14,443,000	**$93,011,118**
Water Bonds	$7,166,436	$22,871,368	$6,005,204	$7,832,671	$2,000,000	**$45,875,679**
Sewer Bonds	$30,729,606	$18,741,654	$10,245,000	$5,310,000	$7,462,500	**$72,488,760**
TIF 2 Bonds	$0	$0	$0	$0	$0	**$0**
4A Bonds	$11,026,519	$0	$9,000,000	$15,000,000	$0	**$35,026,519**
4B Bonds	$490,376	$1,301,312	$1,751,636	$1,806,000	$180,556	**$5,529,881**
Cash / Other Funding	$7,803,608	$742,000	$0	$0	$0	**$8,545,608**
Total	**$93,532,765**	**$70,372,735**	**$34,653,840**	**$37,832,168**	**$24,086,056**	**$260,477,565**

City Council Regular Meeting

DEPARTMENT: **Finance**

FROM: **Kevin Hennessey, Deputy Director of Finance**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on an ordinance amending the City operating budget (CSO#5910-09-2025) for Fiscal Year 2025-2026 by increasing appropriations in the General Fund in the amount of $156,500, by increasing appropriations in the Other Special Revenue Fund in the amount of $66,000, by increasing appropriations in the 4B Fund in the amount of $28,000, by increasing appropriations in the Support Services Fund in the amount of $271,085, by increasing anticipated revenues in the General Fund by $39,850, and by increasing anticipated revenues in the 4B Fund by $28,000; and finding time is of the essence. (First and Final Reading) *(Staff Contact: Kevin Hennessey, Deputy Director of Finance)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
High Performing City Organization Providing Exceptional, People Focused Services	1.4 Be a responsible steward of the city's financial resources by providing rates and fees that represent a strong value to our citizens; providing timely, accurate and transparent financial reporting; and utilizing long-range planning.

SUMMARY:

Amending the City budget for the Fiscal Year 2025-2026 to accommodate for a contract amendment for the Stormwater Fee Study project ($55,000), reappropriating FY 2025 budget to complete the outdoor warning project ($40,450), Greenridge right of way maintenance ($8,100), Warren Park camera completion ($21,200) a reclassification of part-time temporary position to full-time regular position supporting City Management and Information Technology operations. This position will add 1 position to the full-time

head count ($31,750). Appropriating funding to complete the purchase of the adoption trailer ($66,000), Bartlett soccer fields maintenance related to the BISA maintenance and operations agreement ($28,000), and IT infrastructure hardware ($239,335).

RECOMMENDATION:

Approve the ordinance amending the City budget for Fiscal Year 2025-2026 by increasing appropriations to various funds.

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

On August 18, 2025, the 4B Board approved the budget and Capital Improvement Plan.

On September 2, 2025, the City Council held a public hearing and conducted the first reading of the City's FY 2025-2026 annual budget with the five-year Capital Improvement Plan (CIP).

On September 8, 2025, the City Council approved the second reading of the City's FY 2025-2026 annual budget with the five-year Capital Improvement Plan (CIP).

On October 20, 2025, the City Council approved a budget amendment.

On December 15, 2025, the City Council approved an amendment to the annual operating budget to accommodate encumbrance rollovers from FY 2024-2025.

On February 16, 2026, the City Council approved an amendment to the annual operating budget to accommodate operating and capital needs.

REFERENCE:

CSO#5910-09-2025

FISCAL IMPACT:

Fund	Proposed Revenues	Proposed Expenditures
General Fund	39,850	156,500
Other Special Revenue Funds	-	66,000
4B Fund	28,000	28,000
Support Services Fund	-	271,085
Total Impact	**67,850**	**521,585**

STAFF CONTACT:

Kevin Hennessey
Deputy Director of Finance

KHennessey@burlesontx.com
817-426-9648

Fiscal Year 2025-2026 Mid-Year Budget Amendment

PRESENTED TO THE COUNCIL ON

MARCH 23, 2026

Overview



Total Fiscal Impact of the Budget Amendment



Purpose of the Budget Amendment by Fund



Fiscal Impact of the Budget Amendment by Fund

Fiscal Impact of the Budget Amendment

Fund	Proposed Revenues	Proposed Expenditures
General Fund	39,850	156,500
Other Special Revenue Funds	-	66,000
4B Fund	28,000	28,000
Support Services Fund	-	271,085
Total Impact	**67,850**	**521,585**

General Fund

Stormwater Fee Study - $55,000

Storm Siren project completion - $40,450

Greenridge right of way maintenance - $8,100

General Fund

Camera and access control system at Warren Park - $21,200

Reclassification of part-time temporary position to full-time regular position supporting City Management and Information Technology operations. This position will add 1 position to the full-time head count - $31,750

General Fund

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Public Works	Engineering Services	-	55,000	Stormwater Fee Study
Fire	Capital Equipment	-	40,450	Outdoor Warning sign reappropriation
Parks	Grounds Maint & Repair	8,100	8,100	Greenridge right of way maintenance
Parks	Furniture & Equipment		21,200	Warren Park Cameras
CMO	Personnel	31,750	31,750	Personnel reclassification
	Total Proposed Budget Amendment	**39,850**	**156,500**	

Other Special Revenue Funds

Animal Control Adoption Trailer - $66,000

Other Special Revenue Funds

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Animal Services	Capital Furniture & Equipment	-	66,000	Animal Services adoption trailer
	Total Proposed Budget Amendment	**-**	**66,000**	

4B Fund

BISA facilities M&O agreement - $28,000

4B Fund

Department	Account	Proposed Revenue	Proposed Expenditure	Description
4B Special Events	Grounds Maint & Repair	28,000	28,000	BISA Bartlett soccer fields maintenance
	Total Proposed Budget Amendment	**28,000**	**28,000**	

Support Services Fund

Infrastructure Hardware, Commvault Backup & Recovery Solution, and VMWare Software - $239,335

Reclassification of part-time temporary position to full-time regular position supporting City Management and Information Technology operations. This position will add 1 position to the full-time head count - $31,750

Support Services Fund

Department	Account	Proposed Revenue	Proposed Expenditure	Description
Support Services Fund	Furniture & Equipment	-	239,335	Infrstructure hardware
Support Services Fund	Transfer to GF	-	31,750	Personnel reclassification
	Total Proposed Budget Amendment	**-**	**271,085**	

Recommendation / Action Requested

Move to approve a resolution requesting a Mid-Year Budget Amendment to increase in revenues of $67,850, and an increase in appropriations totaling $521,585 in various funds to accommodate operating needs for Fiscal Year 2025-2026.

Questions / Comments



ORDINANCE

AN ORDINANCE AMENDING THE CITY BUDGET FOR FISCAL YEAR 2025-2026 BY INCREASING APPROPRIATIONS IN THE GENERAL FUND IN THE AMOUNT OF $156,500, BY INCREASING APPROPRIATIONS IN THE OTHER SPECIAL REVENUE FUNDS IN THE AMOUNT OF $66,000, BY INCREASING APPROPRIATIONS IN THE 4B FUND IN THE AMOUNT OF $28,000, BY INCREASING APPROPRIATIONS IN THE SUPPORT SERVICES FUND IN THE AMOUNT OF $271,085, BY INCREASING ANTICIPATED REVENUES IN THE GENERAL FUND BY $39,850, AND BY INCREASING ANTICIPATED REVENUES IN THE 4B FUND BY $28,000; FINDING THAT TIME IS OF THE ESSENCE AND THAT THIS ORDINANCE MAY BE CONSIDERED AND APPROVED AT ONLY ONE MEETING; INSTRUCTING THE CITY MANAGER TO FILE THE BUDGET AMENDMENT WITH THE COUNTY CLERK; INCORPORATING THE RECITALS INTO THE BODY OF THE ORDINANCE; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC; AND, PROVIDING FOR A CUMULATIVE CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas (the "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, on or about September 8, 2025, the City Council passed Ordinance CSO#5910-09-2025, which adopted a City budget for Fiscal Year 2025-2026 (10/1/25-9/30/26) (the "Original Budget"); and

WHEREAS, on October 20, 2025, December 15, 2025, and February 16, 2026, the City Council approved amendments to the Original Budget through ordinances (collectively with amendments the "Budget"); and

WHEREAS, the City Council desires to amend the Budget by increasing appropriations in the General Fund in the amount of $156,500, by increasing appropriations in the Other Special Revenue Funds in the amount of $66,000, by increasing appropriations in the 4B Fund in the amount of $28,000, by increasing appropriations in the Support Services Fund in the amount of $271,085, by increasing anticipated revenues in the General Fund by $39,850, and by increasing anticipated revenues in the 4B Fund by $28,000; and

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

WHEREAS, the City Council finds and determines that this ordinance may be considered and approved in only one meeting because the provisions of this ordinance supplements the adopted

budget by appropriating additional funds, because this ordinance is not considered as part of the consent agenda, and because time is of the essence; and

WHEREAS, the City Council hereby finds and determines that the amendments and regulations set forth herein are in the best interest of the public and are adopted in furtherance of the public health, safety, welfare, morals, and general welfare.

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

Section 1.

In addition to those amounts appropriated from the various City departments for Fiscal Year 2025-2026 in the Budget, there shall also be increased appropriations and decreased appropriations as set forth in the following funds below:

1. Increasing appropriations in the General Fund in the amount of $156,500,
2. Increasing appropriations in the Other Special Revenue Funds in the amount of $66,000,
3. Increasing appropriations in the 4B Fund in the amount of $28,000, and
4. Increasing appropriations in the Support Services Fund in the amount of $271,085.

Additionally, in addition to those amounts estimated as revenue from the various City departments for Fiscal Year 2025-2026 in the Budget, there shall also be increased estimated revenues as set forth in the following funds below:

1. Increasing anticipated revenues in the General Fund by $39,850, and
2. Increasing anticipated revenues in the 4B Fund by $28,000.

Section 2.

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

Section 3.

That, in accordance with state law, the City Manager shall file or cause to be filed a true and correct copy of this ordinance, with the City Secretary and in the office of the County Clerks of Johnson and Tarrant County, Texas.

Section 4.

This ordinance shall be cumulative of all provisions of the City, 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.

Section 5.

The terms and provisions of this ordinance shall be deemed to be severable and that if any section, subsection, sentence, clause, or phrase of this ordinance shall be declared to be invalid or unconstitutional, the same shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this ordinance and the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

Section 6.

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 7.

This ordinance shall become effective immediately upon its passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED this _____ day of _____, 20_____.

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

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO FORM:

_____
E. Allen Taylor, Jr., City Attorney

THE CITY OF BURLESON TEXAS

Department Memo

City Council Regular Meeting

DEPARTMENT: **Public Works**

FROM: **Justin Scharnhorst, Deputy Director of Public Works**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a sole source contract with Donelson Construction Co., LLC. for the installation of Pressure Pave - modified aggregate quick set system to various city streets in the amount of $1,049,475 *(Staff Contact: Justin Scharnhorst, Deputy Director of Public Works)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.3.2 Enhance connectivity and improve mobility

SUMMARY:

The PressurePave system is a pavement preservation method designed to extend the life of streets that might otherwise require a mill and overlay. The process uses a hybrid approach, pressure-injecting crack sealant while simultaneously applying a thin asphalt overlay, providing an efficient maintenance solution.

Key Benefits:

Cost-Effective – compared to many traditional preservation options.

Long Service Life – 15 years.

Rapid Accessibility – Treated areas are drivable within 30 minutes, minimizing traffic disruption.

Traditional resurfacing methods often require multiple applications and extended road closures. PressurePave completes the treatment in a single application, reducing both time and impact on traffic flow.

2025 was the first year this system was applied to City streets. While new to the City, PressurePave has been successfully implemented in comparable communities across the state. Based on its performance, staff is proposing a modest expansion of this service in the FY 25-26 Street Maintenance Program.

Staff is still refining the specific street segments for treatment. The application will be managed within the adopted budget should Council elect to move forward. The total proposed cost includes a 2% contingency to address potential increases in material or additional work that may be needed in specific areas. The premise of this approach is to be able to move quickly to start this program once the streets are finalized.

PROCUREMENT METHOD:

This contract was procured as a sole source purchase because of the existing patents on this specific product and application.

RECOMMENDATION:

Recommend approval of a sole source contract with Donelson Construction Co., LLC. for the installation of Pressure Pave - modified aggregate quick set system to various city streets in the amount of $1,049,475

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

April 21, 2025, City Council authorized a contract with Donelson Construction.

REFERENCE:

CSO#5795-04-2025

FISCAL IMPACT:
Proposed Expenditure/Revenue: $1,049,475

Account Number(s):
2203004-63003 - $449,475
Fund: Street Maintenance Fund
Account Description: Street M&R

Account Number(s):
1013004-62050 -$600,000
Fund: General
Account Description: Other Outside Services

STAFF CONTACT:

Name: Justin Scharnhorst
Title: Deputy Director of Public Works
jscharnhorst@burlesontx.com
817-426-9646

Donelson Construction Company, LLC.

PRESENTED TO THE CITY COUNCIL

Background

- The City of Burleson established a dedicated Street Maintenance Fund in October 2024.
- The FY 2025–2026 budget included an additional $1,000,000 to support street maintenance.
- Donelson Construction, provider of PressurePave, was first contracted with the City in 2025.
- The program’s cost-effective application and demonstrated field performance support its continued use in future maintenance planning.

PressurePave

PressurePave is an innovative, patented system designed to preserve pavements that might otherwise be slated for mill and overlay processes. This system uses a unique pressure-injection method to apply crack sealant into the pavement while simultaneously overlaying it with a durable thin asphalt layer.

Key Benefits of PressurePave:

- **15-Year Service Life:** Provides long-lasting durability.
- **Quick Accessibility:** Treated areas are traffic-ready in just 30 minutes.
- **Complete Crack Sealing:** Ensures 100% of cracks are effectively sealed.
- **Crack-Resistant Underseal:** Enhances structural integrity beneath the surface.
- **New Overlay Appearance:** Offers a fresh, aesthetically pleasing finish.
- **Enhanced Impact:** Delivers greater value and functionality to treated streets.





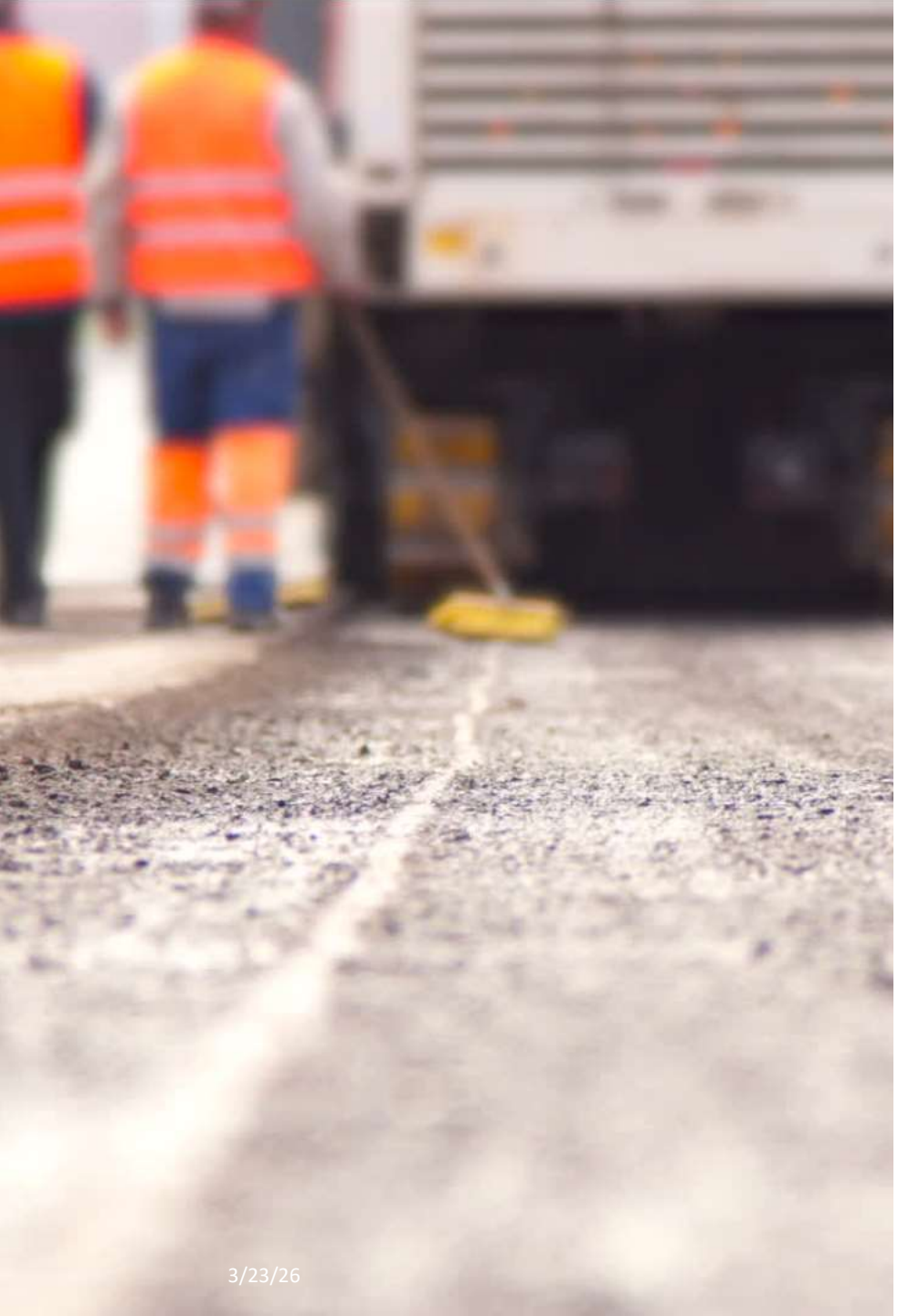


Parkview Drive





Shady Oaks Drive



Recommendations and Next Steps

- **Donelson Construction:** is a sole-source provider of the patented PressurePave application.
  - ***$1,049,475 contract recommended for PressurePave***

- **Scheduling:**
  - If approved, Public Works will begin with this treatment option as part of the FY 25-26 street maintenance program.
  - March 2026 – staff will begin scheduling with Donelson Construction.
  - Estimated work to begin in the Spring of 2026.
  - Once additional data becomes available, Public Works will field verify locations and move into procurement for other treatment options and locations.

Questions/Discussion

Justin Scharnhorst
Deputy Director of Public Works
jscharnhorst@burlesontx.com
817-426-9646





NW Summercrest Blvd

DONELSON
Construction
Company,LLC

Ph: (417) 743-2694
Fax: (417) 743-2945
1075 Wise Hill Road, Clever, MO 65631

February 20, 2026

To Whom It May Concern,

Donelson Construction Co., LLC respectfully requests that the MAQS®-PressurePave Surfacing System be treated as a sole-source product for the following reasons:

1. Donelson Construction has invented a proprietary system, materials, and related equipment to uniquely improve the sealing ability of the MAQS® product line of wearing surfaces, known as PressurePave. The MAQS®-PressurePave Surfacing System is unique in the industry as it has the ability to install and cure two completely different products in one simultaneous application. (US Patent No. 9,879,387, US Patent No. 9,260,826, and other patents pending)

2. The topical surface (MAQS®) Donelson has developed and installs is unique to the pavement preservation industry. A patent on this product was applied for and received approval, demonstrating the innovation and superior degree of performance it offers. (Patent No. US7,312,262B2).

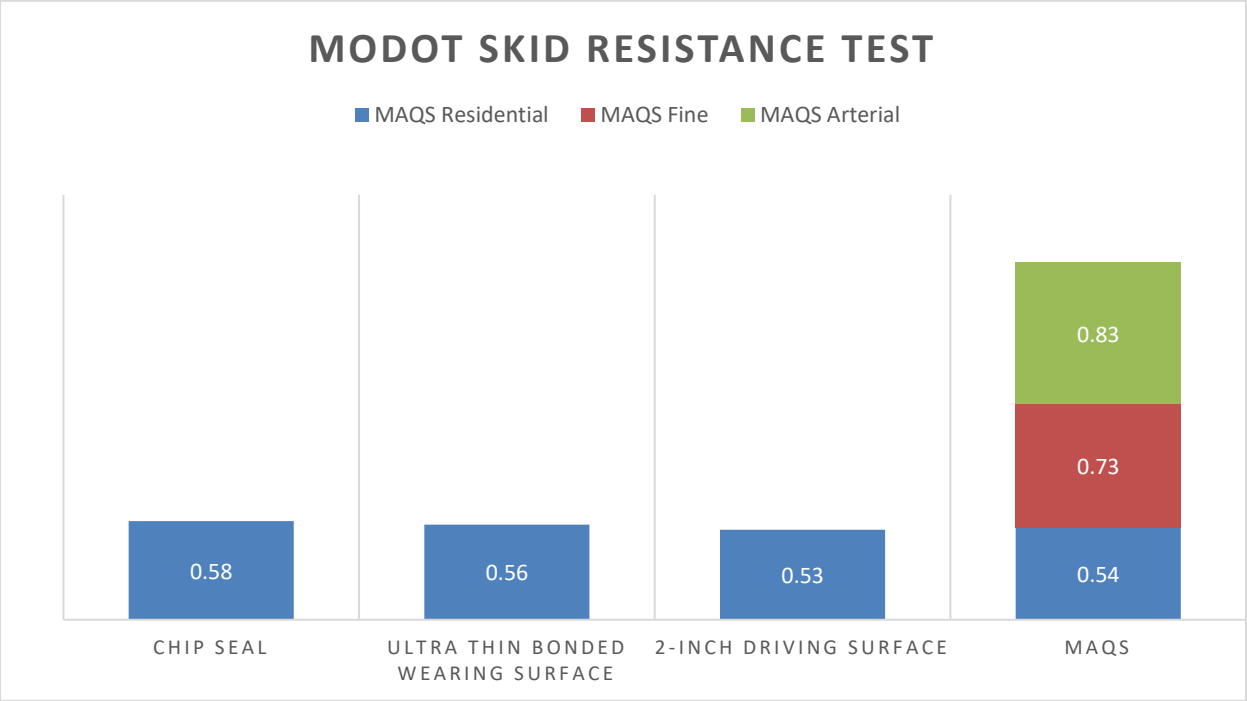
3. The MAQS® surface contains crushed aggregate that is unique. The aggregate is composed of a blend of two types of limestone found and produced in the Clever Stone Quarry. The blend is specifically designed to produce desired results mentioned below. Clever Stone Co., Inc. has agreed to manufacture and distribute this aggregate on an exclusive basis to Donelson Construction Company.

4. The gradation and combination of aggregate used by Donelson in the MAQS® surface is proprietary and can be outside of industry standards. Properties achieved are early and long-term surface toughness as well as superior, long-term pavement sealing effectiveness.

5. Use of limestone aggregate in slurry and micro-surfacing seals is commonly known in the industry as unacceptable due to poor wear characteristics resulting in breakdown of skid resistance. This patented aggregate blend produces the only proven safe slurry or micro-surfacing driving surface that uses limestone. This claim is proven through wet pavement skid resistance test results shown on the graph that follows.

The data was produced from testing under the supervision of the Missouri Highway and Transportation Department (MODOT). The new type of mobile equipment that is used for the test more accurately reflects the anti-lock brake systems found on today's modern vehicles. Pavement skid resistance is measured by a single numerical value, measuring from 0 to 1, with 1 being the best skid resistance. The value of 0.5 is known in the industry to be the minimum acceptable value for a safe driving surface.

The test results show that the MAQS® product can be uniquely designed to achieve a wide range of safe driving surfaces, ranging from the minimum, 0.50, to a highly impressive 0.83. Achieving these values, while at the same time providing the other performance characteristics described herein, makes this a highly unique surface treatment.



6. The aggregate, combined with a specific emulsion oil, produces an asphalt mixture with a much higher degree of performance compared to other similar products. This degree of performance is illustrated in two important lab test results, both obtained from International Slurry Surfacing Association Test TB100. A "One Hour Soak Wet Track Test" and a "Six Day Soak Wet Track Test" are used to test a finished surface's adhesion and cohesion properties. In other words, these tests measure the amount of "raveling" or "shredding of stone" one may expect from the new surface. The industry standard allows for a maximum of 50 grams/square foot of aggregate loss, and 75 grams/square foot of aggregate loss for the One Hour and Six Day tests, respectively. Our product often tests at less than 25 grams/square foot for each.

7. The emulsion oil component in Donelson's asphalt mixture is designed specifically for this aggregate. Two components within the emulsion oil are produced and distributed exclusively to Donelson Construction Co. by Donelson Sealant Technologies. (DST- SCA set control agent and DST- Flex performance additive)

8. Donelson Construction has developed a proprietary product, and method to use the same, (MAQS®- Flex) as a large-scale crack sealer. Current industry standards do not have a material specification or method of placement that is comparable.

9. Donelson Construction has invented and patented a unique piece of equipment, a material transfer unit, which is important to the overall operation of the MAQS®-PressurePave process. (US Patent No. 8,033,775B2)

10. Donelson Construction has invented a proprietary piece of equipment, a material dispersal device, which is used to uniformly apply and spread MAQS®-PressurePave material on the road surface. The purpose of the unit's special design allows for new pavement skid resistance to be achieved, even on poorly contoured road profiles. (US Patent No. 9,260,826)

11. Donelson Construction has invented a proprietary piece of equipment, which is used to uniformly apply and spread MAQS®-PressurePave material on a curved road surface (i.e. cul-de-sacs). The purpose of the unit's special design allows for new pavement skid resistance to be achieved, even on poorly contoured road profiles. (US Patent No. 11,060,248 B2)

12. Donelson Construction has developed MAQS®-PressurePave Sealant material. (US Patent Pending)

In summary, Donelson Construction is clearly the only company that is able to manufacture and install these MAQS®-PressurePave products. Thank you in advance for your attention to this matter.

Sincerely,



Michael J. Donelson
Owner

City Council Regular Meeting

DEPARTMENT: **Economic Development**

FROM: **Alex Philips, Economic Development Director**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on resolution adopting the hotel/motel tax grant policy. *(Staff Contact: Alex Philips, Economic Development Director)*

SUMMARY:

Staff is seeking direction concerning the current hotel/motel tax grant policy and procedures. In accordance with the current policy, City Council may approve up to 50% of the previous year's revenue in grant requests. Due to increasing operating expenses, staff is recommending to allocate a budgeted amount to award to grants annually. If 50% of revenue remains the threshold for tax grants, HOT fund expenditures will exceed annual revenue, eventually resulting in the account to be completely depleted and/or in the negative.

RECOMMENDATION:

Staff's recommendation is to move forward with the policy revisions as recommended by the Community Services Committee as referenced below.

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

This item was presented to the Community Services Committee on February 4, 2026. The committee's recommendations for policy revisions were as follows:

- Allocate a maximum of $50,000 annually for grant awards
- Require all events receiving a grant award to host event, in its entirety, at a dedicated event space or center including but not limited to: Mayor Vera Calvin Plaza, Lost Oak Winery, Jellystone Park, Standard at Chisenhall or a city owned park.

FISCAL IMPACT:

N/A

STAFF CONTACT:

Alex Philips

Economic Development Director
aphilips@burlesontx.com
817-426-9613



Hotel/Motel Tax Grants

City Council

March 23, 2026

Summary

Usage of Hot/Mot funds is dictated by Chapter 351 of the Tax Code

1. **Must directly enhance and promote tourism**

2. **Every expenditure must clearly fit into one of these categories:**
   1. Visitor Information Center
   2. Furnishing of Facilities and Registration of Visitors
   3. Advertising, Promotional Programs or Activities
   4. Arts Promotion
   5. Historical Restoration and Preservation
   6. Tourist Transportation Systems

3. **Must present reasonable evidence that project/event has the ***ability*** to increase overnight stays**



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Hot Grant Policy Requirements

1. Recipients must explore local businesses for products and services when expending HOT funds

2. Advertising should target audiences outside a 50 mile radius to increase potential for overnight stays

3. All printed materials advertising event should have “in partnership with” or “made possible by” with the City logo

4. Grants are paid via reimbursement after a “Post event” form is submitted and receipts are reviewed for eligibility. Grant recipients are then reimbursed for eligible expenses *up to* the awarded amount (EX: Grant amount is $5,000, but eligible expenses total $3,995. Recipient would be reimbursed $3,995.



Current Process/Procedures Overview

HOT/MOT Process announced via press release, City social media & email to previous applicants, and general inquirers throughout the year

Grant application deadline

EDC/City Attorney/Finance review applications for completeness and compliance;
applicants are notified of any corrections /additional info. needed on application(s)

Staff presents all applications and requests to City Council

Council awards grants at their discretion

City Manager includes grant amounts as part of budget presentation to Council

Grant recipients attend a mandatory meeting outlining eligible advertising expenses/requirements in accordance with Chapter 351 of the Tax Code

Latest Policy Revisions

1. **(Added)** Establish hotel promo code to encourage overnight stays for vendors and/or patrons (2019)

2. **(Added)** Allocate 50% of annual revenue for grants yearly as starting point with ability to use additional at Council discretion (2020)

3. **(Removed)** Three (3) year application restriction (2020)

4. **(Added)** Marketing funded with HOT grant should target visitors outside 50-mile radius, who are more likely to stay overnight (2023)

5. **(Removed)** Scoring Rubric (2023)

5. **(Added)** All marketing material should include “Explore Burleson” logo and (when possible) link to the Visit Burleson landing page with local hotel information (2025)



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FY 25-26 Grant Recipients

EVENT	APPLICANT	GRANT REQUEST	PREVIOUS AWARD	EST. ATTENDANCE	BUDGET OVERVIEW	LOCATION
Harvest Moon Festival	Local Life	$8,000	$6,000 (’24)	500	Submitted	Standard at Chisenhall
Halloween Pub Crawl	Local Life	$8,000	$6,000 (‘24)	400	Submitted	Old Town
St. Paddy’s Pub Crawl	Local Life	$8,000	$6,000 (’24)	500	Submitted	Old Town
City on a Hill	Crazy 8 Ministries	$12,000	$12,000 (’24)	4,000	Submitted	BHS
Ocho Loco 5K	Crazy 8 Ministries	$3,000	N/A-New*	200	Submitted	Chisenhall Sports Complex
North TX Wine Jam	Lost Oak Winery	$19,998	N/A-New*	850	Submitted	Lost Oak Winery
BTX Brew Fest	Venture Mathis, LLC	$18,000	$18,000 (’24)	5,000	Submitted	Plaza
TREE-Mendous Gala	ATHENA Society	$5,000	N/A- New*	300	Submitted	Burleson Event Center
Center for ASD Christmas Ball	Center for ASD	$7,350	N/A- New*	400	Submitted	Jellystone Park
Light Up the Night	Center for ASD	$7,350	N/A- New*	1,500	Submitted	BRiCk

FY25 Revenue:
$444,171

Grant Requests Total:
$96,698

THE CITY OF BURLESON TEXAS

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Considerations

Cap Grant Amount

Consider a “cap” on either requested amount by applicants OR a solidified budgeted amount annually to eliminate uncertainty of budget line item for grants.

The current policy allows for Council to approve/allocate up to 50% of the previous years revenue for grants; however, operating expenses have increased since this was adopted. If 50% of revenue is allocated to grants, HOT fund expenditures will exceed annual revenue, eventually resulting in the account to be completely depleted and/or in the negative.

Eliminate Grants

Consider eliminating grants altogether? This would allow for the redirecting of funds to destination marketing rather than targeted marketing for specific events.

NOTE: The current plaza policy restricts plaza reservations to HOT grant recipients and City hosted events only. If grants are eliminated, the Plaza policy will need to be revised accordingly.



Community Services Committee Recommendations

1. Allocate a maximum of $50,000 annually to grant awards

2. Require all events receiving a grant award to host event, in its entirety, in a dedicated event space or center including but not limited to: Mayor Vera Calvin Plaza, Lost Oak Winery, Jellystone Park, Standard at Chisenhall or city owned park

Staff recommends revisions to the policy as suggested by the Community Services Committee

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, ADOPTING A HOTEL/MOTEL TAX GRANT POLICY.

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, as authorized by Chapter 351 of the Texas Tax Code, levies a local hotel and motel occupancy tax and uses the proceeds to enhance and promote tourism and the convention and hotel and motel industry within in the City; and

WHEREAS, the City Council desires to adopt a hotel/motel tax grant policy to set forth the rules and guidelines for grants of hotel/motel tax revenue funds.

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

Section 1.

The City Council hereby adopts the hotel/motel tax grant policy, attached hereto as Exhibit "A" and incorporated herein for all purposes.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20_____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO LEGAL FORM:

_____
E. Allen Taylor, Jr., City Attorney

City Council Regular Meeting

DEPARTMENT: **Parks and Recreation**

FROM: **Jen Basham, Director of Parks and Recreation**

MEETING: **March 23, 2026**

SUBJECT:

Consider and take possible action on a resolution naming the community park the “Burleson Legacy Park.” (*Staff Contact: Jen Basham, Director of Parks and Recreation*)

Strategic Priority	Strategic Goal
Great Place to Live Through Expanded Quality of Life Amenities	4.1.2 5 Year Capital Program Implementation

SUMMARY:

The City of Burleson approved a policy in 2009 to determine the method for naming public spaces and facilities within the city. The policy creates a method for formal, fair and consistent naming. Guidelines for selecting the name of a city owned property include the following areas:

- Predominant natural features
- Adjoining streets or subdivisions
- Historic or heroic events
- Outstanding individuals
- Public officials
- Benefactors or donors

The approval process for selecting the name of a space is determined based off of who is initiating the request. If the city initiates the requests, the City Manager’s office will present a list of potential names to the City Council for approval. If it is the initial naming of the space or facility; naming should occur prior to construction completion. The city or public can request that an existing space be renamed using the same process. If the public would like to request a name they must submit the request in writing to the City Manager.

In May 2025, staff initiated formal discussion with City Council regarding the park naming process as the project advanced into conceptual design and public engagement phases. Council expressed a desire for a community-driven naming process similar to those previously utilized for Shannon Creek Park and Burleson Bark Park.

Due to changes in available digital engagement tools, staff proposed a two-step public process that allowed community members to submit potential park names, followed by a review of submissions that met established criteria. The initial public name submission survey was open from August 6 through August 20, 2025, and received 230 responses. In addition to survey responses, names submitted through public comments were also included for consideration to ensure broad community input.

On October 20, 2025, City Council reviewed the submitted names and discussed the overall naming process. A significant number of submissions reflected a desire to honor community members, history, and long-term civic impact. Following discussion, City Council provided direction to formally name the park Burleson Legacy Park and to explore opportunities within the park design to recognize and celebrate individuals who have made lasting contributions to the community.

Burleson Legacy Park is envisioned as a one-of-a-kind destination within the City's park system and will include:

- The City's largest nature-themed inclusive playground
- A heavily treed pond with an accessible walking trail
- A waterfront open-air bandstand-style amphitheater
- An event lawn for community gatherings and celebrations
- Athletic fields, including softball facilities
- Future connections to restaurant, retail, and complementary civic uses

The park is intended to remain predominantly green in character, consistent with community feedback emphasizing open space, natural features, and environmental stewardship.
Staff continues to advance conceptual planning and design for Burleson Legacy Park, including the development of a Legacy Makers Promenade that integrates storytelling, public art, and community recognition in a manner that aligns with Council direction and the City's branding standards. Future updates will be brought forward as design concepts are refined and phased implementation strategies are developed.

RECOMMENDATION:

Staff recommend approval as presented.

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

October 20, 2025-Council directed staff to proceed with naming the park Burleson Legacy Park

During review of initial promenade design options Park Board stated they supported the name.

REFERENCE:

Insert CSO# if applicable
Insert resolution or ordinance change

FISCAL IMPACT:

Proposed Expenditure/Revenue:
Account Number(s):
Fund:
Account Description:

STAFF CONTACT:

Jen Basham, CPRE
Director of Parks and Recreation
jbasham@burlesontx.com
817-426-9201



Burleson Legacy Park

Staff Contact: Jen Basham, Director of Parks and Recreation

City Council, March 23, 2026

Community Park Naming Process to Date

Staff brought forward the naming of the Community Park process in May of 2025

Council recommended a public naming process similar to Shannon Creek and Burleson Bark Park

In the processes named above staff utilized a polling platform built into Facebook, however this platform no longer exists

Staff proposed a two-step process for the community to submit any name and the names that met the requirements would be placed in a final poll

This initial survey was open from August 6 to August 20 and 230 responses were received

Names submitted in the comments were also included for consideration



Naming Process



On October 20, 2025 Council directed staff to move forward with naming the park, “Burleson Legacy Park” and create a separate program to honor our community members through a legacy program as a future phase of the park.

Parks and Recreation Board has reviewed initial concepts and staff will be presenting updated options to the Board for review and recommendation at a future meeting. They were also in support of the name when it was discussed during the presentation.



Feedback

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, NAMING THE COMMUNITY PARK "BURLESON LEGACY PARK"; PROVIDING 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 has acquired land generally located at the intersection of Alsbury Blvd and Hulen St (the "Tract"); and

WHEREAS, at this time the City Council and City plan to use the Tract for a variety of different potential purposes, including recreational uses, such as a community park, and non-recreational uses, such as economic development uses and housing non-recreational City facilities; and

WHEREAS, the City has engaged design professionals to help plan the different possible City uses of the Tract, and the City and its design professionals are still currently engaging in that process; and

WHEREAS, the City Council desires to name the potential community park that may be a part of the Tract without dedicating any portion of the Tract, implicitly or explicitly, as a public park or recreational area; and

WHEREAS, in May 2025, City Council directed City staff to initiate a naming process for the potential community park consistent with prior community-driven naming efforts; and

WHEREAS, City staff implemented a public engagement process that allowed residents to submit proposed names for the potential community park and provide input, resulting in significant community participation; and

WHEREAS, on October 20, 2025, City Council reviewed the results of the public naming process and discussed the submitted names and overall project vision; and

WHEREAS, the City Council determined that the name "Burleson Legacy Park" appropriately reflects the intent of the potential community park as a one-of-a-kind destination that honors the community's history, people, and long-term impact while looking toward the future; and

WHEREAS, the City Council desires to name the potential community park "Burleson Legacy Park" without dedicating any portion of the Tract, implicitly or explicitly, as a public park.

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

Section 1.

Without dedicating any portion of the Tract, implicitly or explicitly, as a public park or recreational area, the potential community park on the Tract is hereby named "Burleson Legacy Park."

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20_____.

_____
Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____
Amanda Campos, City Secretary

APPROVED AS TO LEGAL FORM:

_____
E. Allen Taylor, Jr., City Attorney

City Council Regular Meeting

DEPARTMENT: **Parks and Recreation**

FROM: **Jen Basham, Director of Parks and Recreation**

MEETING: **March 23, 2026**

SUBJECT:

Receive a report, hold a discussion and provide staff direction regarding the scope for Phase I of the Burleson Legacy Park. (*Staff Contact: Jen Basham, Director of Parks and Recreation*)

Strategic Priority	Strategic Goal
Great Place to Live Through Expanded Quality of Life Amenities	4.1.2 5 Year Capital Program Implementation

SUMMARY:

The Community Park project, now formally named Burleson Legacy Park, was identified as a priority project in the City's 2019 Parks Master Plan. The City acquired the property for the park in February 2023, preserving the site for future civic and recreational use.

Public engagement efforts were conducted between 2024 and 2025 to help shape the vision, priorities, and desired amenities for the park. Based on those efforts and Council direction, a professional design contract was executed in 2025 to begin formal planning and design of the park.

As the project has advanced, staff has refined the scope of work to align with available funding, infrastructure needs, and a phased implementation strategy that allows the park to grow over time while delivering meaningful public benefit in Phase I.

PHASE I SCOPE
Phase I focuses on establishing the foundational infrastructure and core park elements necessary to support future amenities and long-term functionality. The refined Phase I scope includes:

- Public roadway infrastructure
- Parking lot

- Softball fields
- Site grading
- Pond construction
- Natural trail system
- Rain garden and stormwater infrastructure

These elements are intended to prepare the site, provide early public access, and support subsequent phases of development.

FULL BUILD-OUT CONTEXT

For reference, the full build-out of Burleson Legacy Park is anticipated to include additional amenities beyond Phase I, such as:

- Sports courts
- Stage / amphitheater and event lawn
- Sports field concession and restroom facilities
- Additional softball fields
- Food truck court
- Inclusive, nature-themed playground
- Expanded trail network
- Pond enhancements and fishing pier
- Dog park

These elements are planned for future phases and are not included in the current Phase I scope.

The current Opinion of Probable Cost for Phase I infrastructure and associated additive alternates is estimated at $10,118,758.

Identified funding sources include:

- Available 4A funding: $5,000,000
- Available 4B funding: [to be determined / under review]

Staff is seeking Council feedback on scope priorities and potential adjustments to align the Phase I program with available funding while maintaining the long-term vision for the park.

PROJECT TIMELINE

The anticipated timeline for Phase I is as follows:

- Bid: Early May 2026
- Award: July 2026
- Construction duration: Approximately 12 months
- Target ribbon cutting: August 2027

NEXT STEPS

Following Council discussion and direction, staff will:

- Finalize the Phase I scope
- Prepare bid documents consistent with Council priorities
- Advance the project into procurement and construction

Staff will continue to return to Council with updates as the project progresses and as future phases are evaluated.

RECOMMENDATION:

Staff recommend approval as presented.

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

October 20, 2025-Council directed staff to proceed with naming the park Burleson Legacy Park.

REFERENCE:

Insert CSO# if applicable
Insert resolution or ordinance change

FISCAL IMPACT:

Proposed Expenditure/Revenue:
Account Number(s):
Fund:
Account Description:

STAFF CONTACT:

Jen Basham, CPRE
Director of Parks and Recreation
jbasham@burlesontx.com
817-426-9201

Community Park Phase I

CITY COUNCIL-MARCH 23, 2026

STAFF CONTACT: JEN BASHAM, DIRECTOR OF PARKS AND RECREATION

Background

The community park was identified as a priority in the 2019 Parks Master Plan

Property was acquired for the park in February of 2023

Public engagement commenced from 2024-2025

Design contract executed-2025



SUMMARY OF KEY FINDINGS

WHAT WE HEARD

The design team prepared a series of boards for the public, City staff, and stakeholders to respond to over the course of the charrette. This included three (3) activities and two (2) open-ended response questions (see right for the Activity Guide). The design team was also available in the room to answer questions and discuss residents' preferences and priorities.

The same content was used for all three audiences, with the exception of four (4) additional "Positioning Boards" with more spatial and design-related prompts that were presented at the Stakeholder Open House. **The following section summarizes the key findings, priorities, and major themes from all three Open House events, and the subsequent online Community Survey.** The numbering corresponds with the activity stations (1-6) at the Open House – see the Activity Guide to the right for information about each station.

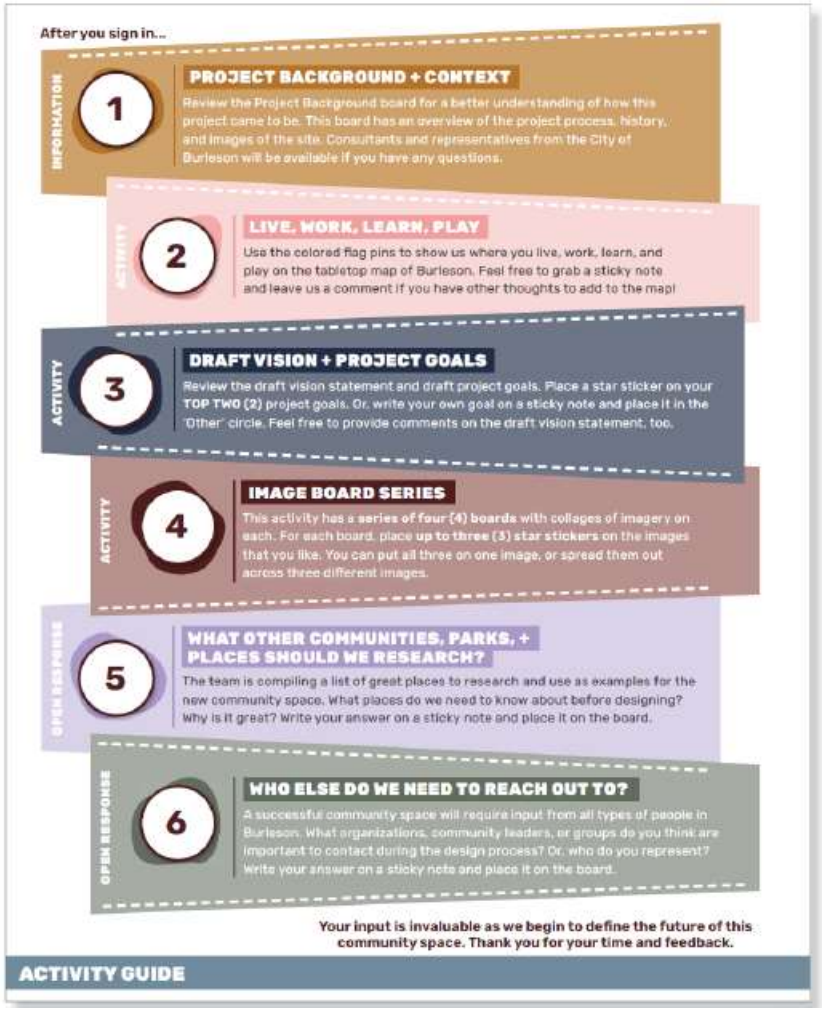
All of the boards used during the Community Engagement phase with documented notes from the public and tallies of how many stars each image or project goal received can be found in Appendix A and B of this booklet. .

approx. 120 **people attended the Public Open House**
(92 people signed in)

approx. 30 **people attended the City Staff Open House**

approx. 14 **people attended the Stakeholder Open House**

The graphic to the right guided participants through the six (6) Open House stations and activities.



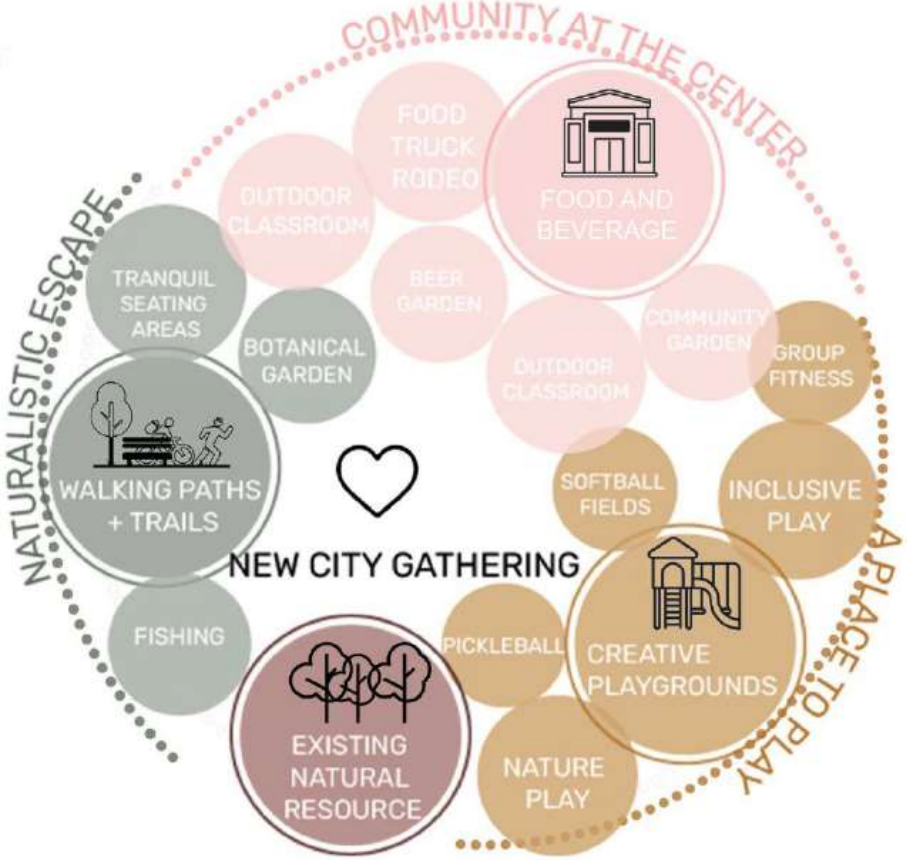
THE BIG IDEA

The community engagement process and site analysis informs the Big Idea for the new community space. Much of the feedback indicated that the community wants to balance civic and social uses with places to recreate and be with nature. **Connectivity was a key theme that emerged** – providing opportunities to connect to nature, connect families internally through multigenerational programming, create spaces that inspire new social connections to friends and the larger community, and bridge the gap between citizens and local government through civic and educational resources.

The Program

A general program of elements was developed based on public, City staff, and stakeholder input. All of the site plan concepts include these elements in different configurations:

- Three (3) softball fields
- Sports courts (pickleball and tennis)
- Community park/civic commons
- Space for community events (min. 4 AC for 8,000 people)
- Inclusive nature playground
- Lake access
- Walking paths and trails
- Environmental reclamation area
- Dog park
- Bandstand/stage
- Food truck rodeo
- Civic uses
- Commercial and retail (food and beverage)
- Shared parking lots (min. 1 space per 200 sf of retail/commercial, min. 30 spaces)
- New street with entrances on Alsbury Blvd and Hulen St



Full Build Out

Sports Courts

Stage/Amphitheater and Event Lawn

Sports Field Concession/Restrooms

3 Softball Fields

Food Truck Court

Inclusive Nature Themed Play

Trails

Pond

Fishing Pier

Dog Park




ALSBURY BLVD
BURLINGTON NORTHERN & SANTA FE RAILROAD
LEGEND
1 WALKING TRAILS
2 RAIN GARDENS
3 PARKING
4 RESTROOMS
5 PICKLE BALL COURTS
6 FISHING PIER
7 DOG PARK
8 INCLUSIVE PLAY
9 COVERED STAGE
THE CITY OF BURLESON TEXAS
LandDesign
MASTER PLAN



Scope-Phase I

Public Road

Parking Lot

Softball Fields

Grading

Pond

Natural Trails

Rain Garden/Storm Water Infrastructure

Phase I – Budget and Estimates

CURRENT PROJECT COSTS AND ESTIMATES

Design*	$634,203
Construction	$10,118,758
ED&P	$579,360
Land Acquisition**	$3,217,689
Total	$14,550,010

CURRENT BUDGET

4A***	$7,558,215
4B***	$7,880,355
Total	$15,438,570

*Design is nearing completion
**Land Acquisition is complete
***Available funding is from previously issued bond funds for the community park project and project savings/closeouts

Staff is actively pursuing a Google grant for the stormwater improvements in the amount of $1,313,871



Timeline

Bid: May 2026

Award: July 2026

Construction:12 months

Ribbon Cutting: August 2027

530

FEEDBACK

City Council Regular Meeting

DEPARTMENT: **Economic Development**

FROM: **Alex Philips, Director of Economic Development**

MEETING: **March 23, 2026**

SUBJECT:

Receive a report, hold a discussion and provide staff direction regarding an indoor sports facility. (*Staff Contact*: Alex Philips, Director of Economic Development)

STRATEGIC PRIORITY AND GOAL(S):

	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.1 Attract and retain top-tier businesses 2.2 Promote sustainable residential and commercial development through strategic and long-term planning 2.3 Enhance connectivity and improve mobility 2.4 Implement the city's Capital Improvement Program Develop and maintain facilities and utility services

SUMMARY:

Sports Tourism is defined as traveling to participate in or watch sporting events-has become a multibillion-dollar industry. In 2024 alone, the sports tourism sector generated a direct spending impact of $52.2 billion (according to SportsETA), with youth sports projected to reach $77.5 billion globally by 2026. On average, families spend $700 to $1,000 a month on youth sports, much of which flows directly into the host community.

Building and operating sports facilities creates jobs for local residents, from construction and maintenance to coaching and event management. This type of facility adds to the quality of life in the community and also adds an additional amenity that can be utilized by local residents.

Study Findings

The City conducted a Feasibility Report with Synergy Sports in August of 2024.The report was favorable for an indoor sports facility to be successful in our market. Staff had the study verified and updated by SFC in September of 2025.

The design and construction of this facility would be approximately $75M - $85M and the potential location would be The Hidden Creek Softball Field site. This type of a facility aligns with the goals of the organization of creating more sports tourism within the community.

The study identified that we would be a location that could pull visitors from Oklahoma, Louisiana, Arkansas and the majority of Texas. There is less than 5 regional indoor competitors with one in Plano, Bryan, Norman, OK and Tulsa, OK. The study also identified there is a sufficient regional sports population to support this type of facility.

The broader local community and the extended sports tourism regional market stand to reap benefits from this type of development.

The site at Hidden Creek would be ideal to be a Regional Indoor Sports Facility totaling 192,000 square feet on approximately 20 acres.

This would include the following amenities:

- 10 basketball courts
- 20 volleyball courts laid over basketball courts
- 30 pickleball courts laid over basketball courts

Meeting spaces

- 15,000 square feet of a family-oriented amenity (arcade, ropes course, etc)
- 10,000 square feet of a turf area for Sports Performance Training
- 5,000 square feet of leased space (Medical, Sports Rehab, etc)
- Misc. office spaces, kitchen, and other storage areas
- Sand Volleyball courts outside as well as an outdoors Aquatics Area Deck including a Splash Pad.

Project Benefits

Project aligns with the goals of promoting our community as a destination when it comes to Sports Tourism. An additional 40-50 tournaments to be hosted in this facility and would aid in the demand for qualified developers for the Hotel/Conference Center.

This facility would generate an additional $25-35M in economic impact in the community through lodging, restaurants and shopping on the additional acreage that could be developed. This would cause the east side of Hidden Creek Parkway and i-35W to develop into more commercial, hospitality and restaurant uses.

This project would add to the destinations like Chisenhall Fields, Hidden Creek Golf Course, Baily Lake Disc Golf, along with all of the trails and connectivity to Old Town as well.

Project Hurdles

- The site is located in dedicated Parkland and would require an election to take the designation away from the property.
- There is no additional bandwidth in the budget to currently pursue this facility in-house.
- Staff would need to identify a partner to assist in the development of this facility through a RFP/RFQ process
- Additional financing options would need to be considered like creating a TIF encompassing the Hidden Creek corridor.

RECOMMENDATION:

Discussion and Staff Direction

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Alex Philips
Director of Economic Development
aphilips@burlesontx.com
817-426-9613

THE CITY OF BURLESON TEXAS

Sports Tourism

CITY COUNCIL

3.23.26

Sports Tourism

- Sports Tourism - traveling to participate in or watch sporting events-has become a multibillion-dollar industry.
- In 2024 alone, the youth sports tourism sector generated a direct spending impact of $52.2 billion (according to SportsETA), with youth sports projected to reach $77.5 billion globally by 2026.
- On average, families spend $700 to $1,000 a month on youth sports, much of which flows directly into the host community.
- Building and operating sports facilities creates jobs for local residents, from construction and maintenance to coaching and event management.
- This type of facility adds to the quality of life in the community and also adds an additional amenity that can be utilized by local residents.







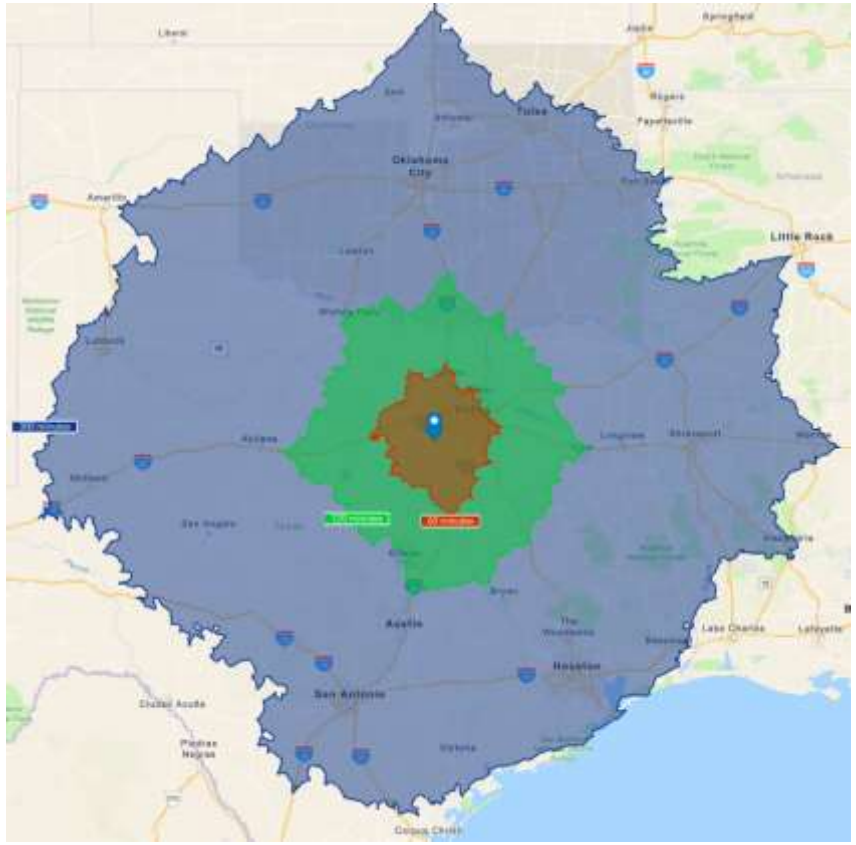
Background

- City conducted a Feasibility Report with Synergy Sports in August of 2024.
- The report was favorable for an indoor sports facility to be successful in our market.
- Staff had the study verified and updated by SFC in September of 2025.
- The design and construction of this facility would be approximately $75M - $85M.
- The Hidden Creek Softball Field site was identified as a potential location.
- This type of a facility aligns with the goals of the organization of creating more sports tourism within the community.





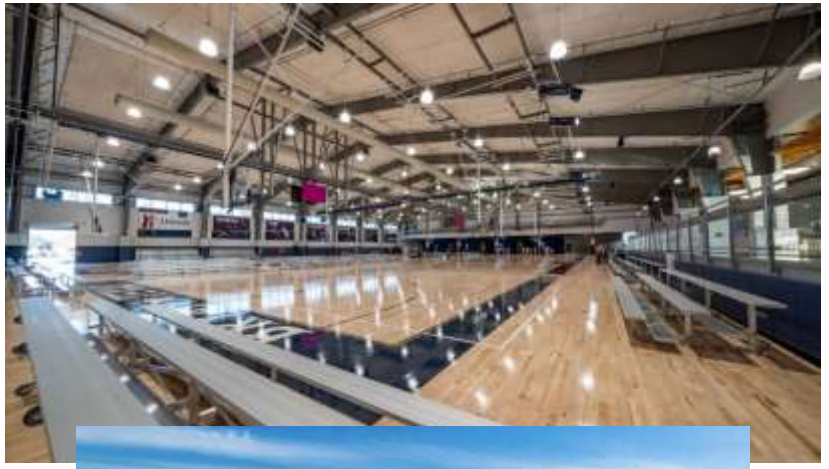
Study Findings



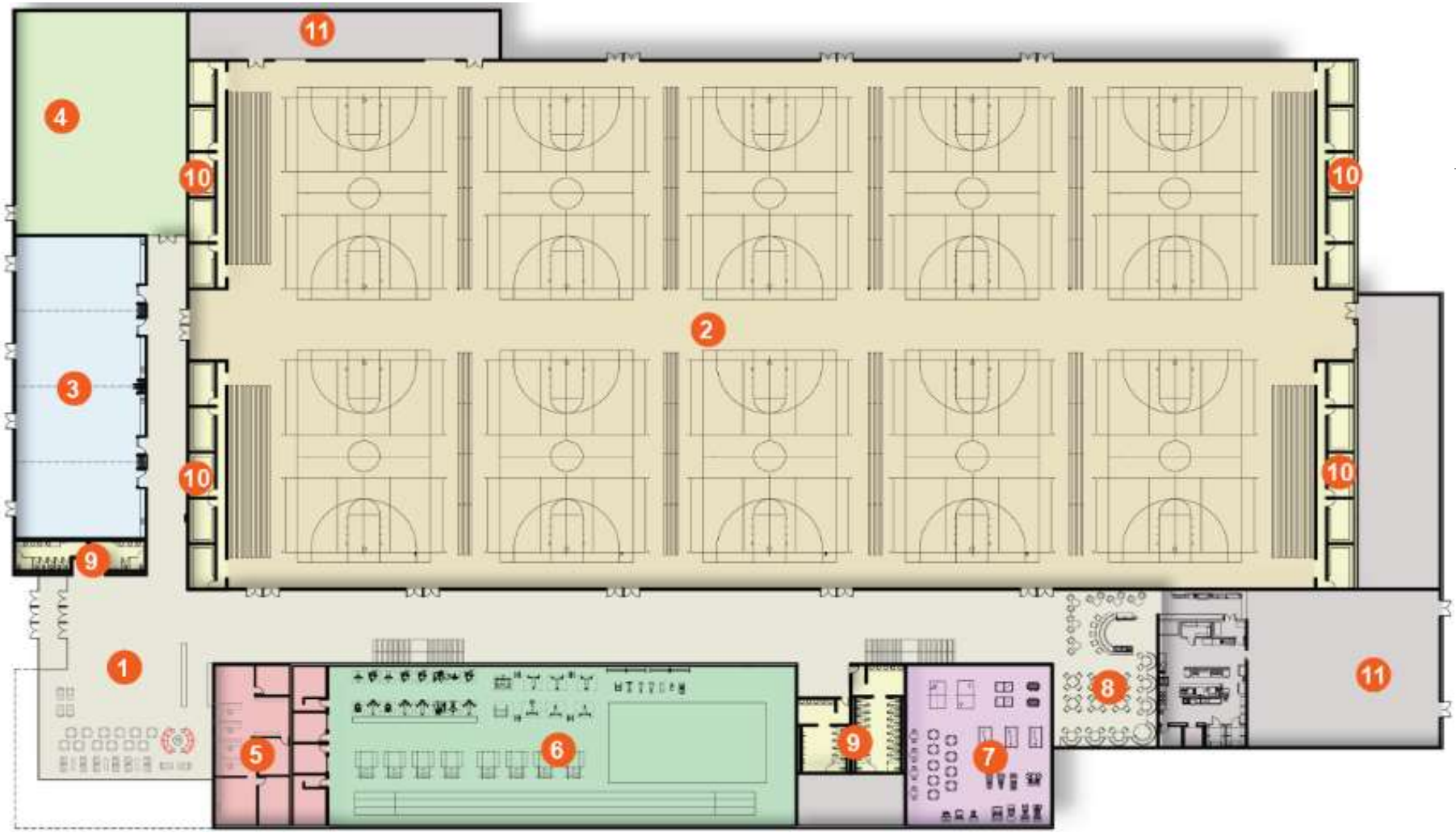
- The study identified that we would be a location that could pull visitors from Oklahoma, Louisiana, Arkansas and the majority of Texas.
- There is less than 5 regional indoor competitors. There is a one in Plano, Bryan, Norman, OK and Tulsa, OK.
- There is a sufficient regional sports population to support this type of facility.
- The broader local community and the extended sports tourism regional market stand to reap benefits from this development.

Study Findings

- The site at Hidden Creek would be ideal to be a Regional Indoor Sports Facility totaling 192,000 square feet on approximately 20 acres.
- This would include the following amenities:
  - 10 basketball courts
  - 20 volleyball courts laid over basketball courts
  - 30 pickleball courts laid over basketball courts
  - Meeting spaces
  - 15,000 square feet of a family oriented amenity (arcade, ropes course, etc)
  - 10,000 square feet of a turf area for Sports Performance Training
  - 5,000 square feet of leased space (Medical, Sports Rehab, etc)
  - Misc. office spaces, kitchen, and other storage areas
  - Sand Volleyball courts outside as well as an outdoors Aquatics Area Deck including a Splash Pad.






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Project Benefits

- Project aligns with the goals of promoting our community as a destination when it comes to Sports Tourism.
- An additional 40-50 tournaments to be hosted in this facility.
- This project would aid in a higher demand for qualified developers for the Hotel/Conference Center.
- This facility would generate an additional $25-35M in economic impact in the community through lodging, restaurants and shopping.
- The site would have additional acreage to be developed for more commercial uses.
- The east side of Hidden Creek develops to be more commercial, hospitality and other uses that are missing from the market.
- This project would add to the destinations like Chisenhall Fields, Hidden Creek Golf Course, Baily Lake Disc Golf, along with all of the trails and connectivity to Old Town as well.



Project Hurdles

- The site is located in dedicated Parkland and would require an election to take the designation away from the property.
- There is no additional bandwidth in the budget to currently pursue this facility in-house.
- Staff would need to identify a partner to assist in the development of this facility through a RFP/RFQ process
- Additional financing options would need to be considered like creating a TIF encompassing the Hidden Creek corridor.



Discussion

- Does Sports Tourism still align with our current vision and goals?
- Move forward with trying to find a partner and see what options are feasible?
- Next steps would be to issue an RFQ to find a qualified partner.



City Council Regular Meeting

DEPARTMENT: **Development Services**

FROM: **Tony D. McIlwain, Development Services Director**

MEETING: **March 23, 2026**

SUBJECT:

Receive a report, hold a discussion, and provide staff direction on proposed amendments to the 2020 Midpoint Update of the Comprehensive Plan and the zoning code, and a possible joint meeting with the Planning and Zoning Commission. *(Staff Contact: Tony D. McIlwain, Development Services Director)*

STRATEGIC PRIORITY AND GOAL(S):

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

SUMMARY:

The purpose of the report is to brief the full council of staff's work efforts involving updates to the 2020 Midpoint Update of the Comprehensive Plan and the zoning code.

2020 Midpoint Update

Staff has evaluated three areas for potential amendments:

1. Regional Office/Commercial designation along the IH-35 corridor to explicitly allow apartment complexes, where adequate infrastructure and connectivity exists;

2. Chisholm Trail Corridor designation along the tollway to include medium-to-high density residential as part of mixed-use developments; and

3. Transit-Oriented Development designation to incorporate certain areas into either the Community Commercial or Neighborhoods designations.

Zoning Code

- accessory dwelling units (ADUs)
- drive-through design and stacking requirements
- vehicle parking regulations
- heavy &high energy industrial district
- supplemental regulations

RECOMMENDATION:

Staff is seeking the Council's direction and feedback on this report. The Planning and Zoning Commission is seeking a joint meeting with Council to discuss amendments to the 2020 Midpoint Update of the Comprehensive Plan and the zoning code.

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

August 20, 2025: Staff provided a briefing to the I & D Committee on Burleson development patterns and the principles of sustainable development.

November 5, 2025: Staff provided a briefing to the Committee on accessory dwelling units (ADUs), drive-through design and stacking requirements, and parking standards.

December 15, 2025: Staff provided a second briefing to the Committee on accessory dwelling units (ADUs), drive-through design and stacking requirements, and parking standards.

February 4, 2026: Staff provided a briefing on possible amendments to the future land use map (FLUM) of the City's 2020 Midpoint Update of the Comprehensive Plan to the I & D Committee.

February 24, 2026: Staff provided this briefing to the Planning and Zoning Commission.

REFERENCE:

Comprehensive Plan | Burleson, TX - Official Website

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a
Account Number(s): n/a
Fund: n/a
Account Description: n/a
Procurement Method: n/a

STAFF CONTACT:

Tony D. McIlwain, ACP.CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684

Proposed amendments to the 2020 Midpoint Update of the Comprehensive Plan and revisions to the Zoning code.

3.23.26: City Council Meeting

Development Services Department

Proposed Amendments

- Staff presented several changes to various elements of the 2020 Midpoint Update, including the future land use map (FLUM), to address Council's direction to accommodate higher density residential (where appropriate), mixed-use development, and high energy use land uses. A full update to the Comprehensive Plan is not budgeted. Staff is recommending a new addendum section to the 2020 Midpoint Update to incorporate changes and amendments to the document. Proposed changes are documented in the appendix section of this presentation.

- Staff presented several changes to various elements of the zoning code including accessory dwelling units, commercial parking standards, and vehicle stacking requirements. These proposed changes are also included in the appendix section of this presentation and attached as Exhibit 3.

Heavy & High Energy industrial district

- Staff has drafted a Heavy & High Energy industrial district (HI) ordinance to incorporate certain businesses, with operations and facilities that may create energy, or require high energy consumption compared to other businesses in other districts, and, if not properly regulated, may create high-noise levels and other negative impacts.
- The ordinance includes primary uses (i.e. "by right"), as well as specific use permit and site plan requirements
- Performance standards are specified covering noise, smoke, and particulate matter, other air contaminants, hazardous materials, fire and explosive hazard, glare, and vibration.
- The Planning and Zoning Commission will conduct a public hearing on the draft ordinance on March 24th. This ordinance will proceed to the Council in April for consideration.

Planning and Zoning Commission

February 24, 2026: Planning and Zoning Commission was briefed on:

- Possible amendments to the future land use map (FLUM) of the City's 2020 Midpoint Update of the Comprehensive Plan.
- A prospective heavy industrial use district and regulations associated with large-scale data centers and other high energy land uses.
- Accessory dwelling units, drive-through design and stacking requirements, and vehicle parking regulations.

Planning and Zoning Commission

- The Planning and Zoning Commission discussed the potential traffic impacts of amending the future land use map to allow higher density residential, particularly along the I-35 corridor.
- The Planning and Zoning Commission discussed an allowance for larger accessory dwelling units (ADUs) of up to 50% of the gross floor area of the main residence, within residential zoning districts requiring a lot size greater that SF-16 .
- The Planning and Zoning Commission is requesting a joint meeting with the Council to discuss the scope and nature of the proposed updates to the 2020 Midpoint Update Plan and the zoning regulations.
- Joint meeting would provide an opportunity to discuss and align with Council's direction and vision.

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Schedule

- **March 24th :** Planning and Zoning Commission will hold a public hearing on the Heavy & High Energy industrial district ordinance.
- **April:** Joint Planning and Zoning Commission and City Council meeting (if desired).
- **April 20th** and **May 4th**:Heavy & High Energy industrial district ordinance will proceed to the Council for public hearings.
- **May 26th :** Staff will present an ordinance recommendation to Planning and Zoning on the Zoning Code updates recommended by the I&D Committee (ADU, Parking, Stacking and Queuing).
- **June Planning and Zoning Commission:** Staff to present recommendations to the Comprehensive Plan and Future Land Use Map (Addendum), as well as updates to Appendix B (Zoning Code).
- **July City Council:** Staff anticipates bringing forward P&Z's recommendations**.**
- **July Planning and Zoning Commission:** Staff to present next phase of supplemental code updates (details covered on next slide).
- **August City Council:** Staff anticipates bringing P&Z's recommendations.
- All agenda items will require public notice and public hearings.

Next Phase of Updates

- Staff is currently working toward updates involving Article V of the Zoning Code, which deals with supplemental regulations.
- Revisions will include the following:

1. Landscaping standards
2. Fencing and screening requirements
3. Parking requirements
4. Site plans requirements
5. Sign standards

- These work elements are forthcoming in the next few months, but staff has not established a definitive schedule.

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Questions/ Direction

- Does the Council have any questions or comments on the presentation?

- Staff is requesting Council's direction on next steps, to include a joint meeting with the Planning and Zoning Commission.

Appendix

- Proposed amendments to 2020 Midpoint Update
- Proposed amendments to zoning code
- Proposed Heavy and High Energy industrial district

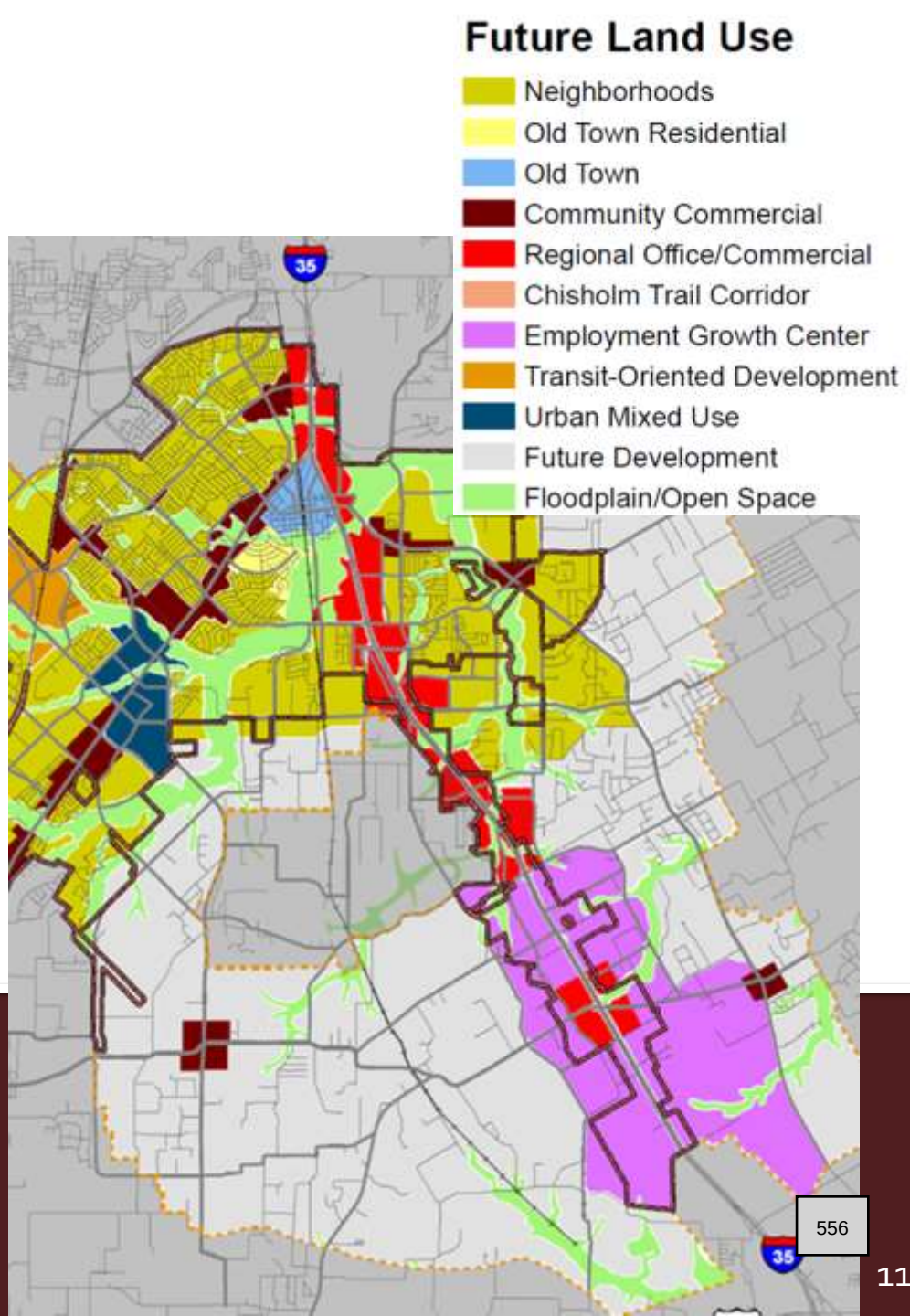
Proposed Amendments to 2020 Midpoint Update

- Medium to High density residential along the IH-35 and Chisholm Trail Corridor
- Industrial and Heavy Industrial uses within the Employment Growth Center and Chisholm Trail Corridor FLUM categories
- Re-designation of the TOD FLUM category
- Addendum to 2020 Midpoint Plan Update

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Regional Office/Commercial/ Multifamily

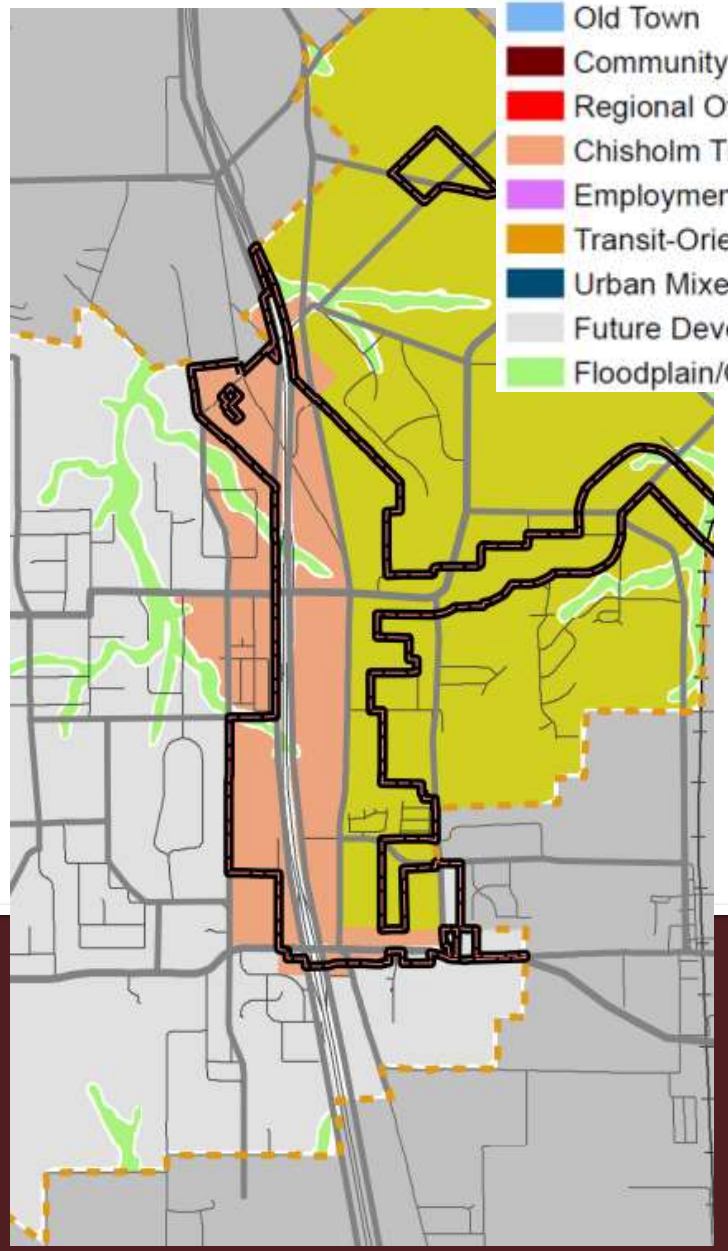
- This land use category is intended for uses with regional emphasis due to the area's high visibility.
- Uses such as large retail centers, hotels, restaurants, and corporate or professional offices are encouraged.
- Remove text: ~~Medium to high density residential may be allowed as part of a mixed-use development.~~
- New text: Apartments complexes may be suitable on parcels within the IH-35 overlay of this future land use category that also have adequate infrastructure and connectivity to support density.
- This area should be served by a well-designed street system to facilitate quality developments.
- Due to the visibility from roadways, architectural design and screening are important.



Corresponding Zoning Districts:
GR, C, [add Multifamily Dwelling Districts (MF1&2) and Planned Development]

Chisholm Trail Corridor

- Land uses should be primarily nonresidential with the primary uses being large scale professional campuses (e.g., office parks, medical centers)
- Complimentary large-scale retail may also be appropriate if the development is coordinated and emphasizes quality building and site design.
- Robust landscaping and pedestrian and vehicular connectivity should be emphasized to reflect a positive image of Burleson along this major corridor.
- New text: Medium to high density single-family and multifamily residential may be allowed as part of a mixed-use developments on non major intersection parcels as adequate infrastructure and connectivity becomes available.

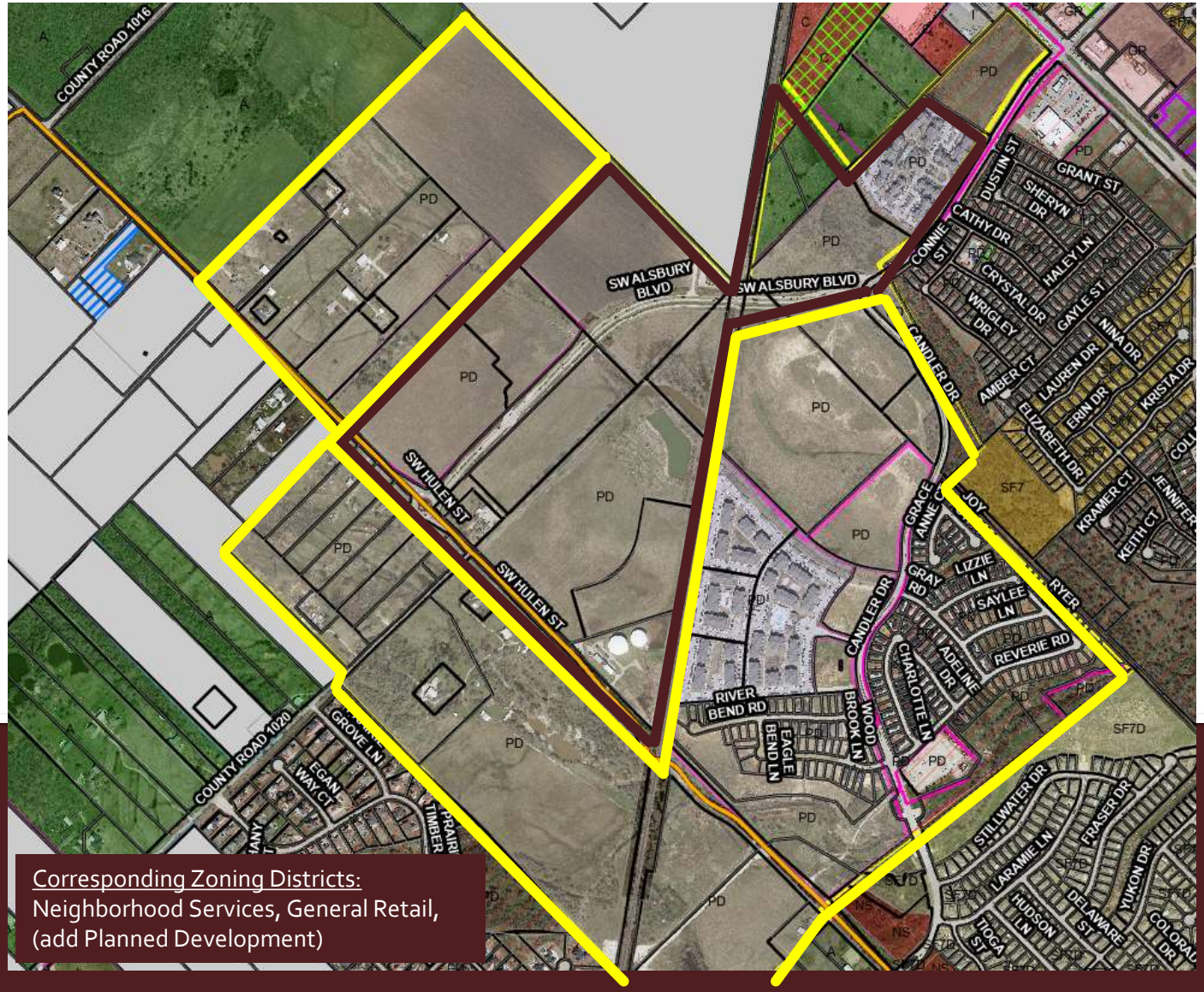


Corresponding Zoning Districts:
General Retail, Commercial (add Planned Development)

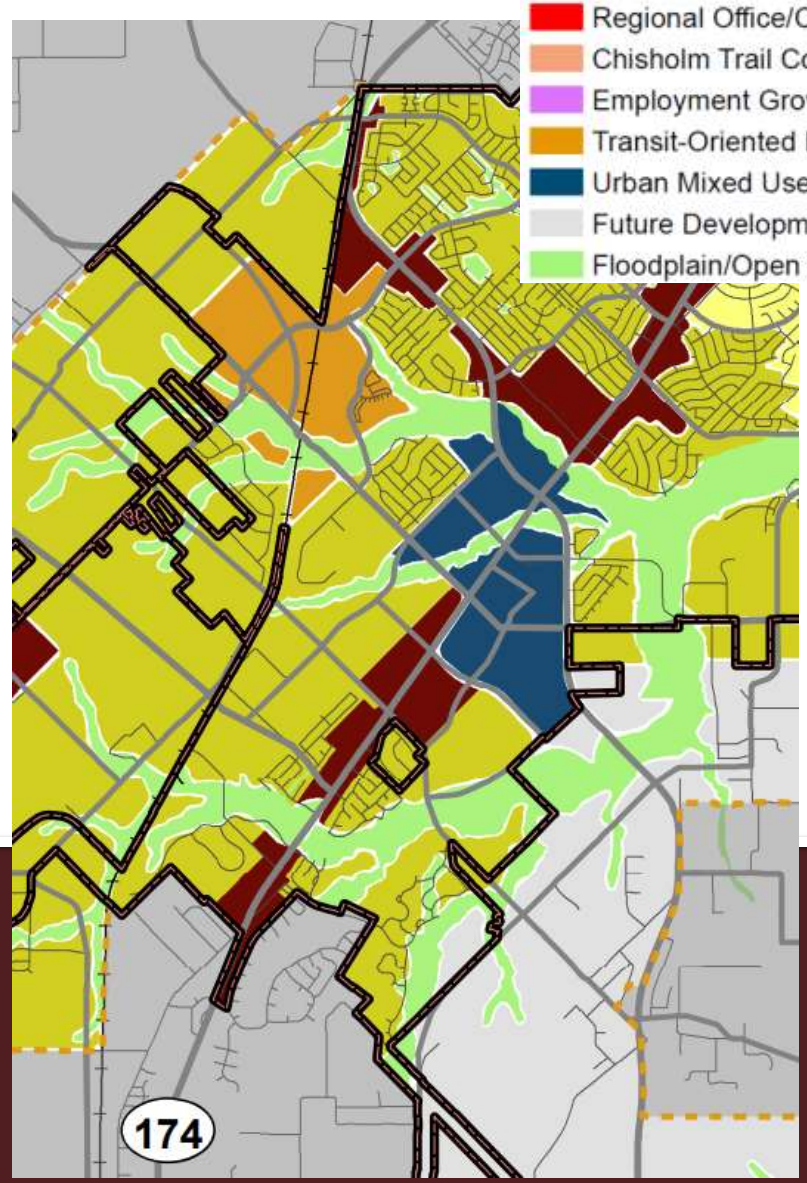
Re-designating Transit-Oriented Development Category

Incorporate areas along Alsbury and SW Hulen Intersection into Community Commercial

Remaining areas re-designate as new Mixed Use FLUM category (PD)

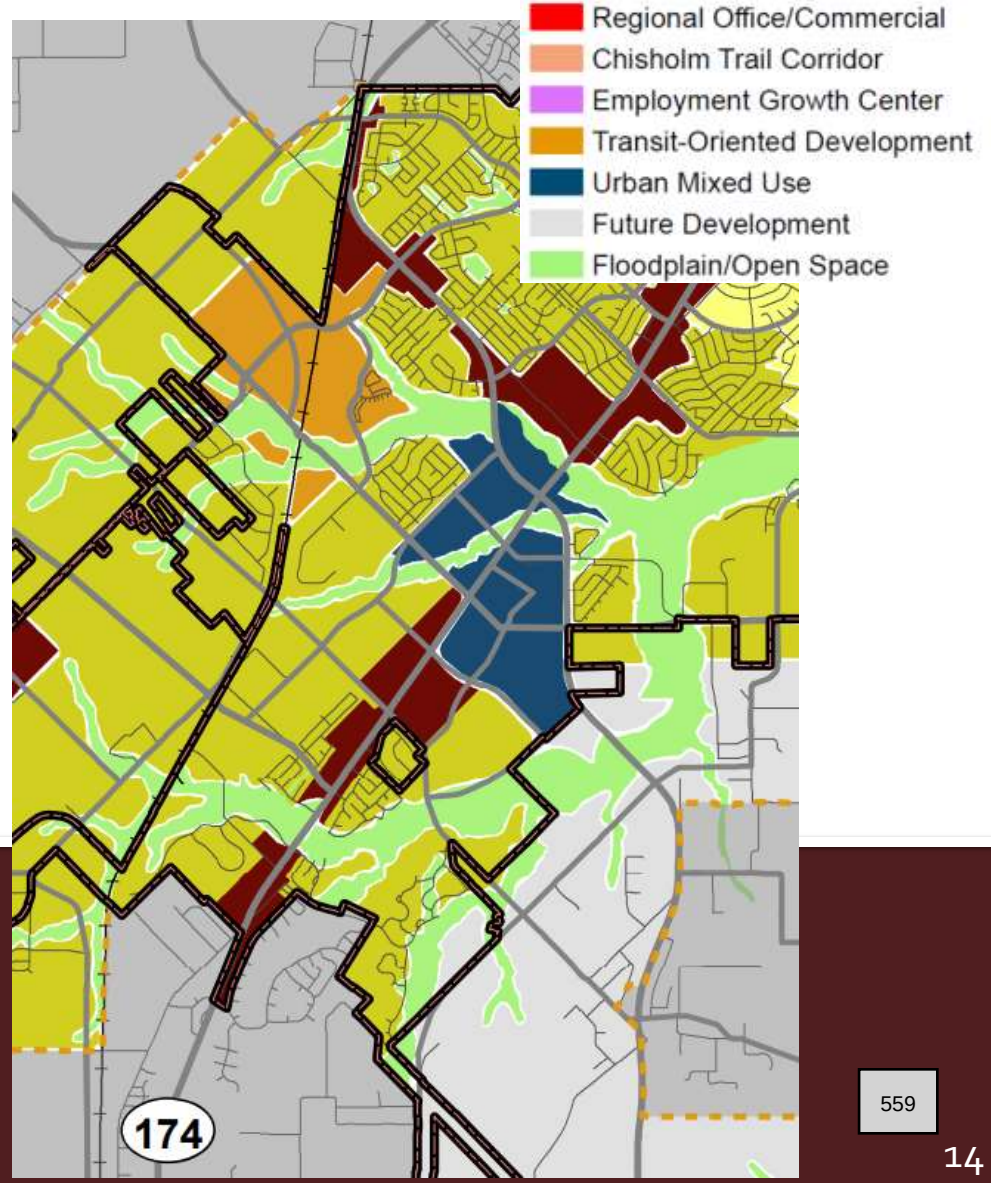


Corresponding Zoning Districts:
Neighborhood Services, General Retail, (add Planned Development)



Re-designating Transit-Oriented Development Category

- New text: Community Commercial is generally located along major streets and at significant nodes. This category is intended to provide suitable areas for the development of light to medium intensity commercial uses to support surrounding urban development.
- New text: Mixed-use developments consisting of office, retail, cultural facilities, and housing are encouraged. Housing options include a range of medium-to-high density single-family and multifamily residential.
- New text: Mixed use developments should be integrated at key nodes, focusing on placemaking and walkability, both within the node and from surrounding neighborhoods.
- New text: Landscaping and urban design should enhance visitors' experiences, separate sidewalks from major roads and define pedestrian routes to promote connectivity and walkability.



Corresponding Zoning Districts:
Neighborhood Services, General Retail, (add Planned Development)

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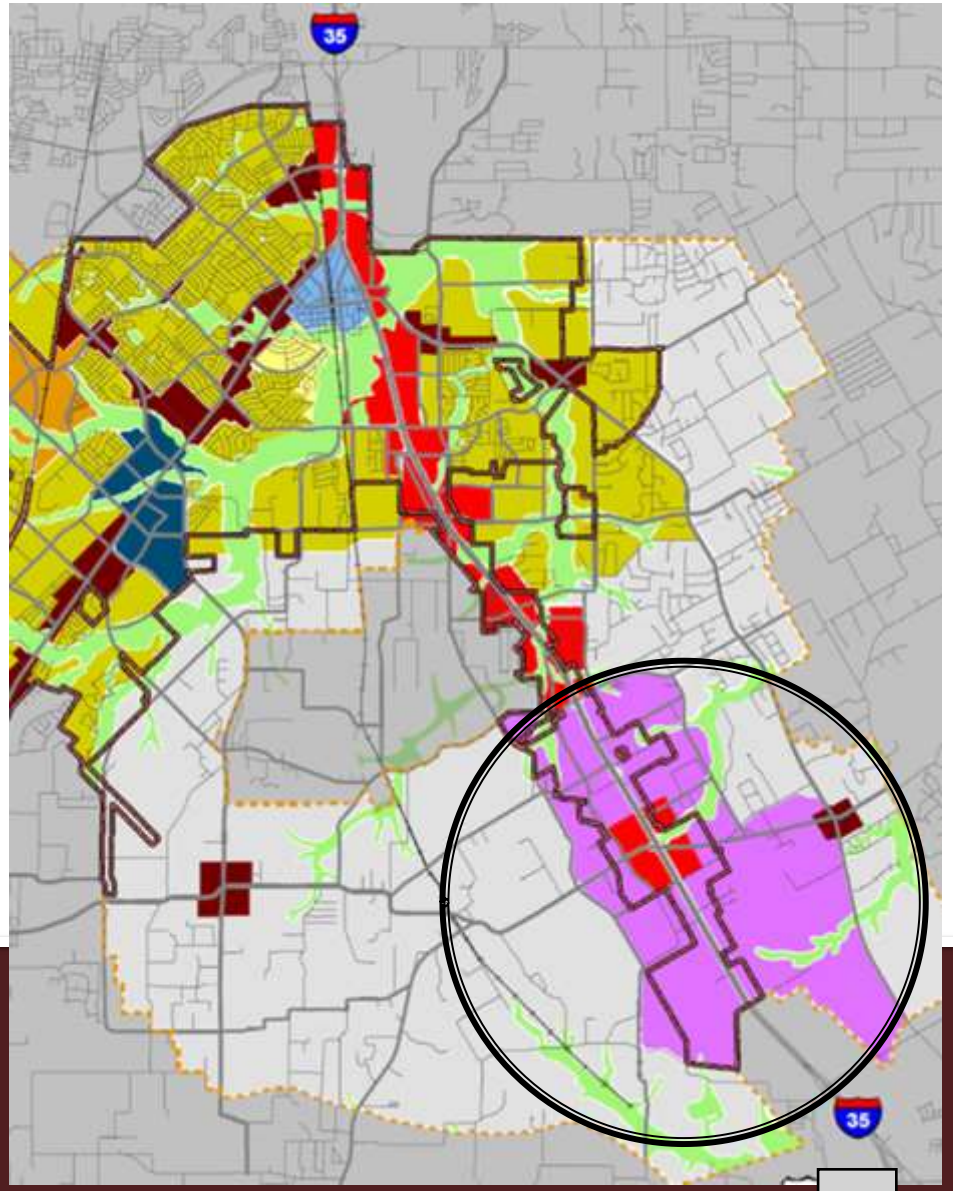
Industrial/ Heavy Industrial-Employment Growth Center

Staff will need to incorporate changes to the 2020 Midpoint Plan to align with Council's direction on a new Heavy Industrial zoning district.

The only FLUM designation that corresponds with Industrial use is Employment Growth Center, but the designation will need to revised to account for both industrial and heavy industrial energy uses.

This designation also includes Commercial and Business Park Overlay uses.

NOTE: The light gray areas are designated as Future Development, on the FLUM. These areas are located outside of current city limits, with no zoning or associated land use .



Addendum

Staff is recommending inclusion of an addendum to the Midpoint Plan in instances where:

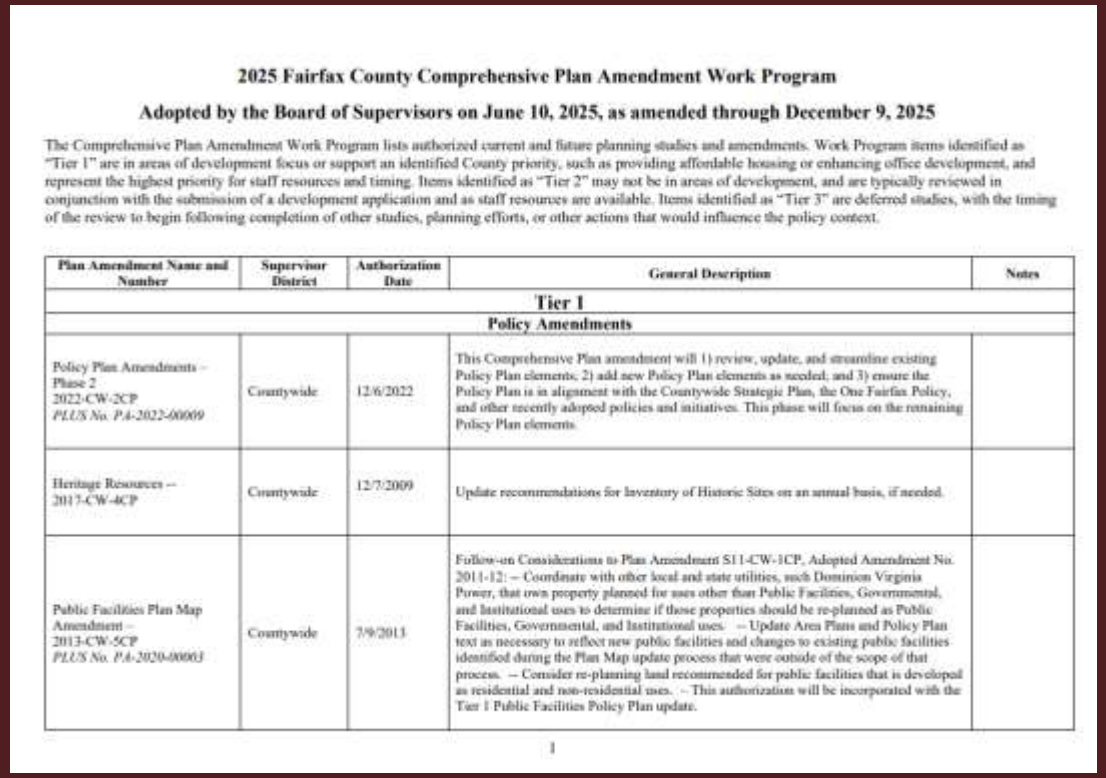
- **Text and map changes are approved by the Council;**
- **Plan Goals/and or Actions have been completed, or need to be revised;**
- **Changes to the Plan to accommodate increases in residential density (where appropriate)**
- **Changes to the Plan to include a new heavy Industrial zoning category to allow segregation of high energy production uses such as large-scale data centers, wind/solar farms, power plants, etc.**
- **Changes accounting for reclassification of non-residential uses along commercial corridors**
- **Modifications to minimum parking requirements**

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Addendum Example

Fairfax County, Va. utilizes a Plan amendment work program that (with modifications) could serve as a template for the addendum.

The example to the right would succinctly capture the nature and date of changes to the Midpoint 2020 Update Plan.



2025 Fairfax County Comprehensive Plan Amendment Work Program

Adopted by the Board of Supervisors on June 10, 2025, as amended through December 9, 2025

The Comprehensive Plan Amendment Work Program lists authorized current and future planning studies and amendments. Work Program items identified as "Tier 1" are in areas of development focus or support an identified County priority, such as providing affordable housing or enhancing office development, and represent the highest priority for staff resources and timing. Items identified as "Tier 2" may not be in areas of development, and are typically reviewed in conjunction with the submission of a development application and as staff resources are available. Items identified as "Tier 3" are deferred studies, with the timing of the review to begin following completion of other studies, planning efforts, or other actions that would influence the policy context.

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
Tier 1				
Policy Amendments				
Policy Plan Amendments – Phase 2 2022-CW-2CP *PLUS No. PA-2022-00009*	Countywide	12/6/2022	This Comprehensive Plan amendment will 1) review, update, and streamline existing Policy Plan elements; 2) add new Policy Plan elements as needed; and 3) ensure the Policy Plan is in alignment with the Countywide Strategic Plan, the One Fairfax Policy, and other recently adopted policies and initiatives. This phase will focus on the remaining Policy Plan elements.	
Heritage Resources – 2017-CW-4CP	Countywide	12/7/2009	Update recommendations for Inventory of Historic Sites on an annual basis, if needed.	
Public Facilities Plan Map Amendment – 2013-CW-5CP *PLUS No. PA-2020-00003*	Countywide	7/9/2013	Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12: – Coordinate with other local and state utilities, such Dominion Virginia Power, that own property planned for uses other than Public Facilities, Governmental, and Institutional uses to determine if those properties should be re-planned as Public Facilities, Governmental, and Institutional uses. – Update Area Plans and Policy Plan text as necessary to reflect new public facilities and changes to existing public facilities identified during the Plan Map update process that were outside of the scope of that process. – Consider re-planning land recommended for public facilities that is developed as residential and non-residential uses. – This authorization will be incorporated with the Tier 1 Public Facilities Policy Plan update.	

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Proposed Amendments to Zoning Code

1. Accessory dwelling units (ADUs)
2. Stacking requirements
3. Parking regulations
4. Heavy & High Energy industrial district
5. Supplemental Regulations update

Accessory Dwelling Unit (ADU) regulations

Proposed Definition:

Accessory Dwelling Unit (ADU). A self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same Lot as a Primary Dwelling, subject to otherwise applicable dimensional and parking requirements.

ADUs shall not be larger than a GFA (Gross-Floor-Area) of 900 square feet, or one-half the GFA of the Primary Dwelling, whichever is smaller.

Accessory Dwelling Unit (ADU) regulations

Accessory Dwelling Unit Standards:

1. Either the primary residence or ADU shall be occupied by the property owner.
2. The accessory dwelling unit shall be subordinate to the primary structure in overall height and size and placed in accordance with applicable zoning district setbacks.
3. ADUs shall not be larger than a GFA (Gross-Floor-Area) of 900 square feet or one-half the GFA of the Primary Dwelling, whichever is smaller.
4. There is a limit of one (1) accessory dwelling unit per lot.

Accessory Dwelling Unit (ADU) regulations

5.Short-term rental (STR) permits will not be issued for ADUs.
6.One additional off-street parking space, accessible from the current drive-way; shall be required prior to approval of the final inspection for the ADU.
7.Additional utility meters and the issuance of separate addresses for the ADU are prohibited.

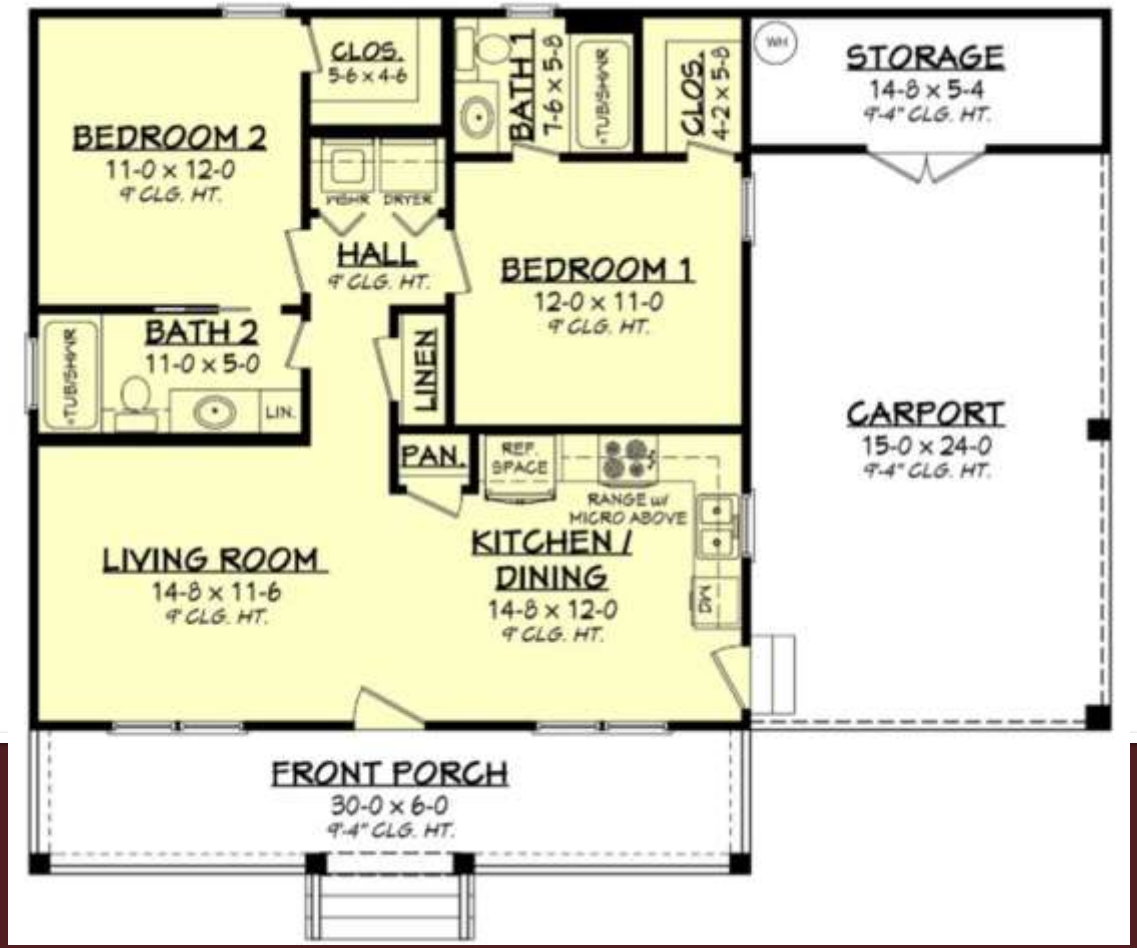
ADUs in Nonresidential zoning districts (approval by SUP or as part of a PD zoning)

1. Shall require one dedicated parking spot for the tenant.
2. Shall be occupied by the building owner or business tenant.

The Planning and Zoning Commission discussed an allowance for larger ADUs (up to 50% of the GFA) within residential zoning districts requiring a lot size greater that SF-16 .

Accessory Dwelling Unit (ADU) examples





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Drive-thru Design and Stacking Requirements.

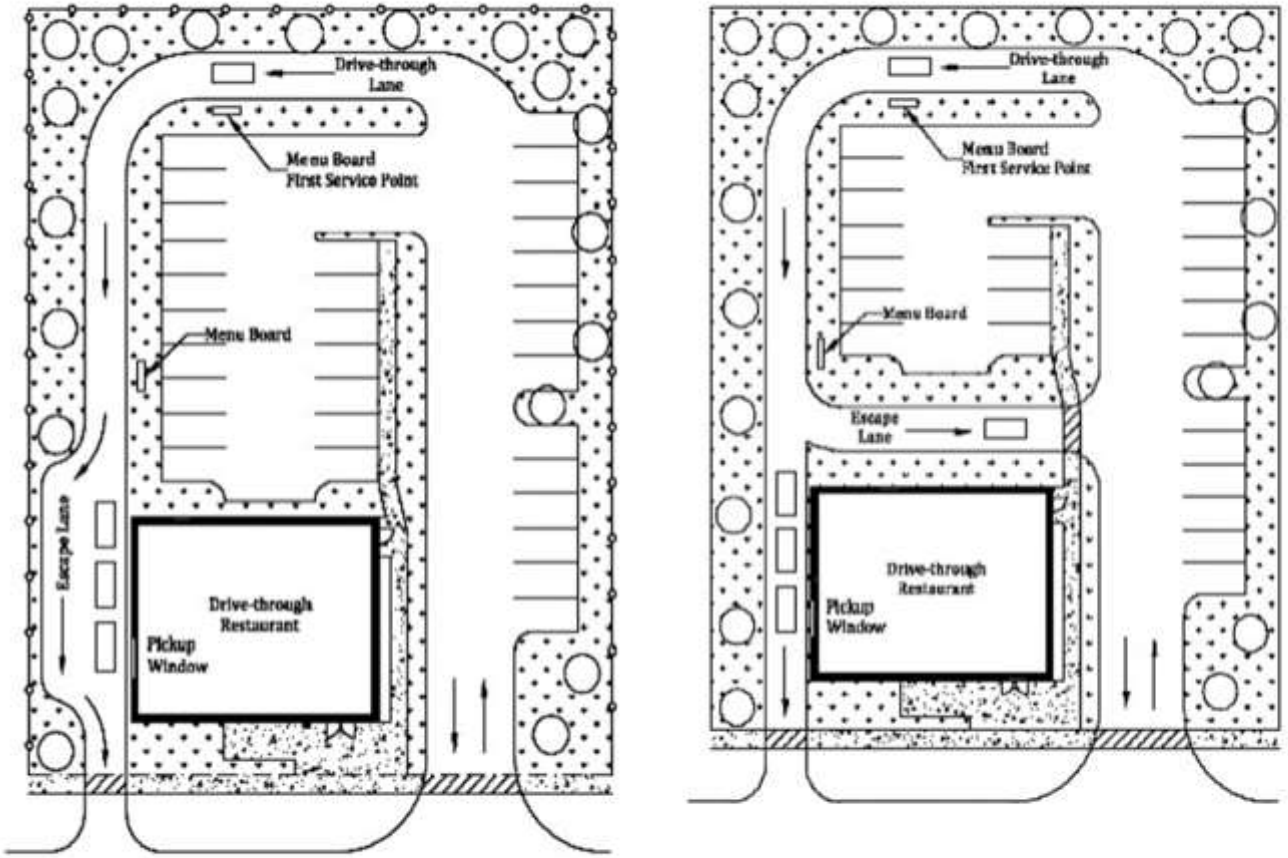
1. Stacking lanes. All uses with drive-thru facilities shall provide stacking lanes for inbound vehicles designed so that vehicles queued within the stacking lanes do not interfere with vehicle and pedestrian circulation onsite, on adjacent properties, or within public rights-of-way.
2. Stacking lanes shall have a minimum width of nine (9) feet.
3. Each stacking space shall have a minimum depth of twenty (20) feet.
4. Stacking lane minimum length shall be measured along the centerline beginning at the center of the service window, kiosk, bay, etc., to the entry point of the drive-up lane. The length of the lane shall be determined according to the use as follows:
    a. All uses not listed below: 60 feet for each lane.
    b. Auto Repair, Quick Lube/Oil Change, and State Inspections: 80 foot lane. If more than one lane is provided may be reduced to 40 feet each lane.
    c. Attendant Car Wash: 100 foot lane. If more than one lane is provided than may be reduced to 60 feet each lane.
    c. Restaurant: 160 foot lane with a minimum of 100 feet behind the order board. If more than one lane is provided may be reduced to 120 feet each lane with a minimum of 80 feet behind the order board.

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Drive-thru Design and Stacking Requirements.

5. Restaurants providing drive-thru service shall indicate a minimum of one parking spot per lane for customers waiting for an order to be completed. This is in addition to the minimum required parking for the restaurant.
6. Directional signage and pavement markings shall be provided to indicate the flow of vehicles to and through the drive-thru facility, subject to applicable sign regulations.
7. Each drive-thru entrance/exit shall be a minimum of fifty (50) from an intersection of a public right-of-way.
8. Drive-thru design shall provide a nine (9) foot wide escape lane for emergency egress from the stacking queue before reaching the drive thru window.

Examples of Drive Throughs with Escape Lanes



Example Layouts

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Vehicle Parking Regulations, Section 134

Residential

Currently - 2 spaces for each dwelling unit – not defined if garage space or driveway spaces

Recommend – Garage and driveway pad criteria (effectively increase to 4 spaces) for all SF dwelling districts

Front Entry Garage Criteria.

1. Front loading garages shall have a minimum driveway depth of 36 feet.
2. Front loading garages shall have a minimum driveway width of 20 feet.

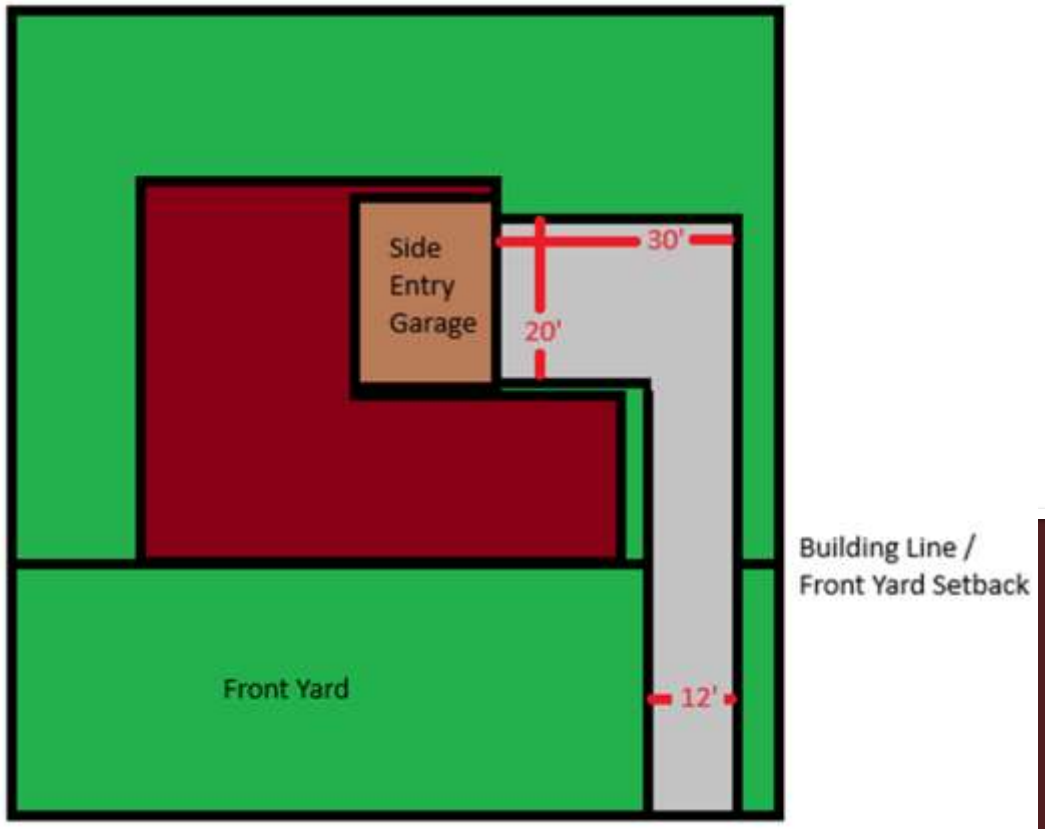
Side Entry Garages.

1. Side entry garages shall have a minimum driveway pad at the entrance of the garage of 20 feet by 30 feet and the connecting drive to the pad shall be at least 12 feet wide.
2. There shall a side yard between the outside edge of the driveway and the property line of no less than 5 feet in width.

Example of a front entry garage and side entry garage with proposed standards

- Driveway depth pushes garages further from roadway
- Eliminates protrusion of vehicles onto sidewalks and reduces off-street parking in neighborhoods





Vehicle Parking Regulations, Section 134

Non-residential

Currently based off of land use, unless property is zoned CC, Central Commercial within the OT, Old Town Overlay

(CC in OT has no parking requirements)

Recommend removing non-residential parking requirements for properties along the following corridors/areas

(direct frontage on; or access by the following roadways):

- Wilshire
- John Jones
- Alsbury
- Hidden Creek
- IH-35
- Old Town

Vehicle Parking Regulations, Section 134

Still required to comply with ADA parking based on the amount of spaces provided by applicant at commercial site plan.
Still required to provide off street loading for merchandise receiving and shipping.
A shared parking agreement or parking agreement understanding will be required for all multi-tenant developments.

<u>Mitigation to prevent overparking of sites:</u>

If the number of parking spots proposed by the applicant or developer exceeds 110 percent of the parking as outlined in Appendix B, Zoning; Section 134. Vehicle parking regulations:

- **Then an additional 100 SF of landscaping shall be required in the front yard for each additional parking space exceeding the 110 percent threshold.**

Section 50. Definitions.

Section 50. Definitions.

50-100. Generally. Words in the present tense include the future, words in the singular number include the plural number and words in the plural number include the singular number. **For any term or use not defined herein, Webster's Dictionary (latest edition) shall be used.**

50-105. Definitions. The following words, when used in this ordinance, shall have the meanings respectively ascribed to them in this section, unless the context of this ordinance clearly indicates otherwise:

A

~~*Accessory building (agricultural).* In an agricultural district, a subordinate building attached or detached, and used for a purpose customarily incidental to the main use.~~

~~*Accessory building (neighborhood services, commercial, business or industry).* In a neighborhood service, commercial, business or industrial district, a subordinate building attached or detached, and used for a purpose customarily incidental to the main structure.~~

~~*Accessory building (residential).* In a residential district, a subordinate building attached or detached and used for a purpose customarily incidental to the main structure, including, but not limited to a private garage for automobile storage, tool house, lath or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house, garden shelter, but not involving the conduct of a business.~~

***Accessory structure*. A structure located on the same premise that is customarily incidental, detached, and subordinate in height, size, and area to the primary structure or use**.

Accessory use ~~*or building*~~. A use ~~or building subordinate to and~~ **that is** customarily incidental to the ~~primary use of the main building or to the primary use of the premises.~~ **principal use of land or building(s).**

~~*Accessory use, residential.* A residential use located on the premises with a main residential use.~~

Airport or landing field. An area improved for the landing or takeoff of aircraft, approved by the Federal Aviation Administration for operation as an airport.

Alley. ~~A public way which affords only secondary means of access to property.~~ **A public or private right-of-way primarily designed to serve as secondary access roadway to the side or rear of those properties whose principal frontage is on some other street.**

Amusement, commercial (indoor). ~~An amusement enterprise wholly enclosed in a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the property line, including, but not limited to, a bowling alley, bingo hall or billiard parlor, or similar. The zoning administrator shall make a determination if a facility is a commercial amusement (indoor) based on the predominant activity of a business. This may include a review of the amount of publicly accessible square footage in a facility used for amusement purposes and other factors deemed reasonable by the administrator.~~ **Uses involving commercial, recreational activities contained entirely or mostly inside one or more buildings. Includes arcades, archery or gun ranges (indoor), art galleries, billiards halls, bowling alleys, museums, and theaters for motion pictures or performing arts.**

Amusement, commercial (outdoor). ~~An amusement enterprise offering entertainment of games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open including, but not limited to a golf driving range~~. **Uses involving commercial, recreational activities with a significant outdoor component. Includes amusement parks, archery or gun ranges (outdoor), miniature golf courses, water parks, and zoos. Does not include temporary amusement uses, such as carnivals, fairs, and haunted houses, which are permitted only by special event permit.**

~~*Animal breeding, small animals (indoor only).* A wholesale establishment breeding and offering for sale small animals including mice, hamsters, rats, hedgehogs, etc.~~

~~*Animal pound, private.* A facility for the incarceration of small domestic animals for short periods of time.~~

~~*Antique shop.* An establishment offering for sale, within the building, articles such as glass, china, furniture or similar furnishings and decorations which have value and significance as a result of age, design or sentiment, with no outside display or storage.~~

Antenna. The arrangement of wires or metal rods used in transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals (including microwave reflectors/antennae).

1. Commercial: An antenna or antenna support structure used for the purpose of transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals primarily for the purpose of operating a business and/or for financial gain (commercial broadcasting, cellular/wireless telecommunications, etc.). A satellite dish antenna that exceeds 6 feet in diameter shall also be considered as a commercial antenna.

2. Non-commercial/amateur: An antenna or antenna support structure used for the purpose of transmission, retransmission, and/or reception of radio, television, electromagnetic, or microwave signals for private or personal use and not for the purpose of operating a business and/or for financial gain. A satellite dish antenna not exceeding 6 feet in diameter shall also be considered as a non-commercial antenna.

Antenna support structure. An antenna support structure is any tower, mast, pole, tripod, box frame, or other structure utilized for the purpose of supporting one or more antennae or microwave reflectors.

Antenna, temporary or mobile. An antenna and any associated support structure/equipment (including, but not limited to, a support pole, a vehicle, etc.) that is placed and/or used on a temporary basis only, usually in conjunction with a special event, news coverage, or emergency situation, or in case of equipment failure or temporary augmentation of permanent communications equipment.

Apartment. A room or suite of rooms in a multiple-family dwelling or apartment house arranged, designed or occupied as a place of residence.

~~*Apartment house.* Any building or portion of a building which is designed, built, rented, leased or let to be occupied as three or more dwelling units or apartments or which is occupied as a home or place of residence by three or more families living in independent dwelling units.~~

~~*Apartment, loft.* A dwelling unit consisting of a single room or a series or rooms, which is attached to but secondary to a main nonresidential structure and is generally located above the first floor of the structure.~~

~~*Apartment, studio.* A dwelling unit which has, as an integral part of the unit, a work area generally associated with the creative arts and which may consist of a single room or series or rooms.~~

***Applicant.* The owner of record of a property, the agent or lessee thereof, or a person holding a bona fide contract to purchase the property with approval of the property owner (or their authorized representative(s), who requests action under the provisions of this title.**

Arches. Curved construction for spanning an opening, or an upwardly curved construction above a doorway, gateway, etc., having a curved head.

Area of the lot. The area of the lot is the net area of the lot and does not include portions of streets or alleys.

~~*Art, furniture or electronics studio (retail, repair, fabrication).* Includes antiques, cameras but excludes automobile electronics sales and repair.~~

~~*Art gallery or museum.* An institution for the collection, display, and distribution of objects or art or science and which is sponsored by a public or quasi-public agency and which facility is open to the general public.~~

~~*Art supply store.* An establishment offering for sale those materials used by conventional artists for the preparation of their art form.~~

~~*Asphalt or concrete batching plant (permanent).* A permanent installation of facilities and materials required to manufacture asphalt or concrete.~~

~~*Asphalt or concrete batching plant (temporary).* A temporary batching plant by special permit of the city council only for a specific length of time.~~

~~*Auto glass, seat cover, muffler shop.* An enclosed facility for the installation and repair of automotive glass, upholstery, mufflers, and tailpipes. This category also includes fast service automobile business, i.e., lubrications fast tune-ups and other similar auto services.~~

Assisted living/nursing facility. **An establishment that furnishes, in one or more facilities, food and shelter to four or more persons who are unrelated to the proprietor of the establishment and provides personal care services.**

~~*Auto impoundment.* An area, lot, surface, or structure which may be operated in conjunction with a wrecker service where the purpose of the facility is long or short term motor vehicle storage. The exhibition, dismantling and/or sale of dismantled parts, repair and/or maintenance of stored vehicles is prohibited.~~

~~*Auto laundry/car wash.* An automated or motor assisted system or automotive washing device including assisted and coin-operated equipment.~~

~~*Auto, new and used sales, outdoors.* An area or lot paved to the design standard to the city used for the sales and exhibition of automobiles, small trucks and vans.~~

~~*Auto painting and body shop.* An automotive shop with a primary purpose of repairing and painting the outside surfaces of automobiles, small trucks, and vans.~~

~~*Auto parts and accessory sales (no outdoor storage).* A shop with a primary function of selling new parts and accessories for automobiles, small trucks and vans.~~

~~*Auto parts and accessory sales (with outdoor storage permitted).* An area for the sale of new auto parts without installation.~~

~~*Auto repair garage.* An enclosed facility designed for the repair and maintenance of automobiles, small trucks and vans, with outside storage allowed but not outside repair or maintenance conducted.~~

~~*Auto sales or auction.* An enclosed area, including outside storage, but not sales, designed for the sale of automobiles at auction or using other sales techniques.~~

~~*Automobile/truck rental services.* Establishments engaged in the short-term rental or extended-term leasing of automobiles, vans and trucks, including rental trailers, truck tractors or semi-trailers.~~

~~*Automotive fuel sales.* Sale of fuel for automobiles that includes gasoline, diesel, electricity, or other fuel in conformance with local, state and federal regulations.~~

~~*Automotive oil change and lubrication shops.* An establishment primarily engaged in changing motor oil and lubricating the chassis of automotive vehicles such as passenger cars, trucks and vans.~~

B

~~*Bakery or wholesale candy.* A manufacturing facility for either baked goods or candy with the purpose of selling the product at off-site retail locations.~~

~~*Bakery or retail confectioner.* A shop offering for sale, baked goods or candies made on premises or off premises, but not for off premises sales.~~

~~*Batting cages.* A private, commercial enterprise offering outdoor batting cages to the general public for a fee or charge.~~

Basement. A building story which is partly underground, but having at least one-half of its height above the average level of the adjoining ground. A basement shall be counted as a story in computing building height.

Bed and breakfast. A house, or portion thereof, where short-term lodging rooms and meals are provided. The operator or a caretaker of the bed and breakfast establishment shall live on the premises or an adjoining premises.

Bedroom. A room in a dwelling unit planned and intended for sleeping, separated from other rooms by a door.

Beer, wine or other alcoholic beverage on premise sales in conjunction with a restaurant. Food service uses such as full-service restaurants, cafeterias, bakeries and snack bars with no drive through facilities Included in this category is cafe seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages which shall meet chapter 14, article II of the Burleson Code of Ordinances.

Block. An area enclosed by streets and occupied by or intended by buildings; or if used as a term of measurement, it shall mean the distance along one side of a street between the nearest two street which intersect the street.

~~*Board.* The zoning board of adjustment.~~

Board of adjustment. Zoning board or adjustment as provided for in section 11. Board of Adjustment.

Boarding or rooming house. A building, other than a hotel or motel, where lodging is provided and meals may be served to four or more persons for compensation.

~~*Bottling works.* A facility for the bottling of products for off-site retail sales.~~

~~*Brick kiln or tile plant.* A manufacturing facility for making brick or tile products, including storage of product and raw material.~~

Building. Any structure built for the support, shelter and enclosure of persons, animals, chattels, or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.

Building line. A line parallel or approximately parallel to a specified distance from the street line marking the minimum distance from the street line that a building may be placed.

Building official. The designated city official carrying the title of building official and charged with the responsibility of issuing building permits, and certificates of occupancy in conformance with this ordinance and charged with enforcing the criminal provisions of this ordinance.

~~*Building material sales.* A distribution and sales center for retail and wholesale hardware, plumbing, lumber and other materials used in the building trades.~~

Building permit. **Written authorization as required by the current Building Code, issued by the Building Official for the erection, construction, reconstruction, alteration, repair, conversion, demolition, moving, or maintenance of any building, structure, or improvement to a given lot or tract of land or portion thereof, and which allows construction to proceed in accordance with construction documents approved by the Building Official.**

Building site. An area of land for which it is permissible to obtain a building permit under section 7, creation of a building site.

~~*Bus station or terminal.* A facility for regularly scheduled bus services with passengers lounge and ticketing services.~~

C

~~*Cabinet and upholstery shop.* A shop for the assembly of cabinetry for domestic use and furniture repairing and upholstery.~~

~~*Caliche pit and storage.* An extraction and storage facility for natural caliche.~~

***Caliper.* A measure, or a tool for measuring, of the size of a tree. For purposes of this title, caliper size shall be the diameter at breast height (DBH) as defined below.**

Caretaker's or guard's residence. A residence, located on a premises with a main nonresidential or residential use and occupied only by a caretaker or guard employed on the premises. Manufactured housing dwelling units are not allowed for this purpose in SFE, SFR, SF16 or MF districts.

***Canopy.* The area above ground which is covered by the trunk, branches, and foliage of a tree or stand of trees' crowns.**

Carnival, circus or tent services. A temporary entertainment activity carried out in a tent or in the open subject to city council policy.

***Carport.* A structure that is open on a minimum of two sides and designed or used to shelter vehicles. Carports are not included in the definition of structured or garage parking.**

Cellar. A building story with more than one-half its height below the average level of the adjoining ground. A cellar shall not be counted as a story in computing building height.

~~*Cement or hydrated lime plant.* A manufacturing facility and process for making cement, hydrated lime, and by products, including storage or product and raw materials.~~

Cemetery or mausoleum. An area or structure designed to contain the remains of humans for permanent interment.

Certificate of occupancy. An official certificate issued by the building official which indicates conformance with or approved conditional waiver from the building and zoning regulations and authorizes legal use of the premises for which it is issued.

~~*Child care as a home occupation (in single family dwelling unit).* The use of a single family home for the purpose of caring for more than three but not exceeding 12 children, other than the care givers own.~~

~~*Child care center.* An establishment where more than three children are housed for care or training during the day or portion of the day under State of Texas licensing provisions.~~

~~*Child care center, drop in.* An establishment where no child is in care for more than five consecutive days, and no child is in care for more than 15 days in one calendar month, regardless of the duration of each stay. All drop-in child care centers shall be licensed under the provisions of the Alternate Care Program of the Texas Department of Family and Protective Services.~~

City. The City of Burleson, Texas, **its governing body, administrative departments, or officials designated to carry out the responsibilities of this title.**

City council. The governing body of the City of Burleson, Texas.

City engineer. The person or group of persons or consultants that have been appointed city engineer in accordance with Ordinance C-153, as amended.

City manager. Chief administrative officer of the city.

~~*City planner.* The person or group of persons or consultants that have been appointed as city planner.~~

City secretary. The person appointed by the city council under the authority of section 29 of the city charter, including any deputies appointed by the city council to act in the absence of the city secretary.

~~*Cleaning shop or laundry (small shop, pickup and self-service).* A custom cleaning shop for wearing apparel and other fabrics, which may include customer self-service laundry and cleaning.~~

~~*Cleaning plant, commercial.* A commercial laundry or cleaning plant doing cleaning or laundry for off-premises service outlets and retail establishments.~~

~~*Clothing or similar manufacturing.* An industrial facility for the assembly of clothing or wearing apparel.~~

~~*Coffee roasting.* An analogous use to bakery, candy shop, the making of ice cream, or restaurants, such analogous uses may have a customary and familiar odor such as grilled hamburgers, coffee roasteries shall be allowed provided they do not create or cause damage or nuisance arising from the noise, smoke, offensive odors, dust or vibration.~~

College or university. An academic institution of higher learning, accredited or recognized by the state and offering a program or series of programs of academic study leading to a recognized degree or advanced degree.

Commissary (also known as central preparation facility) shall mean a permitted fixed location food establishment in which food, containers, or supplies are kept, handled, prepared, packaged, or stored for transportation by mobile food units, and that serves as an operating base where a mobile food unit may be stored, parked, serviced, cleaned, supplied, and maintained.

Commission. The planning and zoning commission for the City of Burleson as established in § 211.007 of the Texas Local Government Code.

***Comprehensive plan*. A plan prepared and adopted by the City Council, and including any part of such plan separately adopted and any amendment to such plan, or parts thereof, setting forth goals, policies, and guidelines intended to direct the present and future development of the city.**

~~*Community center, public.* A building and grounds owned and operated by a governmental body for social, recreational, health or welfare [benefit] of the community served.~~

~~*Community center, private.* A building and grounds owned by public or private nonprofit organization and providing social, educational, recreational and developmental training programs.~~

~~*Contractor, electrical/mechanical/plumbing (no outside storage).* A business whose primary use provides a service by installation of electrical, mechanical or plumbing systems and which may also have limited sales of electrical, mechanical or plumbing supplies or equipment as secondary use incidental to its primary use with no outside storage.~~

~~*Contractor, electrical/mechanical/plumbing (with outside storage).* A business whose primary use provides a service by installation of electrical, mechanical, or plumbing systems and which may also have limited sales of electrical, mechanical or plumbing supplies or equipment as secondary use incidental to its primary use with outside storage.~~

~~*Contractor storage or equipment yard.* An area of outside storage of construction equipment in conformance with the city's design standards.~~

~~*Convenience store with or without automotive fuel sales.* A neighborhood store offering limited amounts of consumer goods, and permitting automotive fuel sales. This use includes small neighborhood grocery stores and drugstores whose purpose is to serve the immediate neighborhood, as distinguished from large chain stores and being in the tradition of "the small mom and pop grocery store".~~

~~*Convent or monastery.* A place of religious training of recognized religions, including the on-site housing of ministers, rabbis, priests, nuns and similar staff persons.~~

~~*Corbelling.* A corbel is an architectural bracket or block projecting from a wall and supporting (or appearing to support) a ceiling, beam, or shelf.~~

~~*Cornices.* The cornice is the uppermost section of moldings along the top of a wall or just below a roof.~~

~~*Cottage.* A single-family dwelling, on a regular lot, often shared with an accessory building in the back yard.~~

~~*Country club, private.* An area of 20 acres or more containing a golf course and a clubhouse and available only to private membership; such a club may contain adjacent facilities such as, dining room, swimming pool, tennis courts, and similar recreational or service facilities.~~

Court. An open, unoccupied space, bounded on more than two sides by the walls of a building. An inner court is a court entirely surrounded by the exterior walls of a building. An outer court is a court having one side open to a street, alley, yard or other permanent open space.

Coverage. The area of a site covered by building or roofed areas, but not including the area cover by allowed projecting eaves, balconies, and similar features.

***Critical root zone*. The area of undisturbed natural soil around a tree defined by a circle extending from the root flare at ground level with a radius equal to one foot for every one inch DBH.**

***Customer.* Any person who:**

1. Is allowed to enter a business in return for the payment of an admission fee or any other form of consideration or gratuity; or

2. Enters a business and purchases, rents, or otherwise partakes of any merchandise, goods, entertainment, or other services offered therein; or

3. Is a member of and on the premises of a business operating as a private club.

~~*Customary home occupation.* See *Home occupation*.~~

~~*Custom personal service shop.* Tailor, dressmaker, shoe shop, barbershop, beauty shop, permanent cosmetic makeup shop, or similar shop offering custom service.~~

D

~~*Day camp for children.* A facility and activity conducted on a temporary basis for the organized recreation and instruction of children including, but not limited to, outdoor activities in conformance with state regulations and license provisions.~~

Density. The number of dwelling units permitted per net acre of land (A net acre of land does not include portions of streets or alleys.)

~~*Department store.* A large store offering a variety of comparison and consumptive goods at a retail price.~~

***Detached.* Having no physical connection with any other building or structure.**

***Development.* Any human-initiated change to improved or unimproved real estate, including, but not limited to, new construction or the enlargement of any exterior dimension of a building or other structure, and the installation of any type of site improvement, including offsite features, such as street median openings and clearing of vegetation, but not including bona fide agricultural activities. When used as a noun within this ordinance, the term "development" shall be construed to also include subdivisions, redevelopments, and land disturbing activities.**

Development assistance committee (DAC). A committee made up of city employees to provide a centralized technical review of development plans as established by recognized engineering and planning practices and the ordinances and regulations of the city.

Development impact area. **Area on a site or right-of-way associated with a site affected by any and all site or right-of-way improvements, including, but not limited to, buildings, structures, walls, parking and loading areas, street improvements, paved and graveled areas, utilities, irrigation, equipment storage, construction parking, storm water management, and landscaping. The development impact area also refers to areas of grading (cutting or filling), stockpiling, demolition, tree removal, trenching, boring, and any other activities that require excavation or soil disturbance.**

Diameter at breast height (DBH). **The diameter of the trunk of a tree measured 4½ feet above mean ground level at the base of the trunk. If the tree splits into multiple trunks below 4½ feet, the DBH is the sum of the diameter of each trunk measured 4½ feet above mean ground level. If the tree has excessive swelling at 4½ feet, the DBH is the diameter of the narrowest point beneath the swelling.**

Director of ~~community~~ development ***services.*** The person or group of persons or consultants that have been appointed director of ~~community~~ development **services**.

Director of public works. The designated city official, under the supervision of the city manager, carrying the title of director of public works.

District. A section of the city for which the regulations governing the area, height or use of the land and buildings are uniform.

~~*Drapery, sewing or weaving shop.* A shop offering custom made draperies and other sewn goods and hand or machine woven goods for sale.~~

~~*Drugstore or pharmacy.* An establishment offering over-the-counter and prescription drugs and allied products for retail sale.~~

~~*Dump or sanitary landfill area.* A state-approved area for disposal of non-hazardous waste materials in conformance with the permit and associated regulations.~~

Dwelling unit. A building or portion of a building which is arranged, occupied or intended to be occupied as living quarters, and includes facilities for food preparation and sleeping.

~~*Dyeing and laundry plant, commercial.* A facility for the off-site laundering, bleaching, dyeing, of bulk commercial clothing.~~

E

Easement. A grant of one or more of the property rights by the owner to, or for the use by, the public, a corporation, or another person or entity.

Electric vehicle charging station. A public or private parking space or multiple spaces that is served by equipment for charging an electric vehicle or a plug-in hybrid electric vehicle.

Electric vehicle supply equipment (EVSE). The electrical conductors and equipment external to an electric vehicle that provides a connection for an electric vehicle to a power source to provide electric vehicle charging.

Electrical generating station. A facility designed to convert electrical current from other energy sources for consumption by dwellings and other structures.

Electrical substation. A facility designed to convert electrical current to a different phase or voltage prior to consumption by dwellings and other structures.

Electrical transmission line. A high voltage line used to transmit electrical current to or between electrical substations or long distances and customarily associated with towers.

~~*Engine repair, small.* A shop providing the service of small engine repair for lawn mowers, chainsaws, and similar items. All services shall be provided within an enclosed building.~~

Estate house. A single-family dwelling on a very large lot of rural character, often shared by one or more accessory buildings.

Extraterritorial jurisdiction. The unincorporated area that is contiguous to the corporation boundaries of the municipality and that is located within two mile[s] of those boundaries.

F

~~*Fairgrounds or exhibition area.* An outdoor area for public gathering including fairs, celebrations, and similar events.~~

Family. Any number of individuals living together as a single housekeeping unit and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house or hotel.

***Family home*. A home that provides regular care in the caretaker's own residence for not more than six children under 14 years of age, excluding children who are related to the caretaker, and that provides care after school hours for not more than six additional elementary school children, but the total number of children, including children who are related to the caretaker, does not exceed 12 at any given time. The term does not include a home that provides care exclusively for any number of children who are related to the caretaker.**

~~*Farm, ranch, garden or orchard.* An area of three acres or more which is used for the primary purpose of growing usual farm products. vegetables. fruit trees, and grain and for the raising of the usual farm poultry and farm animals such as horses, cattle and sheep, and including the necessary accessory uses for raising, treating and storing products raised on the premises, but not including the commercial feeding of offal and garbage to swine and other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.~~

~~*Feed store.* A retail establishment offering for sale to the public feed and supplies for animals.~~

Fire or police station. A facility designed to provide public protection from the dangers of fire or crime.

Floodplain. Floodplain or flood prone area means any land area susceptible to being inundated by water from any source.

Floodway. The channel or a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot at any point.

Floor area. The total square feet of floor space within the outside dimensions of a building, including each floor level but excluding cellars, carports or garages.

~~*Florist shop.* A shop offering flowers, flower arrangement services and associated products for sale.~~

~~*Food and beverage sales store.* A retail establishment offering food and beverage products for sale to the general public generally for consumption off the premises.~~

Food truck (also known as mobile food unit) shall mean a vehicle mounted, self or otherwise propelled, self-contained food service operation, designed to be readily movable (including, but not limited to catering trucks, trailers, push carts, and roadside vendors) and used to store, prepare, display, serve or sell food. Mobile units must completely retain their mobility at all times. A mobile food unit does not include a stand or a booth. A roadside food vendor is classified as a mobile food unit. The terms food truck and mobile food Unit shall be interchangeable.

Food truck operation site. The geographic area, not located within a food truck park, within which a food truck will park, prepare, and sell food and/or beverages. This also includes areas where the food truck's customers go to consume food and/or beverages sold from the food truck.

Food truck park. A property used or developed to accommodate two or more mobile food units that offer food and/or beverages for sale to the public as the primary use of the property while possibly accommodating areas on the property for entertainment or recreational opportunities.

~~*Fraternal lodge or union hall.* The location of a society or association organized for the pursuit of a common objective by working together in some manner.~~

~~*Fraternal or other social club.* A social club or an association having meeting facilities for the members. A fraternity or sorority house may have dormitory facilities for its members. Any such fraternity or sorority house shall be deemed a multi-family dwelling, a boarding house or group home, depending upon the circumstances in each instance. The office or headquarters of a professional, business or other fraternal organization shall be considered as an office for the purposes of this ordinance.~~

~~*Fraternity or sorority.* An organization of a social nature associated with a recognized academic institution which may provide housing for its membership.~~

~~*Franchised utility shop or yards.* A storage or repair and maintenance area for a franchised utility.~~

~~*Furniture or appliance store.* A retail establishment offering home furnishings and appliances for sale to the general public.~~

G

General retail. **Uses involving the sale of consumer products or services to customers who make one or more visit to the business for each transaction. Merchandise and services are contained indoors with the exception of limited outdoor display during business hours as allowed by zoning district. Examples of consumer products in this category include antiques, art and office supplies, bicycles, cards and gifts, clothing, electronics, fabric, flowers, groceries, hardware, household goods, jewelry, media, pets, pharmaceuticals, small appliances, and stationary and other printed materials. Examples of consumer services in this category include art and craft schools, banks or financial institutions, barber/beauty shops, copy or print shops, dry cleaners, laundromats, locksmiths, pet grooming, photography studios, shoe repair, and travel agencies. General retail does not include uses listed separately in this title or any uses requiring a significant outdoor display or storage component.**

*Grade***.** The average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five feet of a sidewalk, the ground level shall be measured at the sidewalk.

Grading. **Generally described as any stripping, cutting, filling, or stockpiling of earth or land or combination thereof; or any leveling to a smooth horizontal or sloping surface on a property; to create new grades.**

~~***Specifically, the City defines grading in the following types:***~~

~~***Excavation.*** **The mechanical removal of earth material for the installation or improvement of public infrastructure within an easement or public right-of-way.**~~

~~***Preliminary grading or grubbing.*** **The clearance of shrubs, grasses, or natural vegetation not exceeding six (6) inches in solid depth and not to exceed one (1) acre in area.**~~

~~***Final grading.*** **Any land disturbing activity as generally defined above impacting one (1) acre or more, or a soil disturbing activity greater than 5000 square feet or that alters drainage patterns as part of a commercial or residential development**~~

Glare. A sensation of brightness within the visual field that causes annoyance, discomfort, or loss in visual performance and visibility.

~~*Go-cart track.* A private, commercial enterprise offering outdoor go-cart tracks to the general public for a fee or charge. A go-cart is a non-licensed motorized low horse power vehicle powered by either a gas or electrical motor to be used for the purpose of entertainment, generally having the capacity of one driver/operator. Does not include remote control vehicles.~~

~~*Golf course, commercial.* A golf course, privately owned but open to the public for a fee and operated as a commercial venture.~~

~~*Greenhouse or plant nursery (on premise sales).* An establishment offering plants grown on the premises and off the premises and associated products for sale.~~

~~*Greenhouse or plant nursery (off premise sales).* A facility for the storage, growing and care of plant materials to be sold at an off-site retail locations~~.

H

~~*Handicraft shop and art objects.* A shop offering handmade art and convenience objects, handicraft supplies and associated products for sale.~~

~~*Hardware or hobby shop.* An establishment offering small hand tools and small building materials, and associated convenience items, and personal hobby materials for sale to the general public.~~

~~*Hatchery.* A facility for the incubation, hatching and short-term care of all types of domestic poultry, game birds, fowl, i.e., pheasants, quail, turkey, etc.~~

~~*Hauling or storage company.* A company engaged in local, unregulated hauling of freight and materials providing short or long term storage of associated freight.~~

~~*Heavy machinery sales or repair.* A facility for the storage, repair, outside sales or rental of heavy machinery or equipment in conformance with the city's design standards.~~

Height. The vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to:

(1) The highest point of the roof's surface if a flat surface;

(2) The deck line of mansard roofs; or

(3) The mean height level between eaves and ridge for hip and gable roofs.

Height does not include chimneys, cooling towers, elevator bulkheads, ornamental cupolas, domes or spires, and/or parapet walls that do not exceed ten feet in height.

If the street grade has not been officially established, the average front yard grade shall be use for a base level.

Heliport. A landing facility for rotary wing aircraft, subject to regularly scheduled use which may include fueling or servicing facilities for such craft.

Helistop. A landing pad for occasional and infrequent use by rotary wing aircraft not exceeding a gross weight of 6,000 pounds; not used for regularly scheduled stops and including fueling facilities.

Heritage tree. **A tree with a DBH of 20 inches or greater, which is of a species native or adapted to North Central Texas, as identified by the Texas SmartScape plant database.**

Home occupation. An occupation conducted in a dwelling unit, provided that:

(1) No person other than members of the family residing on the premises are engaged in the occupation on the premises.

(2) The use of the dwelling unit for the home occupation is clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 250 square feet of floor area of the dwelling unit are used in the conduct of the home occupation.

(3) There is no visible evidence of the conduct of the home occupation from outside the building.

(4) The home occupation is not conducted in an accessory building.

(5) Any sales in connection with the home occupation are clearly secondary, and there are no sales from the dwelling.

(6) Traffic is not generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of the home occupation is met off the street and other than in a required front yard.

(7) Equipment, processes or work is not used or conducted in the home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment, process or work is used or conducted which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuation in line voltage off the premises.

(8) The following occupations are specifically excluded as home occupations: operation of beauty culture schools, beauty parlors, barber shops, lawn mower or other small engine repair, automotive repair, television, radio, or electronic repair and bicycle repair.

(9) No outdoor storage of any type is permitted with any home occupation.

Home for aged, residence. A home where elderly people are provided with lodging and meals without nursing care being a primary function.

~~*Hospital (acute care).* An institution where sick or injured patients are given medical or surgical treatment intended to restore them to health, which is licensed by the State of Texas.~~

~~*Hospital (institutional).* An institution where those persons suffering from illness, injury, alcoholism, narcotic, dependency, psychiatric disorder, or deficiency of age are given care and treatment on an outpatient or resident basis and which is licensed by the State of Texas.~~

Hotel. The hotel shall have at least 20 guest rooms **rented for less than 30 days, and designed to be used for sleeping purposes, which provides a common entrance, lobby, halls, and stairways.** The hotel shall not be an adult motel as defined in the City of Burleson Code of Ordinances.

~~*Household appliance repair.* An establishment offering services for repair of household appliances.~~

HUD-Code manufactured home. A structure, constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode is eight body feet or more in width or 40 body feet or more in length, or when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and including the plumbing, heating, air-conditioning, and electrical systems.

I

Industrial.

Light industrial. **Uses involving the assembly, manufacture, packaging, processing, or treatment of finished or semi-finished products or components, typically from previously prepared materials or components. Activities and storage are generally contained within a building greater than 2,000 square feet and may have impacts (such as occasional noise, odor, glare, or vibration) which are generally inoffensive to neighboring properties. Light industrial uses do not involve the use of hazardous materials.**

Heavy & High Energy industrial. **Uses involving the assembly, manufacture, packaging, processing, or treatment of finished or semi-finished products or components, typically from raw materials. Activities and storage are generally contained within one or more buildings but may have a significant outdoor component. Heavy & High Energy industrial uses are distinguished from light industrial uses by the presence of adverse impacts (such as noise, odor, glare, or vibration) on neighboring properties and/or the presence of hazardous materials or waste. Also, includer are *operations and facilities that may create energy or require high energy***

consumption compared to other businesses in other districts, and, if not properly regulated, may create high-noise levels and other negative impacts. To limit the cumulative impact that these businesses may have on the City, the City has determined that such businesses shall only be permitted within the boundaries of this District. The City will impose conditions on businesses to mitigate impacts from high energy consumption and other environmental impacts that may result from these businesses.

Industrialized housing (modular homes). A residential structure that is designed for the use and occupancy of one or more families, that is constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent residential site, and that is designed to be used as a permanent residential structure when the modules or modular components are transported to the permanent residential site, and are erected or installed on a permanent foundation system. The term includes the plumbing, heating, air-conditioning and electrical systems. The term does not include any residential structures that are in excess of three stories or 49 feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof. The term shall not mean or apply to:

(1) Housing constructed of sectional panelized systems not utilizing modular components; or

(2) Any ready-built home which is constructed so the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location.

Infrastructure. The essential facilities such as water, sewers, streets and highways, public utilities, libraries, parks, police and fire services and other facilities related to the protection of the health, safety and general welfare.

***Itinerant vendor*. Any person, firm, corporation or other entity, including any agents or employees of any person, firm, corporation or other entity, who engages in the temporary business of selling, offering to sell or soliciting orders for goods or services of any kind from a fixed location on private property within the corporate limits of the City of Burleson, Texas. Itinerant venders do not include peddlers or solicitors, which are regulated under separate title.**

J

K

~~*Kennel.* A facility for the breeding, training and raising of domestic dogs for sale. Such use also includes the temporary boarding of such animals.~~

~~*Kennel (indoor).* A facility for the boarding, grooming, and/or training of small domesticated household animals for commercial purposes. Accessory uses would include indoor or outdoor areas for periodic activity. Outdoor runs are not included in this definition.~~

~~*Kennel (outdoor).* A facility for the boarding, grooming, and/or training of small domesticated household animals for commercial purposes. An accessory use would include outdoor runs.~~

~~*Key shop.* An establishment specializing in making keys, repairing locks and associated materials.~~

Kiosk. A small, stand-alone structure, that is used to vend merchandise or services, or for providing information, either by posting or on a computer screen.

L

~~*Laboratory, medical and dental.* A laboratory for the preparation of medical and dental appliances, radiological, preparations chemical analysis and similar activities to be used in the treatment of, or research about, humans.~~

~~*Laboratory manufacturing.* A facility for the on-site manufacturing processes used in chemical and associated laboratory manufacturing.~~

~~*Laboratory/research.* Facilities equipped with materials and scientific and technological equipment designed for scientific experimentation, examination evaluation, and documentation for medical and other technologies~~.

Landscaping. Live plant material including; grass, shrubs, trees and flowering plants as required by [chapter 86 of the Burleson Code of Ordinances].

~~*Laundry/cleaners, self-service.* A retail establishment providing facilities for customers to launder and dry-clean wearing apparel or other materials.~~

~~*Light manufacturing or assembly.* A facility used for subassembly, or assembly of subassemblies for industrial purposes, generally not emitting noise, odor, dust or other hazards.~~

~~*Lithography or print shop.* A large commercial printing shop with multiple presses and capabilities.~~

Live-work unit. A dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The 'live' component may be located on the street level (behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by this ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

~~*Livestock auction.* Barns, pens, and sheds for the temporary holding and sale of livestock, but not including a feed lot or similar operation.~~

Living unit. See dwelling unit.

Local franchise utility. A utility such as one distributing heat, chilled water, closed circuit television or similar service and requiring a franchise to operate in the city.

Local utility line. The facilities provided by a municipality or a franchised utility company for the distribution or collection of gas, water, surface drainage, water, sewage, electric power, or telephone service including, but not limited to pad and pole mounted transformers.

~~*Lodging house.* A building where lodging for four or more persons is provided for compensation.~~

Lot. **A platted parcel of land that is occupied or intended to be occupied by one main building, or a group of main buildings, and any accessory building(s) having principal frontage upon a public street and including parking, landscaping, and open space, as are required by this ordinance** ~~A parcel of land~~ **and** which ~~is~~ **are** shown on an approved plat recorded in the county plat records of Tarrant or Johnson County.

Lot area. The area of horizontal plan bounded by the vertical planes through front, side and rear lot lines.

Lot corner. A lot abutting on and at the intersection of two or more streets.

Lot depth. The horizontal distance between the midpoint of the front and midpoint of the rear lot lines (see Appendix Illustration 2).

Lot flag. ~~A lot with access provided to the bulk of the lot by means of a narrow corridor~~. **A lot having access to a street by means of a parcel of land generally having a depth greater than its frontage, but not less than 35 feet. Flag or panhandle lots are typically discouraged.**

Lot interior. A lot that is other than a corner lot.

Lot lines. The lines bounding a lot.

Lot line, front. The line separating the front of the lot from the street. When a lot is bounded by a public street and one or more alleys or private street easements or private streets, the front lot line shall be the nearest right-of-way line of the public street.

Lot line, rear. The lot line not intersecting a front line that is most distant from and most closely parallel to the front lot line.

Lot line, side. Any lot line not a front or rear lot line.

Lot width. The width of a lot at the front building line.

M

Main building. The building or buildings on a lot which are occupied by the primary use.

Maintenance and repair service for building. A smaller contractor's facility specializing in repair and remodeling.

Manufactured home. **A structure that: 1) was constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; 2) was built on a permanent chassis; 3) was designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; 4) is transportable in one or more sections; 5) includes the plumbing, heating, air conditioning, and electrical systems of the home; and 6) does not include a recreational vehicle.**

Manufactured home park. A unified development of manufactured home spaces arranged on a large tract or lot under single ownership, meeting all requirements of this ordinance, and designed to accommodate manufactured homes for either a temporary or permanent duration.

Manufactured home subdivision. A unified development of manufactured home sites on lots platted for the purpose, which lots may be sold to the owners of manufactured homes, meeting the area and yard requirements of this ordinance and designed to accommodate manufactured homes on a permanent basis.

~~*Massage, therapeutic.* The act of kneading, rubbing, stroking or other such touching as performed by duly licensed medical doctors, doctors of osteopathy, chiropractors, registered physical therapists, registered nurses, licensed vocational nurses at the direction or under the prescription of a medical doctor or doctor of osteopathy when such treatment is administered or prescribed in the professional course of treatment of a patient for a bona fide medical or mental infirmity, or massage therapist registered by the State of Texas Department of Health. This term includes massage authorized by the state in establishments licensed by the state as beauty shops and barber shops staffed by licensed barbers and beauticians. This term does not include massage establishments as defined by [section 14-311 of the Burleson Code of Ordinances].~~

~~*Meat product processing or manufacturing.* Includes meat, poultry, and small game packing and the manufacturing of sausages and other prepared meat products in compliance with applicable local, state, and federal regulations. This definition shall not include the slaughtering of animals and poultry.~~

~~*Medical appliances, sale/rent.* An establishment specializing in the sales and rental of medical appliances.~~

~~*Milk depot, dairy or ice cream plant.* A commercial plant for the storage and processing of milk and milk products.~~

~~*Miniature golf course.* A private, commercial enterprise offering outdoor miniature golf to the general public for a fee or charge.~~

~~*Mini-warehouse.* A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the dead storage of a customer's goods and wares. The rented space shall be for private use only. No outside storage, sales, service, or repair activities other than the rental of dead storage of units will be permitted on the premises.~~

Mixed-use. **Development that permits a broad range of commercial, institutional, and residential development at varying densities within one building, lot, or district. Mixed-use is generally categorized as one of the following:**

- ***Vertical mixed-use allows for a combination of different uses in the same building and most frequently the non-residential uses occupy the bottom portion of the building, with the residential on top.***
- ***Horizontal mixed-use allows distinct uses on separate parcels to be combined in a particular area or district. This helps avoid the complexities of combining uses that may have different safety or regulatory requirements in a single building.***
- ***Mixed-use walkable combines vertical mixed-use and horizontal mixed-use, thus creating an area containing mixed-use buildings as well as distinct single-use buildings in close proximity to each other.***

Mobile home. A structure that was constructed before June 15, 1976, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on side, is 320 or ore square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities and including the plumbing, heating, air-conditioning and electrical systems.

Modular Home or Structure. **A home or structure that is modular in nature and may be partially or completely fabricated off site designed and constructed to the currently adopted building code of the city placed on a site upon a permanent foundation, to be used for residential, commercial, educational, or industrial purposes.**

~~*Mold and tool shop.* A facility primarily engaged in the manufacture and/or repair of stamping dies, plastic injection molds, or patterns for the casting industry. This facility does not engage in production machining, fabrication or more intense machining uses.~~

~~*Molding.* A strip of material with various cross sections used to cover transitions between surfaces or for decoration.~~

~~*Monument manufacturing.* Manufacturing of monuments including sales and storage facilities.~~

Motel or hotel. A building or group of buildings containing individual living or sleeping units specifically designed as temporary quarters for transient guests and may include provisions for meals and personal service. To be classified as a motel or hotel an establishment shall contain a minimum of six individual guestrooms or units and may furnish customary service such as linen, maid service, telephone, use and upkeep of furniture.

~~*Motor freight terminal.* A regulated motor carrier facility for firms engaging in interstate and intrastate commerce.~~

~~*Motorcycle sales and repair.* An enclosed area designed for sales and repair of motorcycles, with outside storage allowed but no outside engine testing or riding, except in street legal equipment.~~

~~*Mortuary or funeral home.* An establishment providing embalming and burial services in conformance with state law.~~

~~*Movie* and/or *performance theater.* Does not include sexually oriented businesses, see chapter 14, Article IX of the Burleson Code of Ordinances.~~

~~*Mining and storage of mining waste.* Mining and storage of natural elements in conformance with all local, state and federal laws governing mining and replacement.~~

Mullions. A vertical member in between the lights in a window opening.

Multi-family. A building or portion of a building, which contains three or more dwelling units which is intended for occupancy as a place of residency by three or more families.

Municipal building and uses. A structure or use designed to serve a public purpose of the municipality not defined elsewhere.

~~*Museum or philanthropic institutions.* Any person(s), partnership, association, corporation, or other group whose activities are conducted for unselfish, civic, or humanitarian motives, or for the benefit of others, and not for the gain of any private individual or group and may include, but shall not be limited to, patriotic, philanthropic, social service, welfare, benevolent, educational, civic, fraternal, cultural, charitable, scientific, historical, athletic, medical activities, or an institution devoted to the procurement, care, study, and display of objects of lasting interest or value.~~

~~*Musical instrument sales and manufacturing.* A retail establishment offering for sale musical instruments. Manufacturing of musical instruments to be sold on site may be included~~.

N

~~*Natural gas regulating station.* A system of regulators used by franchised natural gas distributors to lower pressure in gas mains prior to delivery into local service mains for consumption by local customers.~~

Nonconforming building. A building which legally existed prior to the adoption, revision, or amendment of this ordinance but that does not meet the limitations on building size or location on a lot for the district in which the building is located, or for the use being made of the building.

Nonconforming lot. A lot which was in compliance with applicable regulations prior to the adoption, revision or amendment of this ordinance, but which fails by reason of adoption, revision or amendment to conform to the lot requirements for the district in which it is located.

Nonconforming use. A use of land which legally existed prior to the adoption, revision, or amendment of this ordinance, but which fails by reason of adoption, revision, or amendment to conform to the use regulations of the district in which it is located.

O

Occupancy. The use or intended use of the land or buildings by proprietors or tenants.

Off-street parking. Parking spaces not located in a public right-of-way provided in accordance with the requirements specified in section 134, vehicle parking regulations.

~~*Office, business and professional.* Offices for the provision of business and professional services, not including retail sales or production.~~

~~*Office, medical and dental.* Offices for the provision of medical and dental health services, not including other than ambulatory care. A medical office may include a permanent cosmetic makeup studio provided the office functions primarily to provide medical health services.~~

~~*Open salvage yard.* An area for salvage and storage of metals and other fabricated products, not including wrecked or junked automobiles.~~

Open space. Area included in any side, rear or front yard or any unoccupied space on the lot that is open and unobstructed to the sky, except for the ordinary projections of cornices, eaves, and porches, but not including dedicated streets or other dedicated public space.

Open storage of commercial goods. Outside storage of a wide range of commercial goods on all weather surfaces in conformance with city's design standards and specifications.

Ordinance. The Zoning Ordinance for the City of Burleson, Texas.

Outdoor run. An area where individual small domesticated household animals are kept for extended amounts of time and/or overnight.

Overhangs providing shade/colonnade. A roofed or built structure, extending beyond the ground floor front facade of a building and over the sidewalk or civic space. A colonnade or arcade shall be open to the street except

for supporting columns, piers, or arches. Residential or office units may occupy the space over the colonnade or arcade.

P

~~*Paint shop.* A shop for the storage, mixing and sale of a full line of retail paint supplies.~~

Park or public playground. An open recreation facility or park owned and operated by a public agency such as the city and available to the general public for neighborhood use, including lighted tennis courts, but not including lighted athletic fields for night time play.

~~*Parking lot or structure, commercial (auto).* An area or structure devoted to the parking or storage of automobiles for a fee. In the case of a parking structure only, the facility may include servicing of automobiles, provided the facility is primarily an internal function for use only by automobiles occupying the structure for parking and creating no special problems of ingress or egress.~~

Parking lot, trucks and trailers. An area devoted to the parking or storage of trucks and trailers in conformance with all city design criteria.

Parking space. An enclosed or unenclosed all-weather surface area on a public street or alley, together with an all-weather surfaced driveway connecting the area with a street or alley permitting free ingress and egress without the vehicle being required to maneuver or encroachment on the street or alley. The parking space shall be designed based on the criteria within the city's design standards manual, and the landscape ordinance in [chapter 86 of the Burleson Code of Ordinances].

Pawnshop. An establishment that makes small loans against personal property or buys used, personal goods from individuals for resale. Regardless of the zoning classification of the existing pawnshop, no other pawnshop shall be located within 1,000 feet of any other pawnshop. (This measurement will be in a straight line from the nearest property line of one pawnshop to the nearest property line of another pawnshop, regardless of intervening structures).

Pediments. Above doors, windows and on large standing wall monuments, a wide but low triangular structure to decorate the top "gable".

~~*Permanent cosmetic makeup studio.* An establishment where trained personnel apply micro-injections of pigment to the dermal layer of skin such that cosmetics are applied within the facial lines on a permanent basis. This term does not include a tattoo studio.~~

~~*Petroleum or gas well.* A well and associated facilities for the extraction, metering and maintenance of natural gas or petroleum.~~

~~*Petroleum storage and collecting facilities.* An area and facilities used for collecting and storing natural gas and petroleum.~~

~~*Pet shop.* An establishment offering small animals for sale, with associated goods and services.~~

Planning and zoning commission. The board created by chapter 62 of the [Burleson Code of Ordinances].

~~*Playfield or stadium, public.* An athletic field or stadium owned and operated by a public agency for the general public including a baseball field, golf course, football field or stadium which may be lighted for night-time play.~~

Playground. A civic/open space designed and equipped for children's recreation. A playground shall be fenced and may include an open shelter. Playgrounds shall be located within residential areas. They may be included in other open spaces.

Plaza. A primarily hardscaped civic/open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings.

Plaza or courtyard. publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches, and balconies may also be considered as civic/open space for the purposes of this ordinance.

~~*Plumbing shop (with outside storage).* A shop providing a complete line of home and commercial plumbing supplies, offered at retail and wholesale with outside storage.~~

~~*Plumbing shop (no outside storage).* A shop providing a complete line of home and commercial plumbing supplies, offered at retail and wholesale with no outside storage.~~

~~*Private club.* Facilities where food, beverage, including alcoholic beverages, entertainment or meeting space is provided to specific membership only.~~

~~*Professional offices.* Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.~~

Public facility, governmental unit. Facilities such as maintenance yards, and shops required by branches of local, county, state or federal agencies.

***Public right-of-way*. Land in which title is held in the name of government entity, or which is dedicated for public ownership, on which public facilities, including streets, sidewalks, pathways or utilities may be located, and which generally lies between property lines on either side of such facilities. For purposes of landscape and tree related regulations and administrative rules, public right-of-way includes public access easements established for the benefit of the City of Burleson.**

Q

R

~~*Radio, television or microwave tower.* Structure, supporting antennae and/or commercial satellite antennae dishes for transmitting or receiving any portion of the radio spectrum, but excluding noncommercial antennae installations for home use of radio or television.~~

~~*Radio, television station.* A facility designed to create and broadcast original source programming, or relay commercial programming from another source, including taped or prerecorded materials for any part of the radio spectrum for commercial consumption.~~

~~*Railroad freight terminal.* An area devoted to the storage, handling and receipt of railroad freight.~~

~~*Railroad passenger terminal.* An area and structure designed to service as a ticketing and boarding facility for passenger trains.~~

~~*Railroad team track.* A siding for spotting and unloading or loading box cars or other railroad cars in an area which is connected to a public street by a drive for access.~~

~~*Railroad track or right-of-way.* Does not include railroad stations, sidings, team tracks, loading facilities, docks, yards, or maintenance areas.~~

Religious institution. A building or group of buildings or structures that, by design and construction, are primarily intended for conducting religious services, meetings and other activities as well as associated accessory uses such as schools, child care, and meeting halls.

Residence. Same as a dwelling; also when used with "district", an area of residential regulations.

~~*Restaurant, cafe, bakery, deli or coffee shop.* See Restaurant or cafeteria (not of drive-in type).~~

~~*Restaurant or cafeteria (not of drive-in type).* An establishment serving food to the general public in designated dining areas, but does not include drive-in establishments where food is delivered to or eaten in automobiles.~~

~~*Restaurant or eating establishment (drive-in service).* An establishment designed and constructed to serve food for consumption on the premises in an automobile or for carry-out for off-premises consumption, which may or may not have on-premises dining facilities.~~

~~*Retail goods sales.* Retail establishments are the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Establishments in stores operate as fixed-point-of-sale locations, which are designed to attract walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to this category, are durable consumer goods sales and service, consumer goods, other grocery, food, specialty food, beverage, dairy, etc, and health and personal services, but does not include the repair or sales of automobiles in an area designated as TOD.~~

~~*Retail services.* A category for limited personal service establishments which offer a range of personal services that include (but not limited to) clothing alterations, shoe repair, dry cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc. but does not include the repair or sales of automobiles in an area designated as TOD.~~

~~*Retail shop, apparel, gift, accessory and similar items.* Small retail shops such as dress shops or gift shops serving specific neighborhood areas as differentiated from department stores or discount stores having community wide service importance.~~

***Retail*. Firms involved in the sale, leasing, and rental of new or used products to the general public. (examples include apparel shops, electronic goods, household products, and pharmacies)**

Right-of-way. An area or strip of land, either public or private, on which an irrevocable right-of-passage has been recorded for the use of vehicles or pedestrians or both.

~~*Rodeo grounds.* An outdoor western event location featuring but not limited to competition between individuals in numerous horse and cattle related events.~~

~~*Roller or ice rink.* An organized commercial enterprise featuring either roller or ice skating with locations either indoors or outdoors.~~

Room. A building or portion of a building with is arranged, occupied or intended to be occupied as living or sleeping quarters, but not including toilet or cooking facilities.

~~*Rooming house.* See "Lodging house".~~

S

~~*Sand and gravel extraction or storage.* The area and facilities for the extraction and storage of natural sands and gravel in conformance with applicable local, state and federal laws.~~

~~*Satellite receive only antenna.* Non-commercial dishes used by residences, hotels, motels, which receive a broadcaster signal for personal use. (See section 11-115, authorized special exceptions).~~

~~*Satellite transmit station.* Commercial dishes that send signals to be received by other antennas, usually located at television stations, and other communications industry that maintain business by means of sending signals. (See section 11-115, authorized special exceptions).~~

~~*Satellite (direct broadcast satellite DBS).* A receive only dish which measures 18 inches or smaller and is used for non-commercial purposes.~~

***Screening*. Any wall, fence, or other built feature, or any berm, trees, or shrubs densely planted so as to form a hedge or living wall, or any approved combination thereof, which effectively restricts the view and/or access between adjoining areas in accordance with all applicable standards within this ordinance.**

~~*School, business.* A business organized to operate for a profit and offering instruction and training in a service or art such as secretarial school, barber college, beauty school, or commercial art school, but not including manual trade schools.~~

~~*School, commercial trade.* A business organized to operate for a profit and offering instruction and training in a trade such as welding, brick laying, machinery operation, and similar manual trades.~~

~~*School, primary and secondary.* A public or private facility that provides a curriculum of elementary or secondary academic instruction, including kindergartens, elementary schools, junior high schools, and high schools.~~

Setback. The required minimum horizontal distance between the building line and the related front, side or rear lot line.

~~*Sewage pumping station.* A facility to boost pressure in pressure sewage collection systems usually referred to as "lift stations".~~

~~*Sewage treatment plant.* A facility constructed to treat raw sewage collection system in any manner so as to make it acceptable for discharge into a stream or public watercourse.~~

Sexually oriented business. An adult arcade, adult bookstore, adult cabaret, adult novelty store, adult motel, adult movie theater, adult service establishment, adult video store, sex parlor, sexual encounter center, nude modeling studio or other commercial enterprise, as defined by chapter 14, section 14-473, Burleson Code of Ordinances, or any combination thereof, a principal business of which is the offering of a service or the selling, renting or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to its customers, and which is distinguished by or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, or whose employees or customers appear in a state of nudity.

The term "sexually oriented business" shall not be construed to include:

(1) Any business operated by or employing licensed psychologists, licensed physical therapists, registered massage therapists, registered nurses, or licensed athletic trainers engaged in practicing such licensed professions;

(2) Any business operated by or employing licensed physicians or licensed chiropractors engaged in practicing the healing arts;

(3) Any retail establishment whose principal business is the offering of wearing apparel for sale to customers and which does not exhibit merchandise on live models; or

(4) Any activity conducted or sponsored by any Texas independent school district, licensed or accredited private school, or public or private college or university.

~~*Shopping center (or mall).* A group of retail business and service uses on a single site with common parking facilities (for rent, lease or sale) intended for commercial uses.~~

Short-term rental. **Uses involving temporary lodging within a dwelling unit for less than 30 consecutive days. Does not include bed and breakfast inn or hotel/motel uses.**

Sign. A presentation of letters, numbers, figures, pictures, emblems, insignia, lines, or colors that is a structure or that is attached to or painted on a building or displayed on a premises for the purpose of information, directions, identification, to promote or advertise a person, group, business, or commodity service, activity, interest, or item or to attract attention to the premises or some object or item.

Single-family attached. A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate wall which is designed for occupancy by one family and is located on a separate lot delineated by front, side and rear lot lines.

Single-family detached. A dwelling designed and constructed as a free standing structure for occupancy by one family and located on a lot or tract and having no physical connection to a building located on any other lot or tract and intended for occupancy by one family.

Site modification. Any change to an existing building site that will cause additional code provisions to be applicable.

Site plan. A document or group of documents containing the material required by section 131, site plan regulations.

Special exception. A special exception is a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, would be wholly compatible with conditions affecting the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning districts as special exceptions if approved by the zoning board of adjustments (See section 11, Board of adjustment).

Specific use permit. The permit required for any use specifically listed that is not generally permitted without restrictions throughout the zoning district, but which, if controlled as to area, location, or relation to adjacent uses and neighborhoods would not be detrimental to public health, safety, general welfare.

~~*Stable or barn, private.* An accessory building for quartering horses, cows, or other domestic livestock.~~

~~*Storage warehouse.* A building or buildings designed for short or long term rental for storage of material.~~

Story. The height between the successive floors of a building or from the top floor to the roof. The standard height for a story is 11.6 feet.

Story, half. The space between the top floor and the roof which may be used for residence purposes but which, because of roof slope and structural design, does not cover more than 50 percent of the area of the ground floor of the building.

Street. The area between the right-of-way lines of a thoroughfare or public drive, other than an alley, which has been dedicated or deeded to the public for public use.

***Street intersection*. Any street that joins another street at an angle, whether or not it crosses the other.**

Street line. A dividing line between a lot, or tract and a contiguous street, the right-of-way line.

***Streetscape*. The area above the ground between the face of a building and the edge of the adjacent vehicular traffic or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, landscaping areas and features, bicycle racks, litter containers, benches, and street lights. Treatments may also include parking areas, pathways, or other paved surfaces, bollards, signs, utility boxes or other infrastructure.**

String coursing. Shallow molding continued across a whole facade.

Structural alterations. Any change in the supporting member of a building, such as a bearing wall, column, beams or girders.

Structured parking garage provided that the frontage on the ground floor addressing the primary street is another use delineated herein.

Structure. Same as "Building."

~~*Studio, artist and/or photographer.* An establishment of a professional artist or photographer offering services to the general public.~~

~~*Studio, health and fitness.* An establishment offering the use of equipment and proving instruction for health-inducing exercise or activity.~~

~~*Studio, music, dance and/or drama.* An establishment offering instruction in music, dance or drama.~~

~~*Swim, tennis or handball club.* A private, commercial enterprise serving a limited membership and tenancy with specific fee requirements, with facilities for swimming, playing tennis or handball, racquetball, squash or other court games.~~

~~*Swimming pool, private.* A swimming pool constructed for the exclusive use of the residents of a one-family, two-family or multiple-family dwelling and located and fenced in accordance with the regulations of the city.~~

~~*Swimming pool, commercial.* A swimming pool with accessory facilities, not part of the municipal or public recreational system, and not a private swim club, but where the facilities are available to the general public for a fee.~~

***Subdivision*. The division of any lot, tract, or parcel of land into two or more lots for the purpose, whether immediate or future, of offer, sale, or lease or for the purpose of development. Subdivision includes the division or development of land, whether by deed, metes and bounds description, devise, intestacy, lease, map, plat, or other recorded instrument. Subdivision also refers to the land so divided, as the context may indicate.**

T

Tattoo studio. An establishment where licensed personnel apply an indelible mark or figure to the human body by scarring or inserting a pigment under the skin using needles, scalpels or other related equipment in accordance with Chapter 146 of the Texas Health and Safety Code. A tattoo studio may include a permanent cosmetic makeup studio provided it is an accessory use to the tattoo studio and meets state licensing requirements for both, a tattoo studio and a permanent cosmetic studio.

~~*Telephone exchange, switching, relay or transmitting station.* Does not include public business facilities, storage or repair facilities.~~

~~*Telephone office.* An office of the franchised telephone company for distribution of services, including conducting usual business transactions.~~

***Temporary.* A period of 30 days or less, unless otherwise specified within these regulations.**

Temporary field or construction office. A structure or shelter used in connection with a development or building project for housing on the site of temporary administrative and supervisory functions and for sheltering employees and equipment.

~~*Theater or indoor playhouse.* A facility designed to house either a cinema, film or live theater production.~~

~~*Theater, open drive in.* An outdoor facility designed to provide patrons with viewing of a cinema or filmed entertainment usually from their private automobiles for a fee.~~

Thoroughfare. Those public streets designated on the official thoroughfare plan as "thoroughfares."

~~*Tire treading, recapping and storage.* An enclosed facility for the repair, retreading and recapping and storage of automotive tires.~~

~~*Tool rental.* An establishment that offers small hand tools and associated products for short term rental.~~

Topsoil, earth, clay or stone extraction or storage. An area and facilities for extraction and storage of natural soils and stone in conformance with applicable local, state and federal laws.

Tract. An unplatted parcel of land described by metes and bounds and typically recorded in the county deed records.

Transit facilities include but are not limited to park-and-ride stations, Transfer stations, service stations and yards, and other uses incidental to public or private transit operations for the primary purpose of serving passengers, but not including freight.

~~*Travel bureau or consultant.* An office that offers services to patrons as a broker for airline, train or other transportation and lodging organizations.~~

~~*Trailer, manufactured home sales, rental, assembly and manufactured.* An area devoted to outside sales or rental of manufactured homes, travel trailers or recreational vehicles.~~

Tree. **Any self-supporting woody perennial plant with single or multiple trunks which will normally attain a trunk diameter at breast height of at least two inches and an overall height of at least 15 feet at maturity, and which is primarily referred to as a tree in scientific and tree care industry literature.**

Two-family. A single structure designed and constructed with two living units under a single roof for occupancy by two families.

U

Use. The purpose for which land or buildings are or may be occupied in a zoning district.

Utilities. Any facility or structure which provides services to the general public including but not limited to electric, gas, telephone, water, and television cable systems.

V

Variance. ~~A relaxation by the board of adjustment of the dimensional regulations of this ordinance where the action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions or the situation of the applicant, a literal enforcement of this code would result in unnecessary and undue hardship.~~ **An adjustment in the application of the specific regulations of the Zoning Ordinance to a particular parcel of property which, because of special conditions or circumstances of hardship peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district. Only the Zoning Board of Adjustments can grant a variance for only the items as specified in this title unless otherwise specifically stated within these ordinances.**

~~*Variety or similar retail store.* A smaller version of the department store with predominantly consumer goods.~~

~~*Veterinarian hospital.* The office and clinic of a doctor of veterinary medicine, not including outside treatment pens.~~

~~*Veterinarian hospital with outside pens.* The office and clinic of a doctor of veterinary medicine, including outside treatment pens.~~

~~*Veterinarian, office only.* The offices of a doctor of veterinary medicine with limited on site treatment of small domestic animals.~~

~~*Veterinarian supply.* A retail store offering for sale to the public veterinarian supplies.~~

W

Water pumping station. A facility designed to increase pressure in a water transmission main.

Water storage facility. A tank or similar structure used to contain water for public use, including elevated, ground and underground locations.

Water treatment plant. A commercial facility designed to process water in a manner so as to make it suitable for consumption.

~~*Welding or machine shop.* A facility for the machining or welding of metals, but not including forging.~~

~~*Wholesale sales and storage.* The storage and sale of commodities for the purpose or resale and storage of same.~~

***Wireless communications facility*. Any antenna, microwave reflector, or other equipment that is used for communications operations, as well as any tower, building, or other support structure utilized for the purpose of supporting such equipment. The height of a wireless communications facility in its totality is measured as the vertical distance from ground level to the highest point on the support structure or other structure(s), including the base pad and the communications equipment.**

~~*Wrecking or auto salvage yard.* An area or building where automobiles or parts of automobiles or machinery are stored, dismantled and/or offered for sale in the open as whole units, as salvaged parts or as processed metal.~~

X

Y

Yard. An open space other than a court, on a lot in which a building is situated, unobstructed by a structure or portion of a structure from a point 30 inches above the general ground level of the graded lot upward, except as provided for roof eves and similar special architectural features.

Yard, front. A yard adjoining a public street extending across the front of a lot between the side lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the distance in which it is located. (See Appendix Illustrations 3 and 5 in section 17).

Yard, rear. A yard, extending across the rear of a lot between the side lot lines, having a depth between the building and the rear lot line as specified in the district in which the lot is situated. (See Appendix Illustration 3 in section 17).

Yard, side. A yard on one or two sides of a main building and on the same lot with the building, situated between the building and a side lot line extending through from the front yard to the rear yard. (See Appendix Illustrations 3 and 4 in section 17).

Z

Zero lot line. The location of a building on a lot in such a manner that one or more of the buildings sides rests directly on the lot line.

***Zoning district*. A classification applied to any certain land area within the city stipulating the limitations and requirements of land use and development.**

Zoning district map. The official map which the boundaries of the various zoning districts are drawn and which is an integral part of the zoning ordinance, maintained in accordance with section 3, zoning district map.

~~*Zoo, private.* A facility housing and displaying live animals, reptiles, or birds, privately owned and operated for a fee or for the promotion of some other enterprise.~~

~~*Zoo, public.* A publicly owned zoo or similar facility owned and operated by the city or a nonprofit zoological society where live animals, birds, and reptiles are domiciled and displayed.~~

Section 51. Description of Use Categories

51-100. Purpose: This chapter clarifies land uses and activities on the basis of common functional and physical characteristics. The use categories provide systematic basics for the assignment of present and future land uses to zoning districts. Provided examples and exceptions within each use category are not intended to be exhaustive, but rather serve as a guide to assist staff and citizens in

determining the appropriate development and use of land. The decision to allow or deny the use categories in individual zoning districts is based on the goals and policies of the Comprehensive Plan.

51-105: Comprehensive Use Table

USE CATEGORY	Agriculture	Single Family Estate	Single Family-16	Single Family-10	Single Family-7	Single Family Attached	Multi-Family-18	General Retail	Central Commercial	Commercial	Interstate Commercial	Light Industrial	Heavy & High Energy Industrial	Business Park
Household Living, Single Family	P	P	P	P	P	P	P							
Household Living, Multifamily						P	P							
Commercial Outdoor Recreation								S		P	P			
Commercial Parking									S	S	S	P	P	P
Quick Vehicle Servicing								S		P	P	P	P	
Major Event Entertainment										P	P			
Office, Traditional								P	P	P	P	P	P	P
Office, Industrial										S	P	P	P	
Retail Sales and Services								P	P	P	P	P	P	P
Self Service Storage								S		S	P	P	P	
Vehicle Repairs										S		P	P	
Light Industrial Services											S	P	P	P
Heavy Industrial Services													P	
Warehouse and Freight Movement											S	P	P	P
Waste Related											S	S	S	S
Wholesale Sales								S		S	P	P	P	P
Railroad Yards	S													
High Energy Industrial													S	
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Colleges								S	S	P	S			S
Community Services								S	S	P	S			
Daycare								P	S	S				

Medical Centers								S		S	P	P		P
Parks and Open Spaces	P	P	P	P	P	P	P	P	P	P				
Religious Institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Schools	P	P	P	P	P	P	P	S	S	S				
Agriculture	P													
Aviation and Passage Terminals										S	S	P	P	P
Detention Facilities										S		S	S	
Mining												S	S	S
Radio Frequency Transmission Facilities	S	S	S	S	S	S	S	S		S	P	P	P	P
Rail Lines and Utility Corridors	P	S	S	S	S	S	S			S	P	P	P	S
Sexually Oriented Business												S	S	

P = Permitted, S = SUP Required

51-200 Residential Use Categories.

51-201. Group Living

A. Characteristics. Group Living is the residential occupancy of a congregate housing facility. Tenancy is arranged on a month-to-month basis, or for a longer period. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the "Retail Sales and Service" and "Community Service" categories). Generally, Group Living uses often include a common eating area for residents. The residents may or may not receive any combination of care, training, or treatment, as long as they also reside at the site. Group Living may include the State definition of residential facility.

B. Accessory Uses. Accessory uses commonly found are recreational facilities, parking of autos for the occupants and staff, parking of vehicles for the facility, and food membership distribution.

C. Examples. Examples include houses and other dwelling units with nine or more bedrooms; dormitories; fraternities and sororities; nursing and convalescent homes; single room occupancy housing or SROs, rooming houses, residential hotels and other congregate housing facilities; some group homes for persons with disabling conditions; and some residential programs for drug and alcohol treatment.

D. Exceptions.

1. Lodging where the length of stay may be arranged for periods less than one month is considered a hotel or motel use and is classified in the Retail Sales And Service category. However, in certain situations, lodging where the length of stay may be arranged for periods less than one month may be classified as a Community Service use such as short term, mass or outdoor shelters.

2. Lodging where tenancy is arranged on a month-to-month basis, or for a longer period in a dwelling unit with eight or fewer bedrooms is classified as Household Living.
3. Facilities for people who are under judicial detainment and are under the supervision of sworn officers are included in the Detention Facilities category.

51-202: Household Living, Single-Family.

A. Characteristics. Household Living, Single-Family is the residential occupancy of a single detached dwelling unit that is owner occupied or arranged by tenancy through the use of a lease, typically on a 6-month or yearly basis. Uses in which the length of stay may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Retail Sales And Service and Community Service categories).

B. Accessory Uses. Accessory uses commonly found are recreational activities, hobbies, and parking of the occupants' vehicles. Home occupations, accessory dwelling units, and residential accessory buildings incidental to the primary residence.

a. Accessory Dwelling Units: A self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same lot as a Primary Dwelling, subject to otherwise applicable dimensional and parking requirements.

b. Accessory Dwelling Units are permitted by-right in the following zoning districts if all the regulations of subsection 140-120 (a) are met in addition to the regulations as outlined in the base zoning district of the proposed ADU.

i. A, Agricultural district

ii. SFE, Single-family estate dwelling district

iii. SF16, Single-family dwelling district-16

iv. SF10, Single-family dwelling district-10

v. SF7, Single-family dwelling district-7

c. Accessory Dwelling Units are permitted by approval of a specific use permit in the following districts, refer to subsection 14-120 (b) for requirements for consideration in non-residential zoning districts.

i. GR, General retail district

ii. CC, Central commercial

iii. C, Commercial district

iv. LI, Light Industrial district

d. Accessory Dwelling Unit Standards:

i. Residential

1. Either the primary residence or ADU shall be occupied by the property owner.

2. The accessory dwelling unit shall be subordinate to the primary structure in overall height and size and placed in accordance with applicable zoning district setbacks.
3. ADUs shall not be larger than a GFA (Gross Floor Area) of 900 square feet or one half the GFA of the Primary Dwelling, whichever is smaller.
4. There is a limit of one (1) accessory dwelling unit per lot.
5. Short term rental (STR) permits will not be issued for ADUs.
6. One additional off-street parking space, accessible from the current drive way; shall be required prior to approval of the final inspection for the ADU.
7. Additional utility meter accounts and the issuance of separate addresses for the ADU are prohibited.

ii. Non-residential

1. Shall require one dedicated parking spot for the tenant.
2. Shall be occupied by the building owner or business tenant.
3. Specific Use Permit requests shall be accompanied with the submittal of a commercial site plan or commercial site plan amendment showing the location of the proposed ADU and dedicated parking spot

C. Examples. Single-family home.

D. Exceptions. Modular or mobile homes. Recreational vehicle occupation.

1. Situations where the length of stay may be arranged for periods of less than one month is considered a hotel or motel use and is classified in the Retail Sales And Service category.
2. In certain situations, lodging where length of stay may be arranged for periods less than one month may be classified as a Community Service use, such as short term, mass, or outdoor shelter.
3. Lodging where tenancy is arranged on a month-to-month basis, or for a longer period, in a dwelling unit classified as Group Living.
4. Mobile or manufactured home parks; or RV parks.

51-203: Household Living, Multifamily.

A. Characteristics. Household Living, Multifamily is the residential occupancy of attached dwelling units, or a dwelling unit that is part of a multifamily complex or unit. Tenancy is arranged on a month-to-month basis, or for a longer period. Uses where the length of stay may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Retail Sales And Service and Community Service categories).

B. Accessory Uses. Accessory uses commonly found are recreational activities, hobbies, leasing offices, civic spaces, and parking of the occupants' vehicles.

C. Examples. Uses include living in duplexes, apartments, condominiums, townhomes, cottage-style rentals, and retirement or senior center apartments.

D. Exceptions. Home occupations. Modular or mobile homes. Recreational vehicle occupation.

1. Situations where the length of stay may be arranged for periods of less than one month is considered a hotel or motel use and is classified in the Retail Sales And Service category.
2. In certain situations, lodging where length of stay may be arranged for periods less than one month may be classified as a Community Service use, such as short term, mass, or outdoor shelter.
3. Lodging where tenancy is arranged on a month-to-month basis, or for a longer period, in a dwelling unit classified as Group Living.
4. Mobile or manufactured home parks; or RV parks.

51-300. Commercial Use Categories

51-301. Commercial Outdoor Recreation

A. Characteristics. Commercial Outdoor Recreation uses are large, generally commercial uses that provide continuous recreation or entertainment-oriented activities. They generally take place outdoors. They may take place in a number of structures which are arranged together in an outdoor setting.

B. Accessory Uses. Accessory uses may include concessions, restaurants, parking, and maintenance facilities.

C. Examples. Examples include amusement parks, theme parks, golf driving ranges, miniature golf facilities, and zoos.

D. Exceptions.

1. Golf courses are classified as Parks And Open Areas.

2. Uses that draw large numbers of people to periodic events, rather than on a continuous basis, are classified as Major Event Entertainment.

3. Recreational vehicle occupation (RV Parks) require approval of a specific use permit. A specific use permit (SUP) for an RV Park must accompany a commercial site plan submittal as part of the amending ordinance to be considered for approval(s).

51-302. Commercial Parking

A. Characteristics. Commercial Parking facilities provide parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a Commercial Parking facility.

B. Accessory Uses. In a parking structure only, accessory uses may include gasoline sales, car washing, and vehicle repair activities if these uses provide service to autos parked in the garage, and not towards general traffic.

C. Examples. Examples include short- and long-term fee parking facilities, commercial district shared parking lots, commercial shuttle parking, and mixed parking lots (partially for a specific use, partly for rent to others).

D. Exceptions.

1. Parking facilities that are accessory to a use, but which charge the public to park for occasional events nearby, are not considered Commercial Parking facilities.

2. Parking facilities that are accessory to a primary use are not considered Commercial Parking uses, even if the operator leases the facility to the primary use or charges a fee to the individuals who park in the facility.

3. Public transit park-and-ride facilities are classified as Community Services.

51-303. Quick Vehicle Servicing

A. Characteristics. Quick Vehicle Servicing uses provide direct services for motor vehicles where the driver generally waits in the car before and while the service is performed. The development will include a drive-through facility, the area where the service is performed. Full-service gas stations are always classified as a primary use (Quick Vehicle Servicing), rather than an accessory use, even when they are in conjunction with other uses.

B. Accessory Uses. Accessory uses may include auto repair and tire sales.

C. Examples. Examples include full-serve and mini-serve gas stations, unattended card key stations, car washes, quick lubrication services, and vehicle emission test sites.

1. Additional standards related to car washes:

a. Tunnel or drive thru (automatic) car washes. Shall be oriented so that the entrance and exit of the car wash tunnel are not seen from the parkway. The tunnel should be oriented parallel to the parkway. For sites located on corner lots, the tunnel shall be oriented parallel to the street with the higher classification in accordance with the master thoroughfare plan. Vaccums and self-service cleaning areas shall be located to the rear of the primary structure.

b. Self-service or pull in bay (manual) car washes. Shall be oriented perpendicular to the parkway so that entrance and exit points to the bays are not seen from the parkway. For sites located on corner lots the bays shall be oriented so that the interior of the bays can only be seen from the street with the lower classification in accordance with the master thoroughfare plan. Vaccums and self-service cleaning areas shall be located to the rear or side of the primary structure. When vacuum areas are located in the side yard of the lot, they shall be screened so to not be seen from the street with the higher classification.

D. Exceptions.

1. Truck stops are classified as Industrial Service.

2. Refueling facilities for the vehicles that belong to a specific use (fleet vehicles) which are on the site where the vehicles are kept, are accessory to the use

51-304. Major Event Entertainment

A. Characteristics. Major Event Entertainment uses are characterized by activities and structures that draw large numbers of people to specific events or shows. Activities are generally of a spectator nature.

B. Accessory Uses. Accessory uses may include restaurants, bars, concessions, parking, and maintenance facilities.

C. Examples. Examples include stadiums, sports arenas, coliseums, race tracks (auto), auditoriums, exhibition and meeting areas, and fairgrounds.

D. Exceptions.

1. Exhibition and meeting areas with less than 20,000 square feet of total event area are classified as Retail Sales And Service.

2. Banquet halls that are part of hotels or restaurants are accessory to those uses, which are included in the Retail Sales And Service category.

3. Theaters, including drive-in theaters, are classified as Retail Sales And Service.

51-305. Office

A. Characteristics. Office uses are characterized by activities conducted in an office setting that focus on the provision of goods and services, usually by professionals. There are two subgroups within the Office category:

1. Traditional Office. Traditional Office uses are characterized by activities that generally focus on business, government, professional, medical, or financial services. Traditional Office uses require customers or clients to visit the site on a regular basis.

2. Industrial Office. Industrial Office uses are characterized by activities that focus on science, technology, and design services associated with the production of physical or digital goods. They primarily provide products to other businesses. They do not require customers or clients to visit the site; any such visits are infrequent and incidental.

B. Accessory Uses. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Accessory uses may also include food membership distribution

C. Examples. Examples include uses from the two subgroups:

1. Traditional Office: Professional services such as lawyers, accountants, or management consultants; business services such as headquarters, temporary staffing agencies, sales offices, or call centers; financial services such as lenders, brokerage houses, banks, or real estate agents and developers or property managers; television and radio studios; portrait photography studios; government offices and public utility offices; medical and dental clinics, and blood collection facilities.

2. Industrial Office: Architectural, engineering and related services including landscape architects; drafting services; consultant service providers in the building inspection, architectural, geophysical surveying and mapping, environmental, agricultural, motion picture, biology and life sciences, biotechnology, physics, chemistry, economics, energy, and engineering fields; medical, dental, and veterinary labs primarily engaged in providing testing services to practitioners; interior, industrial, and graphic design services; commercial photography studios; computer system, software, or internet content design services where all support occurs off-site; data processing and hosting services.

D. Exceptions:

1. Offices that are part of and are located with a firm in another category are considered accessory to the firm's primary activity. Headquarters offices, when in conjunction with or adjacent to a primary use in another category, are considered part of the other category.

2. Contractors and others who perform services off-site are included in the Office category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.

3. Bail bond facilities are allowed by-right in the Light Industrial and Heavy Industrial & High Energy zoning districts as long as they are not located within the boundaries of the Old Town overlay. Bail bond facilities require a specific use permit submittal for consideration in any other non-residential zoning districts. Bail Bonding companies are required to provide proof of current licensing with the state of Texas.

51-306. Retail Sales and Services

A. Characteristics. Retail Sales and Service firms are involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.

B. Accessory Uses. Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale, and parking.

C. Examples. Examples include uses from the four subgroups listed below:

1. Sales-oriented: Stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery, and videos; food sales, and sales or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks, and other recreational vehicles.

2. Personal service-oriented: Branch banks; urgency medical care; laundromats; photographic studios; photocopy and blueprint services; hair, tanning, and personal care services; business, martial arts, and other trade schools; dance or music classes; taxidermists; mortuaries; veterinarians; kennels limited to boarding, with no breeding; and animal grooming.

3. Entertainment-oriented: Restaurants, cafes, delicatessens, indoor or outdoor continuous entertainment activities such as bowling alleys, ice rinks, and game arcades; pool halls; indoor firing ranges; theaters, health clubs, gyms, membership clubs, and lodges; hotels, motels with an average length of stay of less than 30 days.

4. Repair-oriented: Repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; photo or laundry drop off; quick printing; recycling drop-off; tailor; locksmith; and upholsterer.

5. Liquor or package store:

A liquor store may be located in the LI, Light Industrial if the below requirements have been met. A specific use permit (SUP) is required for a liquor store in the GR, General Retail, C, Commercial, and IC, Interstate Commercial districts. In considering whether to grant a specific use permit or to be allowed by-right in the LI, Light Industrial district, the following supplemental regulations must be met unless otherwise approved by City Council:

i. Shall not be located within the Old Town Overlay District or within 300 feet of IH-35 frontage without City Council approval.

ii. Minimum building size shall be 5,000 sq. ft.

iii. No liquor stores shall be allowed within 1,000 feet of another liquor store as measured in a straight line from their respective property lines.

iv. A liquor (package) store shall not have walk-up window access and shall not have drive-through or drive-up access.

v. The liquor store has an independent entrance for deliveries and customers. "Partitioned" means walls or other physical divisions separating the liquor store from all other retail or commercial establishments.

vi. All windows shall be either polycarbonate or have a protective shatterproof film installed on both sides and glass window.

vii. Shall provide additional landscaping between front facade and the parkway.

viii. Shall maintain a 15-foot landscaping buffer with canopy trees planted no less than 20 feet on center along entire frontage.

6. Tattoo shops: Tattoo shops are allowed by-right in the Light Industrial and Heavy Industrial & High Energy zoning districts as long as they are not located within the boundaries of the Old Town overlay. Tattoo shops require a specific use permit submittal for consideration in any other non-residential zoning districts."

D. Exceptions.

1. Lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation are classified as Wholesale Sales.

2. Sales of landscape materials, including bark chips and compost, is classified as Industrial Service.

3. Repair and service of consumer motor vehicles, motorcycles, and light and medium trucks is classified as Vehicle Repair. Repair and service of industrial vehicles and equipment, and heavy trucks is classified as Industrial Service.

4. Sales, rental, or leasing of heavy trucks and equipment is classified as Wholesale Sales.

5. Hotels, restaurants, and other services which are part of a truck stop are considered accessory to the truck stop which is classified as Industrial Service.

6. In certain situations, hotels and motels may be classified as a Community Service use, such as short term housing or mass shelter. See Community Services.

7. When kennels are limited to boarding, with no breeding, the applicant may choose to classify the use as Retail Sales And Service or Agriculture.

8. Trade schools where industrial vehicles and equipment, including heavy trucks, are operated are classified as Industrial Service.

51-307. Self-Service Storage

A. Characteristics. Self-Service Storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property.

B. Accessory Uses. Accessory uses may include security and leasing offices. Use of the storage areas for sales, service and repair operations, or manufacturing is not considered accessory to the Self-Service Storage use. The rental of trucks or equipment is also not considered accessory to a Self-Service Storage use.

C. Examples. Examples include single story and multistory facilities that provide individual storage areas for rent. These uses are also called miniwarehouses.

D. Exceptions. A transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred is in the Warehouse And Freight Movement category.

51-308. Vehicle Repair

A. Characteristics. Firms servicing passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed.

B. Accessory Uses. Accessory uses may include offices, sales of parts, and vehicle storage.

C. Examples. Examples include vehicle repair, transmission or muffler shop, auto body shop, alignment shop, auto upholstery shop, auto detailing, and tire sales and mounting.

D. Exceptions. Repair and service of industrial vehicles and equipment, and of heavy trucks; towing and vehicle storage; and vehicle wrecking and salvage are classified as Industrial Service.

51-400. Industrial Use Categories

51-401. Light Industrial Services

A. Characteristics. Light industrial facilities normally have less environmental impacts and generally require fewer raw materials, space, and power. A light industry uses small amounts of light raw materials to produce light goods e.g., computers or mobile phones. Light industries usually include electronics and assembly industries, Light industrial uses shall be designed to operate in such a manner that it will not emit smoke, odor, or objectionable waste materials, and which will not produce noise levels beyond that permitted by ordinance.

B. Accessory Uses. Accessory uses may include offices, parking, storage, and rail spur or lead lines.

C. Examples. Examples include assembling, cleaning, manufacturing, processing repairing or testing of products conducted within an enclosed structure, manufacturing of fast-moving consumer goods and durables (I.e., food products, household appliances), manufacturing of consumer electronics, includes sectors of the food industry, paper making, plastic, leather, textiles, and household electric appliances.

D. Exceptions

1. Contractors and others who perform services off-site are included in the Office category, if equipment and materials are not stored at the site, and fabrication, or similar work is not carried on at the site.

2. Oil, mining, shipbuilding, steel, chemicals, machinery manufacturing and similar industries are considered Heavy Industrial Services.

3. Uses that require high energy consumption or large amounts of resources such as data mining farms, cryptocurrency mining, and data centers are considered High Energy Industrial.

51-402. Heavy Industrial Services

A. Characteristics. Heavy industrial firms generally involve large and heavy products, large and heavy equipment, large-scale infrastructure, and complex or numerous processes. Heavy industrial firms often sell their products to other industries rather than to end users and consumers (I.e., they usually make products that are used to make other products). They are very capital-intensive, meaning they require a lot of machinery and equipment to produce, and they are often more heavily cyclical in investment and employment. Heavy industrial services generally involve loud noises, vibrations, odorous matter, and/or fire and explosive hazards and shall conform to the performance standards as prescribed below in subsection 51-402 (E).

B. Accessory Uses. Accessory uses may include offices, parking, storage, and rail spur or lead lines.

C. Examples. Examples include assembling, cleaning, manufacturing, processing repairing or testing of products conducted within an enclosed structure or within a screened outdoor storage area, drop forges, fertilizer manufacturing, animal processing, slaughterhouses, glue manufacturing, petroleum products manufacturing, processing and storage, including oils, gasoline, natural gas, paints and tar, incinerators, metal industries (ores, reduction, refining, smelting and alloying), paper and paper product manufacturing, textile mills, chemical manufacturing, rubber manufacturing

D. Exceptions

1. Contractors and others who perform services off-site are included in the Office category, if equipment and materials are not stored at the site, and fabrication, or similar work is not carried on at the site.

E. Performance Standards

1. Noise. Noise in decibels as measured at the street or property line shall not exceed 75 and shall be muffled so as to not become objectionable due to intermittence, beat frequency or shrillness. May equal but not exceed street traffic noise during a normal day shift work period defined as Monday through Friday from 7 a.m. to 7 p.m.

2. Vibrations. No vibration which is discernible to the human sense of feeling for three minutes or more duration in any one hour of the day between the hours of 7 a.m. and 7 p.m., or of 30 seconds or more duration in any one hour between the hours of 7 p.m. and 7 a.m.

3. Smoke. No emission at any point, from any chimney or otherwise, of visible grey smoke of a shade darker than No. 1 on the Ringelmann Smoke Chart as published by the U. S. Bureau of Mines, except that visible grey smoke of a shade not darker than No. 2 on said Chart may be emitted for not more than four minutes in any 30 minutes. These provisions, applicable to visible grey smoke, shall also apply to visible smoke of a different color but with an equivalent apparent opacity.

4. Toxic or Noxious Matter. Shall emit no noxious, toxic or corrosive fumes or gases.

5. Odorous Matter. The emission of odorous matter in such quantities as to be readily detectable at any point along lot lines or as to produce a public nuisance or hazard beyond lot lines is prohibited.

51-403. Warehouse and Freight Movement

A. Characteristics. Warehouse and Freight Movement firms are involved in the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.

B. Accessory Uses. Accessory uses may include offices, truck fleet parking and maintenance areas, rail spur or lead lines, docks, and repackaging of goods.

C. Examples. Examples include separate warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; storage of weapons and ammunition; major wholesale distribution centers; truck, marine, or air freight terminals; bus barns and light rail barns; parcel services; major post offices; grain terminals; and the stockpiling of sand, gravel, or other aggregate materials.

D. Exceptions.

1. Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related uses.

2. Miniwarehouses are classified as Self-Service Storage uses.

51-404. Waste Related

A. Characteristics. Waste-Related uses are characterized by uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods from the biological decomposition of organic material.

B. Accessory Uses. Accessory uses may include recycling of materials, offices, and repackaging and transshipment of by-products.

C. Examples. Examples include sanitary landfills, limited use landfills, waste composting, solid waste incinerators that generate energy but do not meet the definition of Small Scale Energy Production, sewer treatment plants, portable sanitary collection equipment storage and pumping, and hazardous-waste-collection sites.

D. Exceptions.

1. Disposal of clean fill is considered a fill, not a Waste Related use.

2. Infrastructure services that must be located in or near the area where the service is provided in order to function are considered Basic Utilities. Examples include sewer pipes that serve a development or water re-use pipes and tanks, pump stations, and collection stations necessary for the water re-use that serve a development or institution.

3. Small Scale Energy Production is considered a Basic Utility.

4. Utility Scale Energy Production, other than solid waste incinerators that generate energy, is considered a Manufacturing and Production Use.

51-405. Wholesale Sales

A. Characteristics. Wholesale Sales firms are involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.

B. Accessory Uses. Accessory uses may include offices, food membership distribution, product repair, warehouses, parking, minor fabrication services, and repackaging of goods.

C. Examples. Examples include sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, building hardware, and office supplies.

D. Exceptions.

1. Firms that engage primarily in sales to the general public are classified as Retail Sales And Service.

2. Firms that engage in sales on a membership basis are classified as either Retail Sales And Service or Wholesale Sales, based on a consideration of the characteristics of the use.

3. Firms that are primarily storing goods with little on-site business activity are classified as Warehouse And Freight Movement.

51-406. Railroad Yards

A. Characteristics. Railroad yards are areas that contain multiple railroad tracks used for rail car switching, assembling of trains, and transshipment of goods from other transportation modes to or from trains.

B. Accessory Uses. Accessory uses include offices, employee facilities, storage areas, and rail car maintenance and repair facilities.

51-407. High Energy Industrial

A. Characteristics. This district accommodates certain businesses, with operations and facilities that may create energy, or require high energy consumption compared to other businesses in other districts, and, if not properly regulated, may create high-noise levels and other negative impacts. To limit the cumulative impact that these businesses may have on the City, the City has determined that such businesses shall only be permitted within the boundaries of this District0000000000000000000000000.

The City will impose conditions on businesses to mitigate impacts from high energy consumption and other environmental impacts that may result from these businesses.

B. Accessory Uses. Accessory uses may include offices, parking, storage, basic utilities, and rail spur or lead lines.

C. **Examples. Examples include Coal power plant,** Data centers, Electrical power plant, Geothermal power plant, Hydro/hydro-electric power plant, Natural gas plant, Nuclear power plant, Solar panel field (Electric Fields), Thermal power plant, and Wind farms.

D. Exceptions. Contractors and others who perform services off-site are included in the Office category, if equipment and materials are not stored at the site, and fabrication, or similar work is not carried on at the site.

E. Performance Standards

1. Noise. Noise in decibels as measured at the street or property line shall not exceed 75 and shall be muffled so as to not become objectionable due to intermittence, beat frequency or shrillness. May equal but not exceed street traffic noise during a normal day shift work period defined as Monday through Friday from 7 a.m. to 7 p.m.

2. Vibrations. No vibration which is discernible to the human sense of feeling for three minutes or more duration in any one hour of the day between the hours of 7 a.m. and 7 p.m., or of 30 seconds or more duration in any one hour between the hours of 7 p.m. and 7 a.m.

3. Smoke. No emission at any point, from any chimney or otherwise, of visible grey smoke of a shade darker than No. 1 on the Ringelmann Smoke Chart as published by the U. S. Bureau of Mines, except that visible grey smoke of a shade not darker than No. 2 on said Chart may be emitted for not more than four minutes in any 30 minutes. These provisions, applicable to visible grey smoke, shall also apply to visible smoke of a different color but with an equivalent apparent opacity.

4. Toxic or Noxious Matter. Shall emit no noxious, toxic or corrosive fumes or gases.

5. Odorous Matter. The emission of odorous matter in such quantities as to be readily detectable at any point along lot lines or as to produce a public nuisance or hazard beyond lot lines is prohibited.

51-500. Institutional Use Categories

51-501. Basic Utilities

A. Characteristics. Basic Utilities are infrastructure services which need to be located in or near the area where the service is provided. Basic Utility uses generally do not have regular employees at the site. Services may be public or privately provided. All public safety facilities are Basic Utilities.

B. Accessory Uses. Accessory uses may include parking; control, monitoring, data or transmission equipment; and holding cells within a police station.

C. Examples. Examples include water and sewer pump stations; sewage disposal and conveyance systems; electrical substations; water towers and reservoirs; Small Scale Energy Production, water quality and flow control facilities; water conveyance systems; water harvesting and re-use conveyance systems and pump stations; stormwater facilities and conveyance systems; telephone exchanges; mass transit stops or turn arounds, light rail stations, suspended cable transportation systems, transit centers; and public safety facilities, including fire and police stations, and emergency communication broadcast facilities.

D. Exceptions.

1. Services where people are generally present, other than mass transit stops or turn arounds, light rail stations, transit centers, and public safety facilities, are classified as Community Services or Offices.

2. Utility offices where employees or customers are generally present are classified as Offices.

3. Bus and light rail barns are classified as Warehouse And Freight Movement.

4. Public or private passageways, including easements, for the express purpose of transmitting or transporting electricity, gas, oil, water, sewage, communication signals, or other similar services on a regional level are classified as Rail Lines And Utility Corridors.

5. Utility Scale Energy Production is considered Manufacturing and Production.

6. Solid waste incinerators that generate energy but are not Small Scale Energy Production are considered Waste Related Uses.

51-502.Colleges

A. Characteristics. This category includes colleges and other institutions of higher learning which offer courses of general or specialized study leading to a degree. They are certified by the State Board of Higher Education or by a recognized accrediting agency. Colleges tend to be in campus-like settings or on multiple blocks.

B. Accessory Uses. Accessory uses include offices, housing for faculty, staff and students, food service, laboratories, health and sports facilities, theaters, meeting areas, parking, maintenance facilities, and support commercial.

C. Examples. Examples include universities, liberal arts colleges, community colleges, nursing and medical schools not accessory to a hospital, and seminaries

D. Exceptions. Business and trade schools are classified as Retail Sales And Service.

51-503. Community Services

A. Characteristics. Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on the site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities that have membership provisions are open to the general public to join at any time, (for instance, any senior citizen could join a senior center). The use may provide mass, outdoor, or short term shelter with no minimum length of stay when operated by a public or non-profit agency. The use may also provide special counseling, education, or training of a public, nonprofit or charitable nature.

B. Accessory Uses. Accessory uses may include offices, meeting areas, food preparation areas, , parking, health and hygiene facilities, therapy areas, daycare uses, and athletic facilities.

C. Examples. Examples include libraries, museums, senior centers, community centers, publicly owned swimming pools, youth club facilities, hospices, ambulance stations, drug and alcohol centers, social service facilities, short term shelters when operated by a public or non-profit agency, vocational training for persons with disabling conditions, crematoriums, columbariums, mausoleums, park-and-ride facilities for mass transit, and charitable meal service or food distribution centers.

D. Exceptions.

1. Private lodges, clubs, and private or commercial athletic or health clubs are classified as Retail Sales And Service. Commercial museums (such as a wax museum) are in Retail Sales And Service.

2. Parks are in Parks And Open Areas.

3. Uses where tenancy is arranged on a month-to-month basis, or for a longer period are residential, and are classified as Household or Group Living.

4. Public safety facilities are classified as Basic Utilities

51-504. Daycare

A. Characteristics. Daycare use includes day or evening care of two or more children outside of the children's homes, for a fee. Daycare uses also include the daytime care of teenagers or adults who need assistance or supervision.

B. Accessory Uses. Accessory uses include offices, play areas, and parking.

C. Examples. Examples include preschools, nursery schools, and adult daycare programs.

D. Exceptions. Daycare use does not include care given by the parents, guardians, or relatives of the children, or by babysitters. Daycare use also does not include registered or certified family child care homes. Registered or certified family child care homes for up to 16 or fewer children, including the children of the provider that also meet the State's requirements are Household Living uses.

51-505. Medical Centers

A. Characteristics. Medical Centers includes uses providing medical or surgical care to patients and offering overnight care. Medical centers tend to be on multiple blocks or in campus settings.

B. Accessory Uses. Accessory uses include out-patient clinics, offices, laboratories, teaching facilities, meeting areas, parking, maintenance facilities, and housing facilities for staff, trainees, or patient families.

C. Examples. Examples include hospitals and medical complexes that include hospitals.

D. Exceptions.

1. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents of the program, are classified in the Group Living category.

2. Medical clinics that provide care where patients are generally not kept overnight are classified as Office.

3. Urgency medical care clinics are classified as Retail Sales And Service.

51-506. Parks and Open Spaces

A. Characteristics. . Parks And Open Areas are uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures.

B. Accessory Uses. Accessory uses may include club houses, maintenance facilities, concessions, caretaker's quarters, and parking.

C. Examples. Examples include parks, golf courses, cemeteries, public squares, plazas, recreational trails, botanical gardens, boat launching areas, nature preserves, off-site mitigation, community gardens, and land used for grazing that is not part of a farm or ranch.

D. Exceptions. On-site mitigation is not a Parks and Open Areas use.

51-507. Religious Institutions

A. Characteristics. Religious Institutions are intended to primarily provide meeting areas for religious activities.

B. Accessory Uses. Accessory uses include Sunday school facilities, food service, charitable meal service and food distribution, parking, caretaker's housing, and congregate housing facilities such as convents.

C. Examples. Examples include churches, temples, synagogues, and mosques.

51-508. Schools.

A. Characteristics. This category includes public and private schools at the primary, elementary, middle, junior high, or high school level that provide state mandated basic education.

B. Accessory Uses. Accessory uses include play areas, cafeterias, recreational and sport facilities, athletic fields, auditoriums, before- or after-school daycare, and charitable meal service and food distribution.

C. Examples. Examples include public and private daytime schools, boarding schools and military academies

D. Exceptions.

1. Preschools are classified as Daycare uses.

2. Business and trade schools are classified as Retail Sales and Service.

51-600. Other Use Categories

51-601. Agriculture

A. Characteristics. Agriculture includes activities that raise, produce or keep plants or animals.

B. Accessory Uses. Accessory uses include dwellings for proprietors and employees of the use, and animal training.

C. Examples. Examples include breeding or raising of fowl or other animals, dairy farms, stables, riding academies, kennels or other animal boarding places, farming, truck gardening, forestry, tree farming, Market Gardens, and wholesale plant nurseries.

D. Exceptions.

1. Processing of animal or plant products, including milk, and feed lots, are classified as Manufacturing And Production.

2. Livestock auctions are classified as Wholesale Sales.

3. Plant nurseries that are oriented to retail sales are classified as Retail Sales And Service.

4. When kennels are limited to boarding, with no breeding, the applicant may choose to classify the use as Agriculture or Retail Sales And Service.

51-602. Aviation and Passage Terminals

A. Characteristics. Aviation And Surface Passenger Terminals includes facilities for the landing and takeoff of flying vehicles, including loading and unloading areas. Aviation facilities may be improved or unimproved. Aviation facilities may be for commercial carriers or for shared use by private aircraft. Aviation And Passenger Terminals also includes passenger terminals for aircraft, regional bus service, and regional rail service.

B. Accessory Uses. Accessory uses include freight handling areas, concessions, offices, parking, maintenance and fueling facilities, and aircraft sales areas, rental car facilities, food membership distribution, and Basic Utilities.

C. Examples. Examples include airports, bus passenger terminals for regional bus service, railroad passenger stations for regional rail service, air strips, and helicopter landing facilities.

D. Exceptions.

1. Bus and rail passenger stations for subregional service such as mass transit stops are classified as Basic Utilities. Park-and-ride facilities are classified as Community Service.

2. Private helicopter landing facilities which are accessory to another use, are considered accessory uses. However, they are subject to all the regulations and approval criteria for helicopter landing facilities.

51-603. Detention Facilities

A. Characteristics. Detention Facilities includes facilities for the judicially required detention or incarceration of people. Inmates and detainees are under 24 hour supervision by peace officers, except when on an approved leave.

B. Accessory Uses. Accessory uses include offices, recreational and health facilities, therapy facilities, maintenance facilities, cafeterias, and hobby and manufacturing activities.

C. Examples. Examples include prisons, jails, probation centers, and juvenile detention homes.

D. Exceptions. Programs that provide care and training or treatment for psychiatric, alcohol, or drug problems, where patients are residents of the program, but where patients are not supervised by peace officers are classified as Group Living. Programs that provide transitional living experience for former offenders, such as halfway houses, where residents are not supervised by peace officers, are also classified as Group Living.

51-604. Mining.

A. Characteristics. Mining includes mining or extraction of mineral or aggregate resources from the ground for off-site use.

B. Accessory Uses. Accessory uses include storage, sorting, stockpiling, or transfer off-site of the mined material.

C. Examples. Examples include quarrying or dredging for sand, gravel or other aggregate materials; mining; and oil, gas, or geothermal drilling.

51-605. Radio Frequency Transmission Facilities

A. Characteristics. Radio Frequency Transmission Facilities includes all devices, equipment, machinery, structures or supporting elements necessary to produce nonionizing electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message. Towers may be self supporting, guyed, or mounted on poles or buildings.

B. Accessory Uses. Accessory use may include transmitter facility buildings.

C. Examples. Examples include Personal Wireless Service Facilities, Radio or Television Broadcast Facilities, broadcast towers, communication towers, point to point microwave towers, accessory equipment, antennas, and transmitter radios.

D. Exceptions.

1. Receive-only antenna are not included in this category.

2. Radio and television studios are classified in the Office category.

3. Radio Frequency Transmission Facilities that are public safety facilities are classified as Basic Utilities.

51.606. Rail Lines and Utility Corridors

A. Characteristics. This category includes railroad tracks and lines for the movement of trains. The land may be owned or leased by the railroad. The category also includes public or private passageways, including easements, for the express purpose of transmitting or transporting electricity, gas, oil, water, sewage, communication signals, or other similar services on a regional level.

B. Examples. Examples include rail trunk and feeder lines; regional electrical transmission lines; and regional gas and oil pipelines

C. Exceptions.

1. Railroad lead and spur lines for delivery of rail cars to sites or for unloading of rail cars on specific sites are classified as accessory to the primary use of the site.

2. Rail lines and utility corridors that are located within motor vehicle rights-of-way are not included.

3. Light rail lines are not included.

4. Railroad yards are classified in the Railroad Yards category.

Section 52. A, agricultural district.

52-100. Purpose: A, agricultural district. The A, agricultural district is created to provide an appropriate zoning for land expected to remain in agricultural use for several years. The uses permitted in the A, agricultural district include normal farming, ranching and gardening activities except for any form of animal husbandry that may be specifically prohibited by ordinance. It is anticipated that all of the A, agricultural districts, will be changed to urban uses and other zoning categories as the area within the corporate limits becomes fully developed. Newly annexed territory is zoned as A, agricultural district, unless the city council, at the time of annexation, designates other zoning categories for the area.

52-105. Primary uses allowed. In the A, agricultural district, no building or land shall be used, and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

~~Country club, private~~

~~Day camp for children~~

~~Electrical transmission line~~

~~Farm, ranch, garden, orchard~~

~~Industrialized housing (modular home)~~

~~Park or public playground~~

~~Playfield or stadium (public)~~

~~Railroad track or right-of-way~~

~~School, primary and secondary~~

~~Sewage pumping station~~

~~Single-family detached~~

~~Stable or barn, private~~

~~Telephone exchange, switching, relay or transmission station~~

~~Water pumping station~~

~~Water storage facility~~

Agriculture	Schools	Basic Utilities
Household Living, Single-Family	Parks and Open Spaces	Rail Lines and Utility Corridors
Religious Institutions		

~~(b) Accessory uses allowed:~~

~~Accessory building, residential~~

~~Accessory building, agricultural~~

~~Caretaker's or guard's residence~~

~~Home occupation~~

~~Off-street parking~~

~~Swimming pool, private~~

52-110. Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

~~Amusement: outdoor~~

~~1. Outdoor amusement facilities shall not be located within 200 feet of a residentially zoned parcel of land.~~

~~Animal pound, private~~

~~Electric generating~~

~~1. Must provide screening and/or landscaping along the perimeter of the property containing the use.~~

~~Fair grounds or exhibition area~~

~~Franchised utility shop/yard~~

~~Greenhouse or house plant sales~~

~~Greenhouse or commercial nursery~~

~~Hatchery~~

~~Kennel (outdoor)~~

~~Livestock auction~~

~~Petroleum or gas well~~

~~Public facility; governmental unit~~

~~Religious institution~~

~~1. A religious institution must meet the requirements of [chapter 86 of the Burleson Code of Ordinances].~~

~~2. Once a building permit has been issued for a religious institution farming, ranching and all other livestock related uses are prohibited.~~

~~Rodeo grounds~~

~~Veterinarian, office only~~

~~Veterinarian hospital~~

~~Veterinarian with outside animal pens~~

~~Water treatment plant~~

~~Zoo; private~~

~~Zoo; public~~

(Ord. No. CSO# 1240-01-2020, § 1, 1-21-2020)

Radio Frequency Transmission Facilities	**Railroad Yards**

~~**52-115. Height requirements.** No building shall exceed three stories, except as allowed by section 133, general height requirements.~~

52-120. Development area regulations. In the A, agricultural district, the following regulations apply to all uses:

~~(a) Lot size: 3 acres minimum (single-family detached structure).~~

~~(b) Floor area: 1,500 square feet minimum (for a dwelling unit).~~

~~(c) Depth of front yard: 35 feet minimum (see section 132, general yard requirements).~~

~~(d) Depth of rear yard: none (see section 35, general yard requirements).~~

~~(e) Width of side yard: ten feet minimum on each side (see section 132, general yard requirements).~~

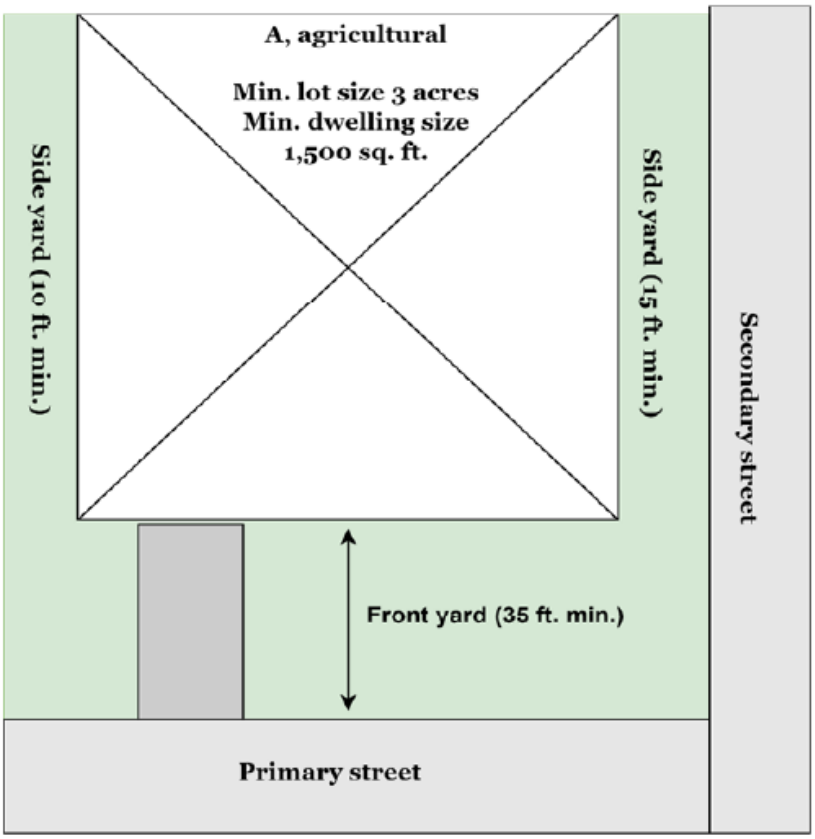
~~(f) Width of side yard adjacent to a street: 15 feet minimum~~

~~(g) Width of lot: 150 feet minimum.~~

~~(h) Depth of lot: 200 feet minimum.~~

Lot	
Size	3 acres minimum
Width	150 feet minimum
Depth	200 feet minimum
Setbacks (ref. Section 132, general yard requirements)	
Front yard	35 feet minimum
Side yard(s)	10 feet minimum

	15 feet when adjacent to a street
Rear yard	None
School or church	25 feet minimum side yard on either side of the main building
Building	
Floor area	1,500 square feet minimum for a dwelling unit
Height	No building shall exceed three stories, except as allowed by section 133, general height requirements.



52-125. Accessory building and structure regulations. Area regulations for accessory buildings or accessory structures shall be in compliance with subsection 132-115, accessory building and structure yard regulations.

52-130. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

52-135. Off-street parking. Parking shall be in compliance with section 134, vehicle parking regulations.

52-140. Off-street loading: None.

Section 53. SFR, single-family rural district.

53-100. Purpose. The SFR district was established to protect existing activities, businesses, and agrarian endeavors of homeowners, that existed as of February 9, 1984, and before non-voluntary annexation. This is a limited

classification that applies only to designated individual lots or tracts whose owners in the past applied for the classification within one year from the date of annexation. **This is a legacy district and no new additional parcels shall be zoned SFR.**

53-105. Primary uses allowed. In the SFR, single-family rural district, no building or land shall be used, and no building constructed, reconstructed, altered or enlarged, except for a use specified in the permanent record of authorized activity maintained in the city secretary's office for each specific lot or tract that is designated with the SFR zoning classification.

(a) Notwithstanding the uses enumerated in the permanent record of authorized activity, the owner of a lot or tract designated with the SFR zoning classification shall not:

(1) Keep more than 20 head of cattle, 15 head of horses or more than a total of 20 head of cattle, horses, or other livestock and domestic farm animals, as defined in chapter 6 of the Burleson Code of Ordinances (this restriction does not apply to the keeping of fowl as described in the permanent record of authorized activity of a lot or tract).

(2) Engage in an activity that is a public nuisance or otherwise adverse or dangerous to the general health, safety, or welfare of the neighborhood or community.

53-110. Limited classification. The SFR, single-family rural district, is a limited zoning classification. A lot or tract not designated as SFR and not appearing on the zoning map with an assigned SFR lot number on October 1, 1997, may not be classified as SFR in the future.

(a) A lot or tract designated SFR on the zoning map may retain the SFR classification until:

(1) The zoning classification is changed.

(2) The existing activity, business, or agrarian endeavor as reflected in the permanent record of authorized activity, changes.

(3) The property ceases to be used for residential purposes; or

(4) The land is subdivided.

(b) Upon the occurrence of (b)(2), (3), or (4), the zoning classification shall automatically revert to A, agricultural district.

(c) When the zoning classification on a lot or tract is changed from SFR to another zoning classification, the lot or tract may not again be classified as SFR.

53-115. Height requirements. Height requirements shall be the same as those applicable to the SFE, single-family estate district.

53-120. Development regulations. Development regulations shall be the same as those applicable to the SFE, single-family estate district.

53-125. Accessory building and structure regulations. Area regulations for accessory buildings or accessory structures shall be in compliance with subsection 132-115, accessory building and structure yard regulations.

53-130. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

53-135. Parking. Parking shall be in compliance with section 134, vehicle parking regulations.

53-140. Off-street loading. Off-street loading shall be in compliance with section 135, off-street loading regulations.

53-145. Additional provisions. The following additional provisions apply to SFR, single-family rural district:

(a) SFR is considered a residential zoning classification even though some business activity enumerated on the permanent record of authorized activity is allowed.

(b) Subsection 6-102 of the Burleson Code of Ordinances does not apply in the SFR zoning classification.

Section 54. SFE, single-family estate district.

54-100. Purpose. The SFE district is established to provide a district with standards appropriate for the development of single-family residences on larger lots of one acre or more. This district is appropriate for those areas providing larger lot developments and maintaining a rural environment.

54-105. Primary uses allowed. In the SFE, single-family estate district, no building or land shall be used, and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

~~Electrical substation~~

~~Electrical transmission line~~

~~Fire or police station~~

~~Industrialized housing (modular home)~~

~~Local franchise utility~~

~~Municipal building and uses~~

~~Natural gas regulating station~~

~~Park or public playground~~

~~Railroad track or right-of-way~~

~~School, primary and secondary~~

~~Sewage pumping station~~

~~Single-family detached~~

~~Telephone exchange, switching, relay or transmission station~~

~~Water pumping station~~

~~Water storage facility~~

Household Living, Single-Family	**Schools**	**Basic Utilities**
Religious Institutions	**Parks and Open Spaces**	

~~(b) Accessory uses allowed:~~

~~Accessory building, agricultural~~

~~Accessory building, residential~~

~~Caretaker's or guard's residence~~

~~Home occupation~~

~~Off-street parking~~

~~Swimming pool, private~~

~~Stable or barn private~~

54-110. Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations, and a regular public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

	Radio Frequency Transmission Facilities	Rail Lines and Utility Corridors

~~Child care as a home occupation (in single-family dwelling unit)~~

~~1. Completion of all requirements indicated on the City of Burleson request for a specific use permit single-family residence for child care purposes form.~~

~~Country club, private~~

~~Home for the aged~~

~~1. In consideration of whether to grant a specific use permit, the following shall be required:~~

~~A. Site Plan and a copy of State of Texas Department on Aging and Disability Services License to be submitted to City of Burleson.~~

~~• A provisional license issued by the state will be acceptable for construction purposes only; this is allowed by the State of Texas.~~

~~B. Number of residents (to be determined)~~

~~C. Restrict number of parked vehicles (to be determined)~~

~~D. City must be notified if ownership changes~~

~~Religious Institution~~

~~1. A religious institution must meet the requirements of [chapter 86 of the Burleson Code of Ordinances].~~

(Ord. No. B-582(J0910), § 1B(20-110), 9-20-2010)

~~**54-115. Height requirements.** No building shall exceed 2½ stories except as allowed by section 133, general height requirements.~~

54-120. Development area regulations. In the SFE, single-family estate district, the following regulations apply to all uses: See section 132, general yard requirements for general information regarding yard requirements.

~~(a) Lot size: 1 acre minimum.~~

~~(b) Floor area: 1,800 square feet minimum.~~

~~(c) Depth of front yard: 25 feet minimum.~~

~~(d) Depth of rear yard: ten feet minimum.~~

~~(e) Width of side yard: six feet minimum each side (see section 132, general yard requirements).~~

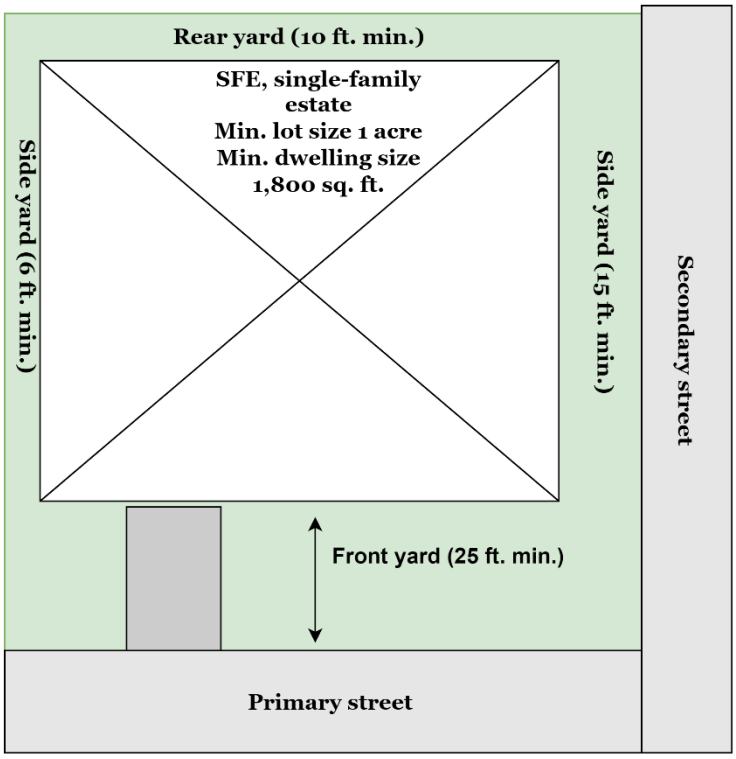
~~(f) Width of side yard adjacent to side street: 15 feet minimum.~~

~~(g) Width of lot: 100 feet minimum.~~

~~(h) Depth of lot: 100 feet minimum.~~

~~(i) Schools or churches side yard on either side of the main building: 25 feet minimum.~~

Lot	
Size	1 acre minimum
Width	100 feet minimum
Depth	100 feet minimum
Setbacks (ref. Section 132, general yard requirements)	
Front yard	25 feet minimum
Side yard(s)	6 feet minimum 15 feet when adjacent to a street
Rear yard	10 feet minimum
School or church	25 feet minimum side yard on either side of the main building
Building	
Floor area	1,800 square feet minimum for a dwelling unit
Height	No building shall exceed 2½ stories except as allowed by section 133, general height requirements.



54-125. Accessory building and structure regulations. Area regulations for accessory buildings or accessory structures shall be in compliance with subsection 132-105, accessory building and structure yard regulations.

54-130. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

54-135. Off-street parking. Parking shall be in compliance with section 134, vehicle parking regulations.

54-140. Off-street loading: None.

Section 55. SF16, single-family dwelling district-16.

55-100. Purpose. The SF16, single-family dwelling district-16 is established to promote low population densities within integral neighborhood units, as defined by the comprehensive land use plan, for single-family detached dwellings on lots not less than 16,000 square feet with a dua (dwelling units per acre) no greater than 2.3.

55-105. Primary uses allowed. In the SF16 single-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Household Living, Single-Family	Schools	Basic Utilities
Religious Institutions	Parks and Open Spaces	

~~Electrical substation~~

~~Electrical transmission line~~

~~Fire or police station~~

~~Industrialized housing (modular home)~~

~~Local franchise utility~~

~~Municipal building and uses~~

~~Natural gas regulating station~~

~~Park or public playground~~

~~Railroad track or right-of-way~~

~~School, primary and secondary~~

~~Sewage pumping station~~

~~Single-family detached~~

~~Telephone exchange, switching, relay or transmission station~~

~~Water pumping station~~

~~Water storage facility~~

~~(b) Accessory uses allowed:~~

~~Accessory building, agricultural~~

~~Accessory building, residential~~

~~Caretaker's or guard's residence~~

~~Home occupation~~

~~Off-street parking~~

~~Swimming pool, private~~

55-110. Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations, and a regular public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

	Radio Frequency Transmission Facilities	Rail Lines and Utility Corridors

~~Child care as a home occupation (in single-family dwelling unit)~~

~~[1.] Completion of all requirements indicated on the City of Burleson request for a specific use permit single-family residence for child care purposes form.~~

~~Home for the aged~~

~~1. In consideration of whether to grant a specific use permit, the following shall be required:~~

~~A. Site plan and a copy of State of Texas Department on Aging and Disability Services License to be submitted to City of Burleson.~~

~~• A provisional license issued by the state will be acceptable for construction purposes only; this is allowed by the State of Texas.~~

~~B. Number of residents (to be determined)~~

C. Restrict number of parked vehicles (to be determined)

D. City must be notified if ownership changes

Religious institution

1. A religious institution must meet the requirements of [chapter 86 of the Burleson Code of Ordinances].

(Ord. No. B-582(J0910), § 1C(20-110), 9-20-2010)

55-115. Height requirements. No building shall exceed 2½ stories except as permitted by section 133, general height requirements.

55-120. Development area regulations. In the SF16, single-family dwelling district-16, the following regulations apply to all uses: See section 132, general yard requirements for general information regarding yard requirements.

(a) Density: 2.30 residential dwelling units per acre.

(b) Lot size: 16,000 square feet minimum.

(c) Floor area: 1,800 square feet minimum.

(d) Depth of front yard: 25 feet minimum.

(e) Depth of rear yard: ten feet minimum.

(f) Width of side yard: six feet on each side (see section 132, general yard requirements).

(g) Width of side yard adjacent to side street: 15 feet minimum.

(h) Width of lot: 80 feet minimum.

(i) Depth of lot: 100 feet minimum.

Lot	
Size	16,000 square feet minimum
Density	Max of 2.30 dwelling units per acre
Width	80 feet minimum
Depth	100 feet minimum
Setbacks (ref. Section 132, general yard requirements)	
Front yard	25 feet minimum
Side yard(s)	6 feet minimum 15 feet when adjacent to a street
Rear yard	10 feet minimum
School or church	25 feet minimum side yard on either side of the main building
Building	
Floor area	1,800 square feet minimum for a dwelling unit
Height	No building shall exceed 2½ stories except as allowed by section 133, general height requirements.

~~(j) Schools or churches: 25 feet minimum side yard on either side of the main building.~~

55-125. Accessory building and structure regulations. Area regulations for accessory buildings or accessory structures shall be in compliance with subsection 132-105, accessory building and structure yard regulations.

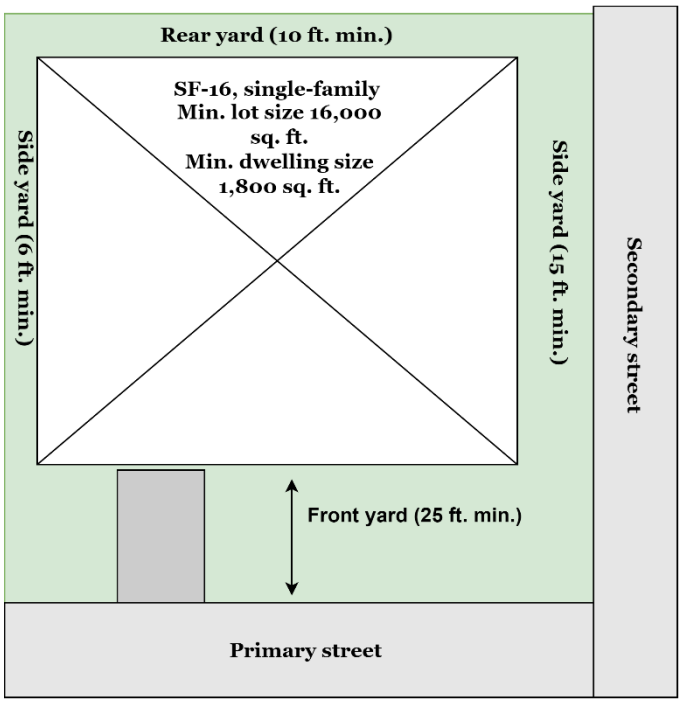
~~**55-127. Development option.** Regulations within the SF16, single-family dwelling district may be modified to include the following regulations that encourage efficient use of land and infrastructure by distributing population density over the development site.~~

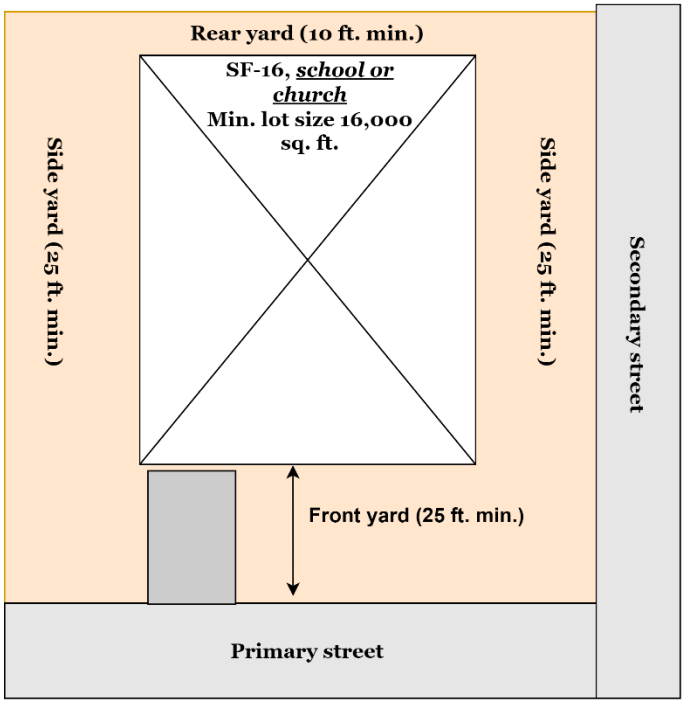
~~(a) *Designation.* Any parcel of land that is being developed using the development option shall be so designated on the zoning map with a "D" suffix such that the designation for the SF16 district would be SF16D.~~

~~(b) *Density.* The overall density for the development, including land area used for parkland and amenities, shall include land area located within designated floodways and floodplains but shall not exceed 2.30 residential units per acre. Land used for commercial and industrial purposes shall not be included in the dua calculation.~~

~~(c) *Area regulations.* There are no area regulations, as provided in section 55-120, development area regulations for development option developments, with the exception that no lot shall be less than 12,000 square feet in total area.~~

~~(d) *Development plan approval required.* All SF16D developments shall require development plan approval by the city council, upon recommendation by the planning and zoning commission. A development~~





~~plan shall be submitted in accordance with the requirements of article III of the subdivision and development ordinance, section 51-data requirement for preliminary plat submission[app. A, § 3.1]. Development plan requirements, and section 85-135, development schedule. Only one document containing the appropriate information need be prepared and submitted. Upon approval, the development plan shall satisfy the requirements of a preliminary plat.~~

55-130. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

55-135. Off-street parking. Parking shall be in compliance with section 134, vehicle parking regulations.

55-140. Off-street loading: None.

Section 56. SF10, single-family dwelling district-10.

56-100. Purpose. The SF10, single-family dwelling district is established to promote low population densities within integral neighborhood units, as defined by the comprehensive land use plan, for single-family detached dwellings on lots not less than 10,000 square feet with a dua no greater than 2.80.

56-105. Primary uses allowed. In the SF10 single-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Household Living, Single-Family	**Schools**	**Basic Utilities**
Religious Institutions	**Parks and Open Spaces**	

~~Electrical substation~~

~~Electrical transmission line~~

~~Fire or police station~~

~~Industrialized housing (modular home)~~

~~Local franchise utility~~

~~Municipal building and uses~~

~~Natural gas regulating station~~

~~Park or public playground~~

~~Railroad track or right-of-way~~

~~School, primary and secondary~~

~~Sewage pumping station~~

~~Single-family detached~~

~~Telephone exchange, switching, relay or transmission station~~

~~Water pumping station~~

~~(b) Accessory uses allowed:~~

~~Accessory building, agricultural~~

~~Accessory building, residential~~

~~Home occupation~~

~~Off-street parking~~

~~Swimming pool, private~~

56-110. Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations

and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

	Radio Frequency Transmission Facilities	Rail Lines and Utility Corridors

~~Child care as a home occupation (in single-family dwelling unit).~~

~~1. Completion of all requirements indicated on the City of Burleson request for a specific use permit single-family residence for child care purposes form.~~

~~Religious institution~~

~~1. A religious institution must meet the requirements of [chapter 86 of the Burleson Code of Ordinances].~~

~~**56-115. Height requirements.** No building shall exceed 2½ stories except as permitted by section 133, general height requirements.~~

56-120. Development area regulations. In the SF10 district the following reg5lations apply to all uses: See section 132, general yard requirements for general information regarding yard requirements.

~~(a) Density: 2.80 residential dwelling units per acre.~~

~~(b) Lot size: 10,000 square feet minimum.~~

~~(c) Floor area: 1,500 square feet minimum.~~

~~(d) Depth of front yard: 25 feet minimum.~~

~~(e) Depth of rear yard: ten feet minimum.~~

~~(f) Width of side yard: five feet minimum (see section 132, general yard requirements).~~

~~(g) Width of side yard adjacent to side street: 15 feet minimum.~~

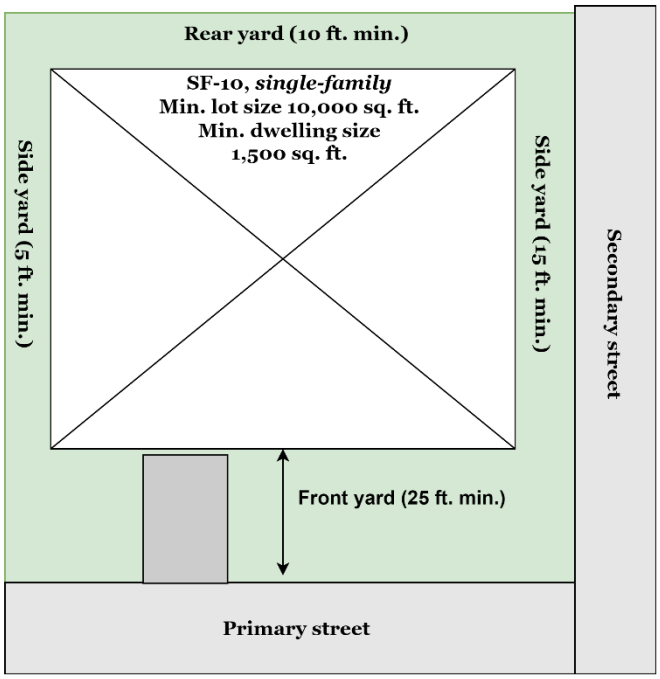
~~(h) Width of lot: 75 **80** feet minimum/65 **70** feet minimum on cul-de-sac lots.~~

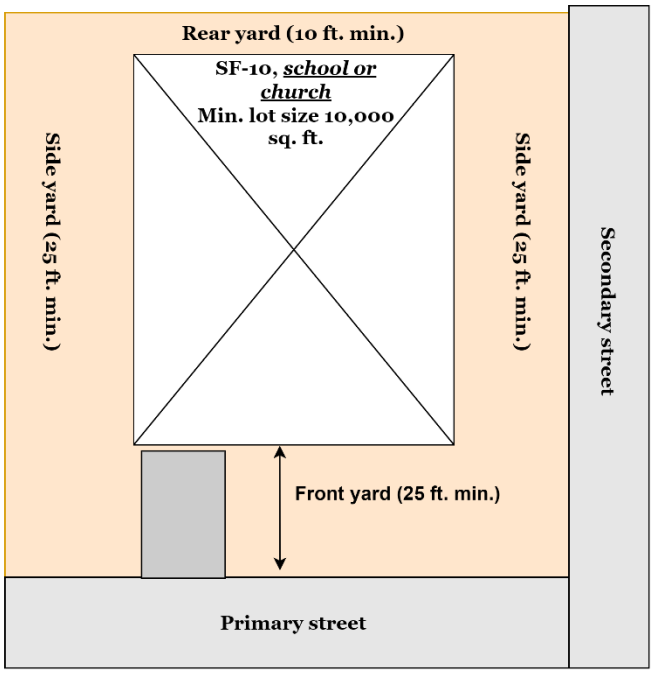
~~(i) Depth of lot: 100 feet minimum.~~

~~(j) Schools or churches: 25 feet minimum side yard on either side of the main building.~~

Lot	
Size	10,000 square feet minimum
Density	Max of 2.80 dwelling units per acre
Width	80 feet minimum / 70 feet on a cul-de-sac
Depth	100 feet minimum
Setbacks (ref. Section 132, general yard requirements)	
Front yard	25 feet minimum
Side yard(s)	5 feet minimum 15 feet when adjacent to a street
Rear yard	10 feet minimum

School or church	25 feet minimum side yard on either side of the main building
Building	
Floor area	1,500 square feet minimum for a dwelling unit
Height	No building shall exceed 2½ stories except as allowed by section 133, general height requirements.





56-120. Accessory building and structure regulations. Area regulations for accessory buildings or accessory structures shall be in compliance with subsection 132-105, accessory building and structure yard regulations.

~~**56-123. Development option.** Regulations within the SF10, single-family dwelling district may be modified to include the following regulations that encourage efficient use of land and infrastructure by distributing population density over the development site.~~

~~(a) *Designation.* Any parcel of land that is being developed using the development option shall be so designated on the zoning map with a "D" suffix such that the designation for the SF10 district would be SF10D.~~

~~(b) *Density.* The overall density for the development, including land area used for parkland and amenities, shall include land area located within designated floodways and floodplains but shall not exceed 2.80 residential units per acre. Land used for commercial and industrial purposes shall not be included in the dua calculation.~~

~~(c) *Area regulations.* There are no area regulations, as provided in section 56-120, development area regulations, with the exception that no lot shall be less than 8,000 square feet in total area.~~

~~(d) *Development plan approval required.* All SF10D developments shall require development plan approval by the city council, upon recommendation by the planning and zoning commission. A development plan shall be submitted in accordance with the requirements of article III of the subdivision and~~

~~development ordinance, section 51, data requirement for preliminary plat submission, development plan requirements[app. A, § 3.1], and section 85-135, development schedule. Only one document containing the appropriate information need be prepared and submitted. Upon approval, the development plan shall satisfy the requirements of a preliminary plat.~~

56-125. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

56-130. Off-street parking. Parking shall be in compliance with section 134, vehicle parking regulations.

56-135. Off-street loading: None.

Section 57. SF7, single-family dwelling district -7 .

57-100. Purpose. The SF7 single-family dwelling district-7is established to promote low population densities within integral neighborhood units, as defined by the comprehensive land use plan, for single-family detached dwellings, on lots not less than 7000 square feet with a dua no greater than 4.25.

57-105. Primary uses allowed. In the **SF7** single-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Household Living, Single-Family	**Schools**	**Basic Utilities**
Religious Institutions	**Parks and Open Spaces**	

~~Electrical substation~~

~~Electrical transmission lines~~

~~Fire or police station~~

~~Industrialized housing (modular home)~~

~~Local franchise utility~~

~~Municipal building and uses~~

~~Natural gas regulating station~~

~~Park or public playground~~

~~Railroad track or right-of-way~~

~~School, primary and secondary~~

~~Sewage pumping station~~

~~Single-family detached~~

~~Telephone exchange, switching, relay or transmission station~~

~~Water pumping station~~

~~(b) Accessory uses allowed:~~

~~Accessory building, agricultural~~

~~Accessory building, residential~~

~~Home occupation~~

~~Off-street parking~~

~~Swimming pool, private~~

57-110. Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

	Radio Frequency Transmission Facilities	Rail Lines and Utility Corridors

~~Child care as a home occupation (in single-family dwelling unit)~~

~~1. Completion of all requirements indicated on the City of Burleson request for a specific use permit single-family residence for child care purposes form.~~

~~Religious institution~~

~~1. A religious institution must meet the requirements of [chapter 86 of the Burleson Code of Ordinances].~~

~~**57-115. Height requirements.** No building shall exceed 2½ stories except as permitted by section 133, general height requirements.~~

57-120. Development area regulations. In the SF7, single-family dwelling district-7, the following regulations apply to all uses: See section 132, general yard requirements for general information regarding yard requirements.

~~(a) Density: 4.25 residential dwelling units per acre.~~

~~(b) Lot size: 7,000 **8,500** square feet minimum.~~

~~(c) Floor area: 1,100 square feet minimum. However, minimum floor area shall be 1,250 square feet for all lots platted after November 1, 2003, or for structures constructed on unplatted property after November 1, 2003.~~

~~(d) Depth of front yard: 25 feet minimum. **(see Garage Criteria below; subsection (k).)**~~

~~(e) Depth of rear yard: ten feet minimum.~~

~~(f) Width of side yard: five feet **7.5 feet** minimum (see section 132 general, yard requirements).~~

~~(g) Width of side yard adjacent to side street: 15 feet minimum.~~

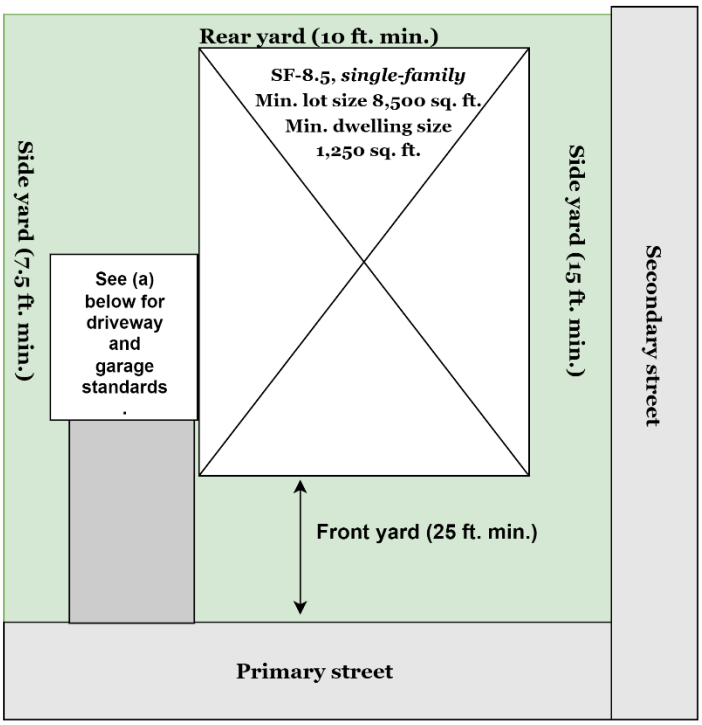
~~(h) Width of lot: 60 **85** feet minimum. **Corner lots shall have a minimum lot width of 100 feet.**~~

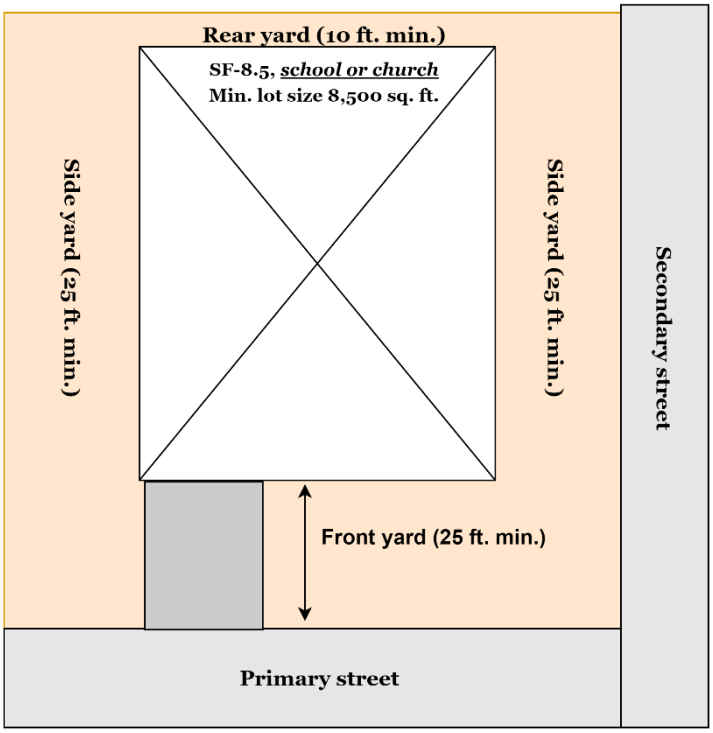
~~(i) Depth of lot: 100 feet minimum.~~

~~(j) Schools or churches: 25 feet minimum side yard on either side of the main building.~~

Lot	
Size	7,000 square feet minimum
Density	Max of 4.25 dwelling units per acre
Width	70 feet minimum

Depth	100 feet minimum
Setbacks (ref. Section 132, general yard requirements)	
Front yard	25 feet minimum (see garage criteria, subsection (a)
Side yard(s)	5 feet minimum 15 feet when adjacent to a street
Rear yard	10 feet minimum
School or church	25 feet minimum side yard on either side of the main building
Building	
Floor area	1,250 square feet minimum for a dwelling unit
Height	No building shall exceed 2½ stories except as allowed by section 133, general height requirements.





(a) Garage Criteria. The front entrance of the home must be forward of any entry garage door.

1. Front Entry Garages:

I. Front loading garages shall have a minimum driveway depth of 36 feet.

II. Front loading garages shall have a minimum driveway width of 20 feet.

2. Side Entry Garages:

I. Side entry garages shall have a minimum driveway depth of 24 feet.

II. **Side entry garages shall have a minimum driveway width of 20 feet.**

III. **There shall a side yard between the outside edge of the driveway and the property line of no less than 5 feet in width.**

IV. **There shall be a minimum driveway width of 30 feet from the outside edge of the driveway to garage entrance to allow for sufficient turning radius and safe ingress/egress**

~~**57-123. Development option.** Regulations within the SF7, single-family dwelling district may be modified to include the following regulations that encourage efficient use of land and infrastructure by distributing population density over the development site:~~

~~(a) *Designation.* Any parcel of land that is being developed using the development option shall be so designated on the zoning map with a "D" suffix such that the designation for the SF7 district would be SF7D.~~

~~(b) *Density.* The overall density for the development, including land area used for parkland and amenities, shall include land area located within designated floodways and floodplains but shall not exceed 4.25 residential units per acre. Land used for commercial and industrial purposes shall not be included in the dua calculation.~~

~~(c) *Area regulations.* There are no area regulations, as provided in section 57-120, development area regulations, for development option developments, with the exception that no lot shall be less than 6,000 square feet in total area.~~

~~(d) *Development plan approval required.* All SF7D developments shall require development plan approval by the city council, upon recommendation by the planning and zoning commission. A development plan shall be submitted in accordance with the requirements of article III of the subdivision and development ordinance, section 51, data requirement for preliminary plat submission, development plan requirements [app. A, § 3.1], and section 85-135, development schedule. Only one document containing the appropriate information need be prepared and submitted. Upon approval, the development plan shall satisfy the requirements of a preliminary plat.~~

57-125. Accessory building and structure regulations. Area regulations for accessory buildings or accessory structures shall be in compliance with subsection 132-105, accessory building and structure yard regulations.

57-130. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

57-135. Off-street parking. Parking shall be in compliance with section 134, vehicle parking regulations.

57-140. Off-street loading: None.

Section 58. SFA, single-family attached dwelling district.

58-100. Purpose. The SFA single-family attached dwelling district is established to provide adequate space for medium density, single-family attached type residential development, on lots of not less than 2,500 square feet **that are generally developed with rear loaded parking from an alley. Any undeveloped land previously zoned 2F shall be granted the SFA standards by-right. The use of Household Living, Multifamily in this zoning district does not include apartment or multifamily complexes. The SFA zoning district is for townhomes, cottage style homes, and duplexes.**

58-105. Primary uses allowed. In the SFA, single-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Household Living, Single-Family	Household Living, Multifamily	Parks and Open Areas
Schools	Basic Utilities	Religious Institutions

~~Electrical substation~~

~~Electrical transmission lines~~

~~Fire or police station~~

~~Industrialized housing (modular home)~~

~~Local franchise utility~~

~~Municipal building and uses~~

~~Natural gas regulating station~~

~~Park or public playground~~

~~Railroad track or right-of-way~~

~~School, primary and secondary~~

~~Sewage pumping station~~

~~Single-family attached~~

~~Telephone exchange, switching, relay or transmission station~~

~~Water pumping station~~

~~Water storage station~~

~~(b) Accessory uses allowed:~~

~~Accessory building, agricultural~~

~~Accessory building, residential~~

~~Home occupation~~

~~Off-street parking~~

~~Swimming pool, private~~

58-110. Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

	Radio Frequency Transmission Facilities	Rail Lines and Utility Corridors

~~Religious institution~~

~~1. A religious institution must meet the requirements of [chapter 86 of the Burleson Code of Ordinances].~~

58-115. Height requirements. No building shall exceed 2½ stories except as permitted by section 133, general height requirements.

58-120. Development area regulations. In the SFA, single-family dwelling district, the following regulations apply to all uses: See section 132, general yard requirements for general information regarding yard requirements.

(a) Lot size: 2,500 square feet minimum. Each unit must be platted on individual lots, unless otherwise approved by City Council as part of an approved PD, Planned Development.

(b) Floor area: 1,000 square feet minimum.

(c) Depth of front yard: ~~15~~ **25** feet minimum / **15 feet minimum if rear loading along an alley.**

(d) Depth of rear yard: ten feet minimum **/ 25 feet minimum if front loaded parking.**

(e) Width of side yard: Zero feet between connected SFA units. 10 feet minimum between complexes. 25 feet minimum adjacent to single family detached lots. (see section 132, general yard requirements).

(f) Width of side yard adjacent to side street: 15 feet minimum

(g) Width of lot: 25 feet minimum.

(h) Depth of lot: 100 feet minimum.

(i) Schools or churches: 25 feet minimum side yard on either side of the main building.

(j) Length of complex of attached one-family dwellings: 5 units maximum.

(k) Minimum required side yard at the end of each one-family attached dwelling complex so that the end of any two adjacent building complexes shall be at least ten feet apart. (See Appendix Illustration 11): five feet minimum.

58-125. Accessory building and structure regulations. Area regulations for accessory buildings or accessory structures shall be in compliance with subsection 132-105, accessory building and structure yard regulations.

58-130. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

58-135. Off-street parking. Parking shall be in compliance with section 134, vehicle parking regulations **with an additional requirement of two (2) community parking spaces required for every five (5) townhomes.**

58-140. Off-street loading: None

Sections 59—64. Reserved.

~~Section 65. 2F, two-family dwelling district.~~

~~**65-100. Purpose.** The 2F, two-family dwelling district is established to allow for the development of two-family dwelling units often used as a buffer between higher and lower density dwelling units and promoting a population density of almost twice that of a typical single-family development.~~

~~**65-105. Primary uses allowed.** In the 2-F, two-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:~~

~~(a) Primary uses allowed:~~

~~Electrical substation~~

~~Electrical transmission lines~~

Fire or police station

Industrialized housing (modular home)

Local franchise utility

Municipal building and uses

Natural gas regulating station

Park or public playground

Railroad track or right-of-way

School, primary and secondary

Sewage pumping station

Single-family attached

Two-family

Telephone exchange, switching, relay or transmission station

Water pumping station

Water storage station

(b) Accessory uses allowed:

Accessory building, agricultural

Accessory building, residential

Home occupation

Off-street parking

Swimming pool, private

65-110. Specific use permit. See section 33, specific use permit. Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

Religious institution

1. A religious institution must meet the requirements of[chapter 86 of the Burleson Code of Ordinances].

65-115. Height requirements. No building shall exceed two stories except as permitted by section 36, general height requirements.

65-120. Development area regulations. In 2F, two-family dwelling district, the following regulations apply to all uses: See section 132, general yard requirements for general information regarding yard requirements.

(a) Lot size: 3,500 square feet minimum for each unit.

(b) Floor area: 1,000 square feet minimum for each dwelling unit.

(c) Depth of front yard: 25 feet minimum.

~~(d) Depth of rear yard: ten feet minimum.~~

~~(e) Width of side yard: five feet minimum.~~

~~(f) Width of side yard adjacent to side street: 15 feet minimum.~~

~~(g) Width of lot: 60 feet minimum.~~

~~(h) Depth of lot: 100 feet minimum.~~

~~(i) Schools or churches side yard on either side of the main building: 25 feet minimum~~

~~**65-125. Accessory building and structure regulations.** Area regulations for accessory buildings or accessory structures shall be in compliance with subsection 132-105, accessory building and structure yard regulations.~~

~~**65-130. Landscaping.** Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].~~

~~**65-135. Off-street parking.** Parking shall be in compliance with section 134, vehicle parking regulations.~~

~~**65-140. Off-street loading:** None.~~

Section 65. MF 18 ~~1~~, ~~multiple-family~~ multi-family dwelling district-18.

66-100. Purpose. The MF~~1~~ district is established to provide adequate space and site diversification for multiple-family apartments and condominium developments where the maximum density does not exceed 12 18 dwelling units per acre and ~~2½~~ **3** stories in height. The MF~~1~~ 18 district should be characterized by landscaping and open space and should be convenient to major thoroughfares and arterial streets.

(Ord. No. B-582(P0114), § 1, 2-3-2014)

66-105. Primary uses allowed. In the MF 18~~1~~, multiple-family dwelling district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Household Living, Single-Family	Household Living, Multifamily	Parks and Open Areas
Schools	Basic Utilities	Religious Institutions

~~College or university~~

~~Community center: public~~

~~Fire or police station~~

~~Home for aged, residence~~

~~Local franchise utility~~

~~Multiple-family~~

~~Municipal building and uses~~

~~Park or public playground~~

~~Religious institution~~

~~School primary and secondary~~

~~(b) Accessory uses allowed:~~

~~Accessory building, residential~~

~~Off-street parking~~

~~Swimming pool, private~~

(Ord. No. B-582(P0114), § 1, 2-3-2014)

66-110. Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

	Radio Frequency Transmission Facilities	**Rail Lines and Utility Corridors**

(Ord. No. B-582(J0910), § 1A(20-110), 9-20-2010; Ord. No. B-582(P0114), § 1, 2-3-2014)

66-115. Administrative procedures.

(a) A commercial site plan review by the Development Assistance Committee (DAC) shall be required for all projects whether residential, non-residential or mixed use (before issuance of a building permit) to ensure that all design standards have been adequately addressed.

(b) A commercial site plan review shall follow the development review schedule of the **Development Services Department.**

(c) Application for a commercial site plan review shall include the following elements on minimum 24"X36" sheet and in digital form (detailed checklist for each element is available as a part of the commercial site plan application):

(i) Dimensioned Site Layout Sheet

(ii) Building Plans

(iii) Building Elevations

(iv) Landscape Plan

(v) Utility Plan

(vi) Drainage Area Map and Storm Drain Layout

(vii) Grading Plan

(viii) Relevant Design Details of special elements - lighting, architectural elements, pedestrian connections etc.

(ix) Additional plans may also be required and are to be furnished upon request based on Development Assistance Committee (DAC) review.

66-120. Height requirements. No building shall exceed ~~2½~~ 3 stories ~~except for as permitted by section 133, general height requirements.~~

(Ord. No. B-582(P0114), § 1, 2-3-2014)

66-125. Development regulations. ~~All development regulations shall be in compliance with Appendix C Article VIII Multi-Family Design Standards.~~

1. Area regulations: The following regulations apply to all uses. See Sec. 132. General Yard Requirements for general information regarding yard requirements.

(a) Lot size, ~~2~~ **3** acres minimum

(b) Density, 18 units per acre maximum. For any proposal requesting a density exceeding 18 units per acre, a PD, Planned Development shall be required.

(c) Building coverage, Maximum coverage of the main building is 40% of the lot area.

Maximum coverage of the main building and all accessory buildings is 50% of the lot area.

(d) Floor area, A multiple family dwelling unit shall have a minimum square feet of floor area, excluding common corridors, basements, open and screened porches or decks, and garages as follows:

~~**1. Efficiency unit, 500 sq. ft.**~~

1. One bedroom unit, ~~**600**~~ **750 sq. ft.**
2. Two bedroom unit, ~~**850**~~ **1,000 sq. ft.**
3. Three bedroom unit, ~~**1,000**~~ **1,200 sq. ft.**

(e) Depth of front yard, 25 feet minimum (Buildings constructed prior to the effective date of this ordinance 25 feet minimum)

(f) Depth of rear yard, 30 feet minimum for all main buildings, 5 feet for accessory buildings no greater than one story in height (i.e. private garages)

(g) Width of side yard, ~~5~~ **10** feet minimum

(h) Width of side yard adjacent to side street, 25 feet minimum

(i) Width of lot, 200 feet minimum

(j) Depth of lot, 200 feet minimum

(k) Schools or churches side yard on either side of the main building, 25 feet minimum

~~**(l) A multiple family dwelling on a corner lot, may not exceed three stories in height and shall have a minimum of 15 feet in the side yard adjacent to the street. No balcony or porch or any portion of the building may extend into such required side yard, except that a roof may overhang the side yard not more than four feet.,**~~

(l) Multiple family dwelling shall provide a minimum side yard of 15 feet between any building wall containing openings for windows, light, and air and any side lot line, except that any such building face or wall not exceeding 35 feet in width may provide a minimum side yard of 10 feet. Where a building wall contains no openings for windows, light or air a minimum side yard of 10 feet shall be provided between the wall and the side lot line.

2. Site Design. Site planning respects and enhances the natural environment, connects the project to its surroundings, promotes walkability, ensures effective access and circulation, includes green design features, and provides for services and storage.

(a) When three or more buildings are part of a development, at least three (3) buildings shall be clustered to define public open spaces and activity areas as follows:

(i) The buildings shall be no more than twenty five (25) feet from the open space activity area.

(ii) The buildings shall be at least twenty (20) feet distance from one another if two stories, if more than two stories then at least thirty (30) feet distance from one another; and no more than fifty (50) feet distance from one another regardless of the number of stories unless for the purpose of creating and/or maintaining an open or civic space that otherwise conforms with the ordinance herein.

(iii) Cluster buildings to define, connect and activate pedestrian edges and public spaces and to locate convenient transit stops where appropriate.

(b) Open space and recreational areas shall be designed as an integral part of the project and shall be included as part of the site plan as follows:

(i) The total open space/activity areas shall be at least 15% of the project site. No single open space or activity area shall be less than 25' in width or depth, and no less than 625 square feet in surface area.

~~(ii) Applicant may include the area of roof top terraces or covered parking terraces towards the net site and/or net land areas, for landscaping, civic and open space requirements.~~

(ii) 70% of all buildings in a development shall be within 800 feet of civic or open space.

(iii) Major intersections and corners shall be treated as neighborhood/project entryways. Landscaping, public spaces, and/or "gateway" features shall be used to define the entryways into the project.

(c) Pedestrian connectivity shall be created by incorporating all of the following:

(i) Block lengths greater than 400' shall have a mid-block pedestrian pathway connecting adjacent blocks.

(ii) Pedestrian crosswalks shall incorporate pedestrian bump outs to calm traffic and provide a safe crossing for pedestrians at arterial and collector streets.

(iii) Width of sidewalks and walkways shall be allowed to vary so long as there is a minimum unobstructed path of 4 feet for pedestrian movement on all sidewalks and walkways.

(iv) Sidewalks shall be a minimum of 4 feet in width for private walks, and shall meet the city requirements when in ROW or 5 feet, whichever is greater.

(v) Shade and shelter shall be any combination of awnings, alcoves, porticoes, or second floor balconies, if projection is 3 feet or more, or canopy trees; and shall extend along 75% or more of building frontage.

(d) Developments shall include bicycle and pedestrian friendly environments in their design by choosing at least one of the options below:

(i) Provide physical separation from streets and drive aisles through landscaping to encourage walking.

(ii) Provide pedestrian amenities such as appropriate signage, street furniture, landscaping and pedestrian-scale lighting.

(iii) Provide wider sidewalks to allow for two persons to walk comfortably side-by-side (8 feet minimum).

(iv) Provide traffic calming elements such as enhanced paving and bulb-outs at intersections.

(v) Provide parking bays and other on- and off-street parking.

(e) Building setbacks shall be varied to break building mass facing the street and provide additional landscape opportunities.

(i) Main entrances at street level shall face major streets or be located at the corner of minor and/or major arterials.

(ii) Block lengths greater than 400' shall have a mid-block pedestrian pathway (no thru traffic, private/public alley may be used as pathway) connecting adjacent blocks.

(f) Consistent with the City's Design Standards Manual, surface water and pollutant runoff shall be reduced by maximizing the use of pervious surfaces and vegetative ground cover. Use one of the following:

(i) Use of one or more of the following: permeable paving, pavers, turf stone, brick, and decomposed granite; or

(ii) Use of natural topographic features or built swales for filtration of site drainage.

(g) In addition to the City's Design Standards Manual, roof drainage shall be routed through turf or other landscaping to treat stormwater runoff and allow percolation.

(h) Site circulation shall allow for and facilitate emergency access to the site and all buildings.

(i) Speed bumps are strongly discouraged as they impede emergency response.

(ii) Long, straight drives are discouraged to prevent speeding and conflicts with pedestrians.

(i) Street and drive aisle widths, throat depths, and stacking distances shall comply with current City standards.

(j) Consistent with the ordinances and plans adopted by the City of Burleson and additionally stated herein, multi-family projects shall be required to provide bikeway improvements within the project/site.

(i) Required number of parking spaces shall be provided for all units, as defined in the Zoning Ordinance.

(ii) All pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the American's with Disabilities Act (ADA), and Texas Accessibility Standards (TAS).

(iii) Bicycle racks shall be provided for in highly visible and convenient areas at residential units and common areas.

(iv) A bicycle space shall be provided for every ten parking spaces provided.

(v) Design requirements for bicycle racks shall be found in the most current AASHTO Guide for the Planning, Design, and Operation of Bicycle Facilities.

(k) Circulation - streets and alleys

(i) Circulation, buildings shall be oriented as to not impede pedestrian and/or vehicular movement.

(ii) All streets shall terminate into other streets except where not feasible due to natural site conditions.

(iii) Gated street entryways into developments shall be prohibited.

(iv) Streets shall be spaced as follows:

(1) Arterial streets shall be spaced no more than 1 mile apart.

(2) Collector streets shall be spaced no more than ½ mile apart.

(3) Sub-collector and local streets shall be spaced no more than ¼ mile apart.

(l) Curb Cuts

(i) Curb cuts are required at all pedestrian and bicycle crossings of streets, alleys, drive aisles, driveways, including those in internal blocks, and

(ii) Curb cuts at pedestrian crossings and/or for streets and/or alleys shall comply with the following: the sidewalk edge of the ramp shall have at least a minimum of 4 feet clearance between it and the nearest obstruction (such as outdoor seating, building wall, fencing/screening, etc) to facilitate pedestrian movement.

3. Building design. Architecture creates visual interest, character and identity for the project while maintaining a relationship to the human scale and the natural environment.

(a) Variation of wall planes, rooflines, and building form shall be considered to create visually engaging designs. Architectural elements such as varied roof forms, articulation of the façade, breaks in the roof, walls with texture materials and ornamental details, and landscaping shall be incorporated to add visual interest. Choose two or more of the following:

(i) Balconies and small decks with landscaping shall be incorporated into 2-story or higher buildings to reduce the visual impact of tall structures.

(ii) Architectural elements such as fenestrations and recessed planes shall be incorporated into façade design. Large areas of flat, blank wall and lack of treatment are prohibited.

(iii) Semi-private areas such as covered front porches and/or courtyards.

(iv) Roof height, pitch, ridgelines, and roof materials shall be varied to create visual interest and avoid repetition. Architectural style shall be considered when designing the roof plan.

(b) All buildings with façades facing a street or park or plaza space or pedestrian access shall incorporate no less than four of the architectural elements from the list below:

(i) Canopies, awnings, arcades, covered walkways or porticoes;

(ii) Minimum two feet deep by two feet wide recesses/projections and/or pilasters projecting from the plane, columns;

(iii) Articulated cornice line;

(iv) Display window, faux windows or decorative windows;

(v) Arches;

(vi) Architectural details (such as tile work and molding) or accent materials integrated into the building facade;

(vii) Integrated planters or wing walls that incorporate landscaping and sitting areas or outdoor patios;

(viii) Offsets, reveals or projecting ribs used to express architectural or structural bays; or Building façades must be built parallel to the street frontage except for chamfered corners.

(c) Proportional relationship between adjacent buildings and between the building and the street shall be maintained by choosing two or more of the following:

(i) Building entry zones shall be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, color pots and decorative bollards.

(ii) Architectural detail such as windows, awnings, trellises, articulation, balconies, patios, landscape planters, and material changes at the street level shall be used to soften the edge of the building and enhance pedestrian scale.

(iii) Buildings with façades facing a street or park or plaza space or pedestrian access shall not be allowed an uninterrupted length of façade greater than 100 feet. The façades may use any of the following elements to create a visual variation along the length of the façade:

(i) Minimum two feet deep by two feet wide recesses/projections and/or pilasters projecting from the plane;

(ii) Balconies;

(iii) Covered walkways;

(iv) Porches/stoops;

(v) Awnings;

(f) Openings and Fenestrations

(i) Doors and entrances:

(1) Doors of a main entrance shall be no less than 40% glass in buildings open to the public.

(2) Main entrances of all buildings shall incorporate one or more of the following:

A. Arcades

B. Roofs

C. Porches

D. Alcoves

E. Awnings

F. Transoms

(3) Primary buildings with an exterior, street-oriented exposure shall have a public entry from the street.

(ii) Windows:

(1) Proportion: 80% or more of windows shall be vertically oriented.

(2) Windows shall incorporate one or more of the following:

A. Transoms

B. Cornice

C. Frieze

D. Fascia

(iii) Garages and service doors

(1) Entrance shall be screened from public ROW of major streets by:

A. Integration with building, and/or

B. Opening in to an alley.

(2) Parking garage window openings in façade/fascia shall:

A. Not be glazed, and

B. Not be smaller than the smallest window, and

C. No greater than the largest window, and

D. Balusters in the opening are allowed, subject to:

I. Vertical orientation only, and

~~II. Made of an exterior grade metal, and~~

II. ~~Black finish or a~~ finish that visually blends with the cladding/façade, and

III. Do not have to extend from bottom to top of the opening.

(d) Distinction between upper and lower shall be achieved by architectural details separating lower and upper floors. The distinction shall be made between the first and second floor on buildings with 2 to 3 stories. Design details below in combination shall extend along at least 80% of the front façade, pick three or more:

(i) Course line

(ii) Transom

(iii) Frieze

(iv) Cornices

(v) Canopies

(vi) Awnings

(vii) Arcades

(viii) Porticoes

4. Landscaping.

(a) At least 10% of the net site area shall be landscaped.

(b) Surface parking lots shall cover no more than 30% of the net site area, unless open space amenities are incorporated in the parking lot such as covered parking terraces, then no more than 40% of the net site area shall be surface parking lots.

(c) Landscaping shall be used extensively throughout the project to achieve multiple objectives. Objectives to be achieved through landscaping shall include two or more of the following:

(i) Screening undesirable views;

(ii) Buffering pedestrian walkways from the street and buildings;

(iii) Providing shade in public spaces and parking lots;

(iv) Provide a visual and noise buffer; and

(v) Relieving the visual appearance of large expanses of hard surfaces.

(d) Landscape design shall emphasize massing and form rather than individual or small groupings of shrubs and trees.

(e) Native planting or compatible species of drought-tolerant plants shall be used as much as possible to reduce water consumption.

(f) Plants shall be grouped according to water needs and irrigate accordingly.

(g) Shrubs not for screening shall be a minimum of one gallon in size. Screening shrubs shall require five gallon minimum sizes in order to provide immediate effectiveness. Shrub ground covers may be specified in either liner or one gallon sizes.

(h) Tree placement shall provide maximum shading of sidewalks and outdoor public spaces.

(i) Trees and shrubs shall be selected and located to maintain safe sight line distances per the City's Design Standards Manual.

(j) Trees shall be at a minimum 3" caliper.

(k) Tree selection and placement shall allow for sufficient root space adjacent to paved surfaces. The following minimum planter widths (measured inside curbs) shall be provided:

(i) Eight feet for large canopy trees (may be reduced to five feet with deep root barriers and irrigation)

(ii) Six to eight feet for medium to large canopy trees

(iii) Six feet for medium to small canopy trees

(iv) Four feet for small canopy trees

(l) The top and toe of slopes within landscaped areas shall be setback a minimum of two feet from fences, walls, property lines, street curbs, pedestrian/bike paths or other hardscape surfaces in order to prevent drainage across these surfaces.

(m) Buffer along the property when adjacent to other uses by choosing one of the following three:

(i) 12' minimum landscaped buffer only, the following are minimums:

A. 100 feet long

B. 3 canopy trees

C. 3 understory shrubs

D. 20 shrubs

(ii) 10' minimum landscaped buffer with berm, the following are minimums:

A. 100 feet long

B. Berm shall be no more than 3 feet above grade

C. 2 canopy trees

D. 2 understory trees

E. 18 shrubs

(iii) 6' minimum landscaped buffer with applicable fence and/or screening, the following are minimums:

A. 100 feet long

B. 4 canopy trees

C. 4 understory trees

D. 15 shrubs

(n) The buffer may have a pedestrian cut through to provide for pedestrian and/or bicycling connectivity only.

(i) The cut through shall be no less than 5 feet, and no wider than 12 feet.

(ii) The width of the pedestrian cut through shall count towards the 100 feet minimum.

(o) All plants shall be distributed evenly along the buffer, the exception to even distribution is for only the plants beyond the minimum requirements may then be clustered and/or evenly distributed along the buffer and otherwise shall meet the ordinance requirements.

(p) Supplemental water irrigation shall be required unless the buffer is xeriscaped.

(q) Site amenities, parks, plazas, and play areas shall be provided in centrally and conveniently located places for residents and neighbors.

(r) Recreational amenities such as playground equipment, picnic tables, barbecue grills, exercise equipment, and sports facilities shall be provided in common outdoor space to promote community activity and use.

(s) Outdoor seating shall be permitted without screening and/or fencing when located on:

(i) Roof top/covered parking terraces, or

(ii) Sidewalks, and/or

(iii) Plazas, and/or

(iv) Civic space, and

(v) When not within 10 feet of adjacent streets and/or surface parking.

(t) Outdoor seating shall require screening and/or fencing when seating is within 10 feet of adjacent streets and/or surface parking.

(u) Seating with or without fencing and/or screening shall still allow 4 feet of unobstructed walkway for pedestrian movement whether the walkway is or is not in the ROW at all times.

5. Parking and loading. In addition to the regulations stated below, section 134-105 of the Zoning Ordinance requirements shall apply:

(a) Short term parking shall be provided at the main entry to the leasing office and at building entries.

(b) Surface parking shall be located behind buildings and/or on an internal block design.

(c) Garage parking shall be located:

(i) Behind front wall of building, and/or

(ii) Above building first floor, and/or

(iii) Within building, and

(d) Garage parking shall be accessed by:

(i) Internal block design surface parking, and/or

(ii) Private street, and/or

(iii) Alley.

(e) Parking shall not be located between the building and public ROW.

(f) Passenger loading/unloading areas shall be allowed when:

(i) The area is in front of a main entrance, and

(ii) Is greater than 60 feet or half the width of the building whichever is less.

(iii) Loading docks shall be screened from public view, and when facing an internal block and/or surface parking and/or adjacent parking deck shall be screened by one or more of the following:

(A) Screened from view by building orientation and/or screening wall.

(B) Setback so that the building screens the dock from view when the exposed side of the dock fronts an alley or minor street.

6. Fencing and screening.

(a) Fencing shall be required when:

(i) Projects shall provide fencing between the following adjacent land uses.

(A) Projects abutting single-family residential areas shall provide fencing along the boundary except at pedestrian access points.

(B) The compatibility of adjacent land uses shall be considered in choosing appropriate fencing materials and design.

(C) Fencing between multi-family uses and open space shall be prohibited except where required for health and safety purposes. When necessary, such fencing shall be an open type (such as wrought iron) to allow for continuous views to the open space.

(D) Fence materials and colors shall complement the building design and the prevailing materials and design in the vicinity of the project.

(E) If masonry walls are used, integral color block shall be required.

(F) Materials and finishes shall be durable and easily maintained, resistant to graffiti and water staining, and be able to withstand the local climatic variations.

(b) Fencing and/or screening shall also be required, when:

(i) Service areas for trash, recycling, and/or deliveries visible from the street, pathway, pedestrian-oriented space or public parking area shall be enclosed and screened around their perimeter by a durable wall or fence at least six feet high or 6 inches above the height of the dumpster whichever is greater.

(c) Design of fencing and/or screening shall be as follows:

(i) Building materials shall be opaque and consistent with the design of the main building shall be of exterior grade quality and consistent with the architecture of the main building.

(ii) Masonry:

(A) All masonry fencing and/or screening walls, columns, or footings shall be designed by an engineer licensed by the State of Texas.

(B) Shall be brick, stone or block

(iii) Wood:

(A) Shall be made of cedar, redwood, spruce, or other durable decay resistant construction with Council approval.

(iv) Wrought Iron:

(A) When fencing is combined with landscaping, then wrought iron (with exterior grade finish) fencing may be used with masonry columns.

(v) If the Development Assistance Committee approves this requirement to be better met by an irrigated, pruned and maintained live screen, the same may be substituted.

(d) Service enclosures shall be integrated into the building itself.

(i) Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic.

(ii) Fencing that is used to screen surface parking from public ROW shall be at least 3 feet, but no more than 4 feet in height above the surface of the sidewalk.

(e) Raised parapets shall be allowed as a means to screen from street level pedestrian view: parked vehicles in a parking garage, mechanical equipment, and sustainable energy devices.

(i) When screening equipment and/or structures atop buildings, such equipment/structures shall be screened as illustrated below.

(f) Trash enclosure location, dimensions, and design shall comply with the following:

(i) All refuse containers shall be placed within screened storage areas or enclosures.

(ii) Refuse containers shall be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.

(iii) Enclosures shall be located to provide easy accessibility for users, adequate room for servicing by refuse trucks, and shall not hinder visibility for vehicle circulation.

(iv) Enclosure materials and colors shall be consistent with, and complimentary to, building materials and finishes.

(v) In addition to the enclosure, a minimum three foot landscape buffer shall be provided on all non-accessible sides of trash enclosures.

(vi) Dumpsters/recycling/service entrances/loading docks etc., shall not obstruct pedestrian or vehicular traffic.

(g) Utilities shall be screened from public view.

(i) HVAC units shall be located away from private outdoor space such as porches and patios, and screened from public view through landscaping and/or screening walls.

(ii) Utility meters and other equipment shall be screened with landscaping and/or low screening walls.

(iii) Public utility infrastructure and other utility components shall be oriented away from public view to the extent possible and screened with evergreen shrubs to the extent allowed by the utilities.

(h) Loading, service, and storage areas shall be screened from public view through a combination of building design and/or layout, masonry walls, grade separations and/or dense landscaping.

(i) Ground or wall mounted equipment shall be located out of public view to the extent possible and screened or placed in an enclosure to the extent allowed by the utility companies.

(ii) Screening for roof-mounted equipment shall be integrated into the building and roof design and use compatible materials, colors and forms. Wood lattice or fence like coverings are inappropriate for roof screening and are prohibited.

(iii) Roof mounted equipment, including but not limited to air conditioners, fans, vents, antennas, and microwave dishes shall be setback from the roof edge, placed behind a parapet or in a well so that they are not visible to motorists or pedestrians on the adjacent streets.

(i) When adjacent to other parcels, perimeter planting areas where needed to provide screening shall be a minimum of five feet wide.

(j) A combination of landscaping, berming, and screen walls to a height of three feet (measured from height of street curb) shall be used to screen views of parked cars adjacent to the streetscape.

66-130. Accessory building and structure regulations. Area regulations for accessory buildings or accessory structures shall be in compliance with subsection 132-105, accessory building and structure yard regulations.

(Ord. No. B-582(P0114), § 1, 2-3-2014)

~~**66-135. Landscaping.** Landscaping shall be provided in compliance with Appendix C Article VIII Multi-Family Design Standards.~~

~~(Ord. No. B-582(P0114), § 1, 2-3-2014)~~

~~**66-140. Off-street parking.** Parking shall be in compliance with section 134, vehicle parking regulations, and Appendix C Article VIII Multi-Family Design Standards.~~

~~(Ord. No. B-582(P0114), § 1, 2-3-2014)~~

~~**66-145. Off-street loading.** Off-street loading shall be in compliance with Appendix C Article VIII Multi-Family Design Standards.~~

~~(Ord. No. B-582(P0114), § 1, 2-3-2014)~~

~~**66-150. Outdoor lighting.** Lighting shall be in compliance with Appendix C Article VIII Multi-Family Design Standards.~~

~~(Ord. No. B-582(P0114), § 1, 2-3-2014)~~

Section 66. MF1, multiple-family dwelling district.

66-100 Purpose. The MF1 district is established to provide adequate space and site diversification for multiple-family apartments and condominium developments where the maximum density does not exceed 12 dwelling units per acre and 2½ stories in height. The MF1 district should be characterized by landscaping and open space and should be convenient to major thoroughfares and arterial streets. This is a legacy district and no new additional parcels shall be zoned MF1. Parcels zoned MF1, if they choose shall also be granted the rights of zoning district MF-18, multifamily zoning district as long as all standards are brought into conformance of the MF-18, multifamily zoning district

65-105. Primary uses allowed. In the MF1, multiple-family dwelling district, no building or land shall be used, and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

College or university

Community center: public

Fire or police station

Home for aged, residence

Local franchise utility

Multiple-family

Municipal building and uses

Park or public playground

Religious institution

School primary and secondary

(b) Accessory uses allowed:

Accessory building, residential

Off-street parking

Swimming pool, private

66-110 Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

None allowed.

66-115 Height requirements. No building shall exceed 2½ stories except for as permitted by section 133, general height requirements.

66-120 Development regulations. All development regulations shall be in compliance with Appendix C Article VIII Multi-Family Design Standards.

66-130 Accessory building and structure regulations. Area regulations for accessory buildings or accessory structures shall be in compliance with subsection 132-105, accessory building and structure yard regulations.

66-135 Landscaping. Landscaping shall be provided in compliance with Appendix C Article VIII Multi-Family Design Standards.

66-140 Off-street parking. Parking shall be in compliance with section 134, vehicle parking regulations, and Appendix C Article VIII Multi-Family Design Standards.

66-145 Off-street loading. Off-street loading shall be in compliance with Appendix C Article VIII Multi-Family Design Standards.

66-150 Outdoor lighting. Lighting shall be in compliance with Appendix C Article VIII Multi-Family Design Standards.

Section 67. MF2, multiple-family dwelling district.

67-100. Purpose. The MF2, multiple dwelling district is established to provide adequate space and site diversification for multiple-family apartments and condominium developments where the maximum density does

not exceed 24 dwelling units per acre and three stories in height. The MF2 district should be characterized by landscaping and open space and should be convenient to major thoroughfares and arterial streets. **This is a legacy district and no new additional parcels shall be zoned MF2.** Parcels zoned MF2, if they choose shall also be granted the rights of zoning district MF-18, multifamily zoning district as long as all standards are brought into conformance of the MF-18, multifamily zoning district

67-105. Primary uses allowed. In the MF2, multiple-family dwelling district, no building or land shall be used, and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

College or university

Community center: public

Fire or police station

Home for aged, residence

Local franchise utility

Multiple-family

Municipal building and uses

Park or public playground

Religious institution

School, primary and secondary

(b) Accessory uses allowed:

Accessory building, residential

Off-street parking

Swimming pool, private

(Ord. No. B-582(P0114), § 1, 2-3-2014)

67-110. Specific use permit. See section 130, specific use permit. Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

None allowed.

(Ord. No. B-582(P0114), § 1, 2-3-2014)

67-115. Height requirements. No building shall exceed three stories except as permitted by section 133, general height requirements.

(Ord. No. B-582(P0114), § 1, 2-3-2014)

67-120. Area regulations. All development regulations shall be in compliance with Appendix C Article VIII Multi-Family Design Standards.

(Ord. No. B-582(P0114), § 1, 2-3-2014)

67-130. Accessory building and structure regulations. Area regulations for accessory buildings or accessory structures shall be in compliance with subsection 132-105, accessory building and structure yard regulations.

(Ord. No. B-582(P0114), § 1, 2-3-2014)

67-135. Landscaping. Landscaping shall be in compliance with Appendix C Article VIII Multi-Family Design Standards.

(Ord. No. B-582(P0114), § 1, 2-3-2014)

67-140. Off-street parking. Parking shall be in compliance with section 134, vehicle parking regulations, and Appendix C Article VIII Multi-Family Design Standards.

(Ord. No. B-582(P0114), § 1, 2-3-2014)

67-145. Outdoor lighting. Outdoor lighting shall be in compliance with Appendix C Article VIII Multi-Family Design Standards.

(Ord. No. B-582(P0114), § 1, 2-3-2014)

Section 68. MH, manufactured housing dwelling district.

68-100. Purpose. The MH, manufactured housing dwelling district is established to provide locations for manufactured homes. The MH district provides for manufactured homes as fixed dwellings wherein the manufactured home is placed on a lot as a fixed structure. Manufactured home subdivisions may be established in the MH, manufactured housing dwelling district. ~~**This is a legacy district and no new additional parcels shall be zoned MH.**~~

68-105. Primary uses allowed. In the MH, manufactured home dwelling district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Cemetery or mausoleum

College or university

Community center: public

Convent or monastery

Electrical substation

Electrical transmission lines

Fire or police station

Fraternity or sorority

Home for aged, residence

Hospital, acute care

HUD-CODE manufactured home

Industrialized housing (modular home)

Local franchise utility

Manufactured home

Manufactured home subdivision

Municipal building and uses

Natural gas regulating station

Park or public playground

Railroad track or right-of-way

Religious institution

School, primary and secondary

Sewage pumping station

Telephone exchange, switching, relay or transmission station

Water pumping station

Water storage station

(b) Accessory uses allowed:

Accessory building, agricultural

Accessory building, residential

Caretaker's or guard's residence

Home occupation

Off-street parking

Swimming pool, private

68-110. Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

Community center, private swim, tennis, handball club

68-115. Height requirements. No building shall exceed two stories except as noted in section 133, general height requirements.

68-120. Development area regulations. In the MH, manufactured housing dwelling district, the following regulations apply to all uses: See section 132, general yard requirements for general information regarding yard requirements.

(a) Lot size: 7,000 square feet.

(b) Floor area: 1,100 square feet minimum.

(c) Depth of front yard: 25 feet minimum

(d) Depth of rear yard: ten feet minimum.

(e) Width of side yard: Each manufactured home shall have a minimum side yard of five feet and have a minimum of ten feet between manufactured home units, and no manufactured home shall be located within 25 feet of the boundary of the MH district.

(f) Width of side yard adjacent to side street: 15 feet minimum.

(g) Width of lot: 60 feet minimum.

(h) Depth of lot: 100 feet minimum.

(i) Schools or churches side yard on either side of the main building: 25 feet minimum.

(j) Manufactured homes shall provide a minimum front yard of 25 feet along any dedicated street and a minimum of ten feet from any internal private drive intended for access, circulation or service within the manufactured home park or subdivision.

68-130. Accessory building and structure regulations. Area regulations for accessory buildings or accessory structures shall be in compliance with subsection 132-105, accessory building and structure yard regulations.

68-135. Landscaping. Landscaping shall be provided in compliance with [chapter 86 of the Burleson Code of Ordinances].

68-140. Off-street parking. Two spaces for each dwelling unit are required.

68-145. Off-street loading: None

68-150. Special requirements. All manufactured homes, mobile homes, modular homes, or industrialized housing must be installed on a permanent foundation as defined by the Uniform Building Code as adopted and amended.

Cross reference(s)—Manufactured homes and trailers, ch. 50.

Section 69. MHP, manufactured housing park district.

69-100. Purpose. The MHP, manufactured housing park district is established, to provide standards based upon the concept of non-permanent manufactured home development. ~~**This is a legacy district and no new additional parcels shall be zoned MHP.**~~

69-105. Primary uses allowed. In the MHP, manufactured housing park district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Cemetery or mausoleum

College or university

Convent or monastery

Country club, private

Day camp for children

Electrical substation

Electrical transmission lines

Fire or police station

Fraternity or sorority

Home for aged, residence

Hospital, acute care

HUD-CODE manufactured home

Industrialized housing (modular home)

Local franchise utility

Manufactured housing

Manufactured home park

Municipal building and uses

Natural gas regulating station

Park or public playground

Railroad track or right-of-way

Religious institution

School, primary and secondary

Sewage pumping station

Telephone exchange, switching, relay or transmission station

Water pumping station

Water storage station

(b) Accessory uses allowed:

Accessory building, agricultural

Accessory building, residential

Caretaker's or guard's residence

Home occupation

Off-street parking

Swimming pool, private

69-110. Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

Community center, private

Swim, tennis, handball club

Recreational Vehicles Parking

1. Maximum of 180 days.

69-115. Height requirements. No building shall exceed two stories except as permitted by section 133, general height requirements.

69-120. Development area regulations. In the MHP, manufactured housing park district, the following regulations apply to all uses: See section 132, general yard requirements for general information regarding yard requirements.

(a) Lot size: 3,500 square feet minimum.

(b) Floor area: 580 square feet minimum.

(c) Depth of front yard: 25 feet minimum.

(d) Depth of rear yard: ten feet minimum.

(e) Width of side yard: Each manufactured home shall have a minimum side yard of ten feet and have a minimum of 20 feet between manufactured home units, and no manufactured home shall be located within 25 feet of the boundary of the MH or MHP district.

(f) Width of side yard adjacent to side street: ten feet minimum.

(g) Width of lot: 40 feet minimum.

(h) Depth of lot: 80 feet minimum.

(i) Schools or churches side yard on either side of the main building: 25 feet minimum.

(j) Manufactured homes shall provide a minimum front yard of 25 feet along any dedicated street and a minimum of ten feet from any internal private drive intended for access, circulation or service within the manufactured home park or subdivision.

69-130. Special area and accessory building regulations. Area regulations for accessory buildings or accessory structures shall be in compliance with subsection 132-105, accessory building and structure yard regulations.

69-140. Landscaping. Landscaping shall be provided in compliance with [chapter 86 of the Burleson Code of Ordinances].

69-145. Off-street parking. Parking shall be in compliance with section 134, vehicle parking regulations.

69-150. Off-street loading: None

Cross reference(s)—Manufactured homes and trailers, ch. 50.

Sections 70—74. Reserved.

~~Section 75. NS, neighborhood service district.~~

~~**75-100. Purpose.** The NS, neighborhood service district, is a limited retail and service zoning category and is for use in residential neighborhoods for the purpose of providing convenient locations for small businesses to meet the daily needs of residents for personal services and similar convenience requirements without exposure to the broad range of larger retail and commercial uses which involve area-wide service and could create conditions adverse to the residential environment. The NS district is intended for use on a lot or few lots, usually at a street corner location in existing developments and in new developments.~~

~~**75-105. Primary uses allowed.** In the NS, neighborhood service district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:~~

~~(a) Primary uses allowed:~~

~~Office, Traditional~~	~~Retail Sales and Services~~	~~Basic Utilities~~
~~Parks and Open Space~~	~~Day Care~~	~~Schools~~
~~Religious Intuitions~~		

~~Antique shop~~

~~Art supply store~~

~~Bakery or retail confectionery~~

~~Child care center~~

~~Clean/press shop pickup~~

~~Community center: public~~

~~Convenience store without automotive fuel sales~~

~~Custom personal service shop~~

~~Electrical substation~~

~~Electrical transmission~~

~~Fire or police station~~

~~Florist shop~~

~~Home for aged, residence~~

~~Local franchise utility~~

~~Municipal building and uses~~

~~Natural gas regulating station~~

~~Park or public playground~~

~~Railroad track or right-of-way~~

~~Religious institution~~

~~School, primary and secondary~~

~~Sewage pumping station~~

~~Telephone exchange, switching, relay or transmission station~~

~~Water pumping station~~

~~Water storage station~~

~~(b) Accessory uses allowed:~~

~~Accessory building, (neighborhood service, commercial, business, or industry)~~

~~Off-street parking~~

~~Satellite receive antenna~~

~~**75-110. Specific use permit.** Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations, and a regular public hearing meeting the requirements of section 9, public hearing, before a recommendation is made by the planning and zoning commission and action is~~

~~taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.~~

~~(a) Uses allowed with a specific use permit:~~

~~Community Services~~	~~Radio Frequency Transmission Facilities~~	~~Rail Lines and Utility Corridors~~

~~Community center, private~~

~~Convenience store with automotive fuel sales~~

~~Drapery, sewing or weaving shop~~

~~Drugstore or pharmacy~~

~~See conditions in subsection (b) below.~~

~~Laundry/clean self service~~

~~Office, business and professional~~

~~Office, medical or dental~~

~~Pet shop~~

~~See conditions in 75-110(b) below.~~

~~Restaurant or cafeteria (not of drive-in type)~~

~~See conditions in 75-110(b) below.~~

~~Retail shop, apparel, gift and accessories and similar items~~

~~See conditions in 75-110(b) below.~~

~~Studio, artist and/or photographer~~

~~See conditions in 75-110(b) below.~~

~~Studio, health and fitness~~

~~See conditions in 75-110(b) below.~~

~~Studio, music, dance, and/or drama~~

~~See conditions in 75-110(b) below.~~

~~Travel bureau or consultant~~

~~See conditions in 75-110(b) below.~~

~~Variety or similar retail store~~

~~See conditions in 75-110(b) below.~~

~~(b) Conditions for SUP uses as noted above:~~

~~1. Screening between residentially zoned property with a 20-foot buffer and trees planted on 20-foot centers.~~

~~2. No dumpster may be stored within yard area adjacent to any residential use when the residential uses is within 50 feet of the commercial uses.~~

3. Outside security lighting shall be located in such a manner as not to filter onto adjacent residential uses.

4. No truck traffic shall be permitted between the hours of 10:00 p.m. and 7:00 a.m. for any property adjacent to residential land uses.

75-115. Height requirements. No building shall exceed two stories or 35 feet except as permitted by in section 133, general height requirements.

75-120. Development regulations. In NS, neighborhood service district, the following regulations apply to all uses: See section 132, yard requirements for general information regarding yard requirements.

(a) Lot size: None.

(b) Depth of front yard: 25 feet minimum.

(c) Depth of rear yard adjacent to commercial or industrial districts: None.

(d) Depth of rear yard adjacent to residential districts whether separated by an alley or not: ten feet minimum.

(e) Width of side yard adjacent to commercial or industrial districts: None.

(f) Width of side yard adjacent to residential district whether separated by an alley or not: ten feet minimum.

(g) Width of side yard adjacent to side street: ten feet minimum.

(h) Width of lot: None.

(i) Depth of lot: None.

75-125. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

75-130. Parking. Parking shall be in compliance with section 134, vehicle parking regulations.

75-135. Off-street loading. Off-street loading shall be in compliance with section 135, off-street loading regulations.

Section 7~~6~~5. GR general retail district.

75-100. Purpose. The GR, general retail district, is established to provide, for a board range of retail uses, including restaurants (indoor service), and includes nearly all types of retail activity except those involving open outside storage or display or those primarily devoted to mechanical servicing and outdoor sales or display of automobiles such as automobile dealers and garages. A**ny commercial parcels previously zoned NS, Neighborhood Service shall be granted the GR, General Retail zoning district standards by-right.**

75-105. Primary uses allowed. In the GR, general retail district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Office, Traditional	**Retail Sales and Services***	**Basic Utilities**
Parks and Open Space	**Day Care**	**Religious Intuitions**

*Liquor stores require a SUP (reference section 51-306 (C) 5; Retail Sales and Services)

~~Antique shop~~

~~Art gallery or museum~~

~~Art supply store~~

~~Auto parts and accessory sales (No outside storage)~~

~~Automotive fuel sales~~

~~Bakery or retail confectionery~~

~~Cemetery or mausoleum~~

~~Child care center~~

~~Clean/press shop pickup~~

~~College or university~~

~~Community center: public~~

~~Contractors, electrical/mechanical/plumbing (no outside storage)~~

~~Convenience store with or without automotive fuel sales~~

~~Convent or monastery~~

~~Country club, private~~

~~Custom personal service shop~~

~~Department store~~

~~Drapery, sewing or weaving shop~~

~~Drugstore or pharmacy~~

~~Electrical substation~~

~~Electrical transmission~~

~~Fire or police station~~

~~Florist shop~~

~~Food/beverage sales store~~

~~Fraternal lodge or union hall~~

~~Fraternity or sorority~~

~~Furniture or appliance store~~

~~Greenhouse or plant nursery (on premises sales)~~

~~Handicraft shop and art objects~~

~~Hardware or hobby shop~~

~~Home for aged, residence~~

~~Hospital, acute care~~

~~Hospital, institution care~~

~~Household appliance repair~~

~~Key shop~~

~~Laboratory, medical or dental~~

~~Laundry/clean self-service~~

~~Local franchise utility~~

~~Massage, therapeutic~~

~~Medical appliances sale/rent~~

~~Miniature golf course~~

~~Mortuary or funeral home~~

~~Motel or hotel~~

~~Municipal building and uses~~

~~Natural gas regulating station~~

~~Office, business and professional~~

~~Office, medical or dental~~

~~Park or public playground~~

~~Parking lot or structure, commercial (auto)~~

~~Parking lot, trucks/trailers~~

~~Pawnshop~~

~~Pet shop~~

~~Plumbing shop (no outside storage)~~

~~Private club~~

~~Radio, microwave, TV tower~~

~~Railroad track or right-of-way~~

~~Religious institution~~

~~Restaurant or cafeteria (not of drive-in type)~~

~~Restaurant or cafeteria (drive in type)~~

~~Retail shop, apparel, gift accessories and similar items~~

~~School, business~~

~~School, commercial trade~~

~~School, primary and secondary~~

~~Sewage pumping station~~

~~Studio, artist and/or photographer~~

~~Studio, health and fitness~~

~~Studio, music, dance, and/or drama~~

~~Swim, tennis, handball club~~

~~Telephone office~~

~~Telephone exchange, switching, relay, or transmission station~~

~~Theater or indoor playhouse~~

~~Tool rental~~

~~Travel bureau or consultant~~

~~Variety or similar retail store~~

~~Veterinarian, office only~~

~~Veterinarian hospital~~

~~Water pumping station~~

~~Water storage station~~

~~(b) Accessory uses allowed:~~

~~Accessory building, agricultural~~

~~Accessory building, (neighborhood service, commercial, business, or industry)~~

~~Accessory residential~~

~~Off-street parking~~

~~Swimming pool~~

(Ord. No. CSO#313-09-2015 , § 1(Exh. A), 9-21-2015; Ord. No. CSO#1124-09-2019 , § 1, 11-11-2019)

75-110. Specific use permit. Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations. A public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit:

(a) Uses allowed with a specific use permit:

Schools	**Colleges**	**Commercial Outdoor Recreation**
Quick Vehicle Servicing	**Wholesale Sales**	**Radio Frequency Transmission Facilities**
Self Service Storage	**Medical Centers**	**Community Services**

~~Amusement, commercial (indoor)~~

~~Automobile/truck rental service, except no rental trucks or trailers shall be located in any multi-use/multi-tenant shopping center.~~

~~1. In considering whether to grant a specific use permit, the following shall be considered while granting an SUP:~~

~~a. Number and location of parking of rental units versus customer parking.~~

~~b. Type of vehicles and trailers to be let.~~

~~c. Traffic impact on surrounding areas.~~

~~d. Location and screening of outdoor service areas.~~

~~e. Screening from residentially zoned properties.~~

~~f. Hours of operation.~~

~~g. Lighting.~~

~~Automotive oil change and lubrication shop~~

~~(See conditions in 76-110(b) below)~~

~~Batting cages~~

~~(See conditions in 76-110(b) below)~~

~~Community center, private~~

~~Fairgrounds or exhibition area~~

~~(See conditions in 76-110(b) below)~~

~~Paint shop~~

~~Plumbing shop (with outside storage)~~

~~Taxidermy shop~~

(b) Conditions for specific use permit uses as noted above:

1. Any outdoor lighting shall be directional away from adjacent residential property.
2. Any facilities which are adjacent to residentially zoned property shall limit hours of operation to between 9:00 a.m. to 10:00 p.m.
3. Automotive oil change and lubrication shop:
   a. There shall be no outdoor storage or display of merchandise or materials.
   b. There shall be no outdoor servicing of any vehicle.
   c. Adjacent to residentially zoned properties a facility shall provide a landscape buffer consisting of evergreen plantings of sufficient width and density to provide an effective visual screen. The landscape buffer shall contain no structures except fencing as authorized by city council under terms of a specific use permit. The landscape buffer shall not be less than four feet in width and six feet in height at the time of planting. The required landscape buffer may be counted as a component of minimum required landscaping.
   d. Outdoor lighting shall be directed downward and away from residentially zoned properties.
   e. If located adjacent to residentially zoned properties, a facility shall limit hours of operation to a period to be determined by [the] city council.
   f. Services other than oil change and lubrication shall be permitted only if authorized by city council under terms of a specific use permit and shall not include tire sales or repair, body work or any form of mechanical repair or service.

(Ord. No. B-582-N0512, § 1, 6-4-2012; Ord. No. CSO#313-09-2015 , § 1(Exh. A), 9-21-2015)

75-115. Height requirements. No building shall exceed two stories or 35 feet except as noted in section 133, special height requirements.

75-120. Development regulations. In the GR, general retail district, the following regulations apply to all uses: See section 132, general yard requirements for general information regarding yard requirements.

(a) Lot size: None.

(b) Depth of front yard: 25 feet minimum.

(c) Depth of rear yard adjacent to commercial or industrial districts: None.

(d) Depth of rear yard adjacent to residential districts whether separated by an alley or not: ten feet minimum.

(e) Width of side yard adjacent to commercial or industrial districts: None.

(f) Width of side yard adjacent to residential district whether separated by an alley or not: ten feet minimum.

(g) Width of side yard adjacent to side street: ten feet minimum.

(h) Width of lot: None.

(i) Depth of lot: None.

(j) Setback for gasoline service pumps: Notwithstanding the district yard requirements gasoline service station pump island may not be located nearer than 18 feet to the front property line, and the outer edge of the canopy shall not be nearer than ten feet to the front property line.

(k) Development Regulations for General Retail Properties located within the Old Town Overlay District shall be as established by the Burleson Old Town Design Standards.

75-125. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

75-130. Parking. Parking shall be in compliance with section 134, vehicle parking regulations.

75-135. Off-street loading. Off-street loading shall be in compliance with section 135, off-street loading regulations.

Cross reference(s)—Businesses, ch. 14.

Section 7~~7~~6. CC, central commercial district.

76-100. Purpose. The CC, central commercial district is established to accommodate the original downtown area of Burleson which is substantially developed in a dense pattern with high building coverage and most vehicle parking provided on the streets. The regulations are designed for the specific and special conditions prevailing in the original downtown area. No off-street parking for individual buildings is required in the CC district, on the basis that the existing conditions require a different approach to off-street parking than is appropriate in newer outlying retail and commercial areas.

76-105. Primary uses allowed. In the CC, central commercial district, no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Retail Sales and Services	Parks and Open Spaces	Office, Traditional
Basic Utilities	Religious Institutions	

~~Antique shop~~

~~Art supply store~~

~~Art gallery or museum~~

~~Bakery or retail confectionery~~

~~Cabinet and upholstery shop~~

~~Clean/press shop pickup~~

~~College or university~~

~~Community center: public~~

~~Contractors, Electrical/Mechanical/Plumbing (no outside storage)~~

~~Convent or monastery~~

~~Convenience store with or without automotive fuel sales~~

~~Custom personal service shop~~

~~Department store~~

~~Drapery, sewing or weaving shop~~

~~Drugstore or pharmacy~~

~~Fire or police station~~

~~Florist shop~~

~~Food/beverage sales store~~

~~Franchised utility lane~~

~~Fraternal lodge or union hall~~

~~Fraternity or sorority~~

~~Furniture or appliance store~~

~~Handicraft shop and art objects~~

~~Hardware or hobby shop~~

~~Home for aged, residence~~

~~Household appliance repair~~

~~Key shop~~

~~Laboratory, medical or dental~~

~~Laboratory research~~

~~Laundry/clean self-service~~

~~Lithography or print shop~~

~~Medical appliances sale/rent~~

~~Monument manufacturing~~

~~Mortuary or funeral home~~

~~Motel or hotel~~

~~Municipal building and uses~~

~~Musical instrument sales and manufacturing~~

~~Office, business and professional~~

~~Office, medical or dental~~

~~Park or public playground~~

~~Pawnshop~~

~~Pet shop~~

~~Plumbing shop (no outside storage)~~

~~Private club~~

~~Public facility; governmental unit~~

~~Railroad freight terminal~~

~~Railroad passenger terminal~~

~~Railroad team track~~

~~Railroad track or right-of-way~~

~~Religious institution~~

~~Restaurant or cafeteria (not of drive-in type)~~

~~Retail shop, apparel, gift and accessories and similar items~~

~~School, business~~

~~School, primary and secondary~~

~~Studio, artist and/or photographer~~

~~Studio, health and fitness~~

~~Studio, music, dance, and/or drama~~

~~Telephone office~~

~~Theater or indoor playhouse~~

~~Travel bureau or consultant~~

~~Variety or similar retail store~~

~~Veterinarian hospital~~

~~Veterinarian, office only~~

~~Veterinarian, supply store~~

~~(b) Accessory uses allowed:~~

~~Accessory building, (neighborhood service, commercial, business, or industry)~~

~~Off-street parking~~

~~Swimming pool~~

(Ord. No. CSO#110-01-2015 , § 1.A., 1-5-2015; Ord. No. CSO#313-09-2015 , § 1(Exh. A), 9-21-2015)

76-110. Specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, site plan regulations and a public hearing are required before a

recommendation is made by the planning and zoning commission and action taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

Commercial Parking	Colleges	Community Services
Daycare	Schools	

~~Amusement, commercial (indoor)~~

~~Child care center~~

~~Community center, private~~

~~Electrical substation~~

~~Electrical transmission~~

~~Engine repair (small)~~

~~Exhibition area~~

~~Feed store~~

~~Greenhouse or plant nursery (on-premises sales)~~

~~Greenhouse or commercial nursery (off-premises sales)~~

~~Local franchise utility~~

~~Natural gas regulating station~~

~~Parking lot or structure, commercial (auto)~~

~~Radio, microwave, TV tower~~

~~Radio, television station~~

~~School, commercial trade~~

~~Sewage pumping station~~

~~Swimming pool, commercial~~

~~Taxidermy~~

~~Telephone exchange, switching, relay, or transmission station~~

~~Water pumping station~~

~~Water storage facility~~

(Ord. No. CSO#110-01-2015 , § 1.B., 1-5-2015; Ord. No. CSO#313-09-2015 , § 1(Exh. A), 9-21-2015)

76-115. Height requirements. No building shall exceed two stories or 35 feet except as noted in section 133, general height requirements.

76-120. Development regulations. In the CC, central commercial district, the following regulations apply to all uses:

(a) Minimum lot size: None.

(b) Development Regulations for the Central Commercial zoning district shall be as established by the Burleson Old Town Design Standards.

76-125. (Reserved)

76-130. Parking. Parking shall be in compliance with section 134, vehicle parking regulations.

76-135. Off-street loading. Off-street loading shall be in compliance with section 135, off-street loading regulations.

Cross reference(s)—Businesses, ch. 14.

Section 7~~8~~7. C, commercial district.

77-100. Purpose. The C, commercial district is established to accommodate the "heavier than retail sales and service uses" such as automobile sales and building material sales yards. Generally, the C, commercial district, is near highways, major thoroughfares, or railroad locations. Care is required in locating the C, commercial district, in close proximity to residential areas because of the heavier nature of the uses and the vehicular traffic which they tend to generate.

77-105. Primary uses allowed. In the C, commercial district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Retail Sales and Services*	Quick Vehicle Service	Basic Utilities
Commercial Outdoor Recreation	Major Event Entertainment	Colleges
Office, Traditional	Parks and Open Spaces	Community Services
Religious Intuitions		

*Liquor stores require a SUP (reference section 51-306 (C) 5; Retail Sales and Services)

~~Airport or landing field~~

~~Amusement, commercial (outdoor)~~

~~Antique shop~~

~~Art supply store~~

~~Art gallery or museum~~

~~Auto glass, seat cover, muffler shop~~

~~Auto laundry/carwash~~

~~Auto, new used auto sales; outdoors~~

~~Auto painting or body shop~~

~~Auto parts and accessory sales (No outside storage)~~

~~Auto parts sales and accessory sales (with outside storage)~~

~~Auto repair garage~~

~~Auto sales or auction~~

~~Automotive fuel sales~~

~~Batting cages~~

~~Bakery or retail confectionery~~

~~Bakery or wholesale candy~~

~~Bottling works~~

~~Building materials sales~~

~~Bus station or terminal~~

~~Cabinet and upholstery shop~~

~~Cemetery or mausoleum~~

~~Clean/press shop pickup~~

~~Clothing or similar manufacturing~~

~~College or university~~

~~Community center: public~~

~~Contractors, electrical/mechanical/plumbing (no outside storage)~~

~~Convent or monastery~~

~~Convenience store with or without automotive fuel sales~~

~~Country club, private~~

~~Custom personal service shop~~

~~Day camp for children~~

~~Department store~~

~~Drapery, sewing or weaving shop~~

~~Drop-in child care center~~

~~Drugstore or pharmacy~~

~~Electrical generating station~~

~~Electrical substation~~

~~Electrical transmission line~~

~~Fairgrounds or exhibition area~~

~~Feed store~~

~~Fire or police station~~

~~Florist shop~~

~~Food/beverage sales store~~

~~Franchised utility lane~~

~~Fraternal lodge or union hall~~

~~Fraternity or sorority~~

~~Furniture or appliance store~~

~~Golf course; commercial~~

~~Greenhouse or commercial nursery (on premises sales)~~

~~Greenhouse or plant nursery (off premises sales)~~

~~Handicraft shop and art objects~~

~~Hardware or hobby shop~~

~~Hauling or storage company~~

~~Helistop~~

~~Home for aged, residence~~

~~Hospital, acute care~~

~~Hospital, institution care~~

~~Household appliance repair~~

~~Key shop~~

~~Laboratory, medical or dental~~

~~Laboratory manufacturing~~

~~Laboratory research~~

~~Laundry/clean self-service~~

~~Lithography or print shop~~

~~Local franchise utility~~

~~Maintenance and repair services for buildings~~

~~Massage, Therapeutic~~

~~Medical appliances sale rent~~

~~Miniature golf course~~

~~Mold and tool shop~~

~~Monument manufacturing~~

~~Mortuary or funeral home~~

~~Motel or hotel~~

~~Motorcycle sales and repair~~

~~Municipal building and uses~~

~~Musical instrument sales and manufacturing~~

~~Natural gas regulating station~~

~~Office, business and professional~~

~~Office, medical or dental~~

~~Paint shop~~

~~Park or public playground~~

~~Parking lot or structure, commercial (auto)~~

~~Parking lot, trucks/trailers~~

~~Pawnshop~~

~~Pet shop~~

~~Playfield or stadium (public)~~

~~Plumbing shop (no outside storage)~~

~~Private club~~

~~Public facility; governmental unit~~

~~Radio, microwave, TV tower~~

~~Radio, television station~~

~~Railroad passenger terminal~~

~~Railroad team track~~

~~Railroad track or right-of-way~~

~~Religious institution~~

~~Restaurant or cafeteria (not of drive-in type)~~

~~Restaurant or cafeteria (drive in type)~~

~~Retail shop, apparel, gift accessories and similar items~~

~~Rodeo grounds~~

~~Roller or ice rink~~

~~School, business~~

~~School, commercial trade~~

~~School, primary and secondary~~

~~Sewage pumping station~~

~~Studio, artist and/or photographer~~

~~Studio, health and fitness~~

~~Studio, music, dance, and/or drama~~

~~Swim, tennis, handball club~~

~~Swimming pool, commercial~~

~~Telephone office~~

~~Telephone exchange, switching, relay, or transmission station~~

~~Theater or indoor playhouse~~

~~Theater: open drive-in~~

~~Theater: open drive-in~~

~~Tool rental~~

~~Trailer, manufactured home sales, or rental, assembly and manufacturing~~

~~Travel bureau or consultant~~

~~Veterinarian hospital~~

~~Veterinarian, office only~~

~~Veterinarian, supply store~~

~~Water pumping station~~

~~Water storage facility~~

~~Water treatment plant~~

~~Wholesale sales/storage~~

~~(b) Accessory uses allowed:~~

~~Accessory building, (neighborhood service, commercial, business, or industry)~~

~~Off-street parking~~

~~Swimming pool~~

(Ord. No. CSO#313-09-2015 , § 1(Exh. A), 9-21-2015; Ord. No. CSO#1124-09-2019 , § 1, 11-11-2019)

77-110 Specific use permit. See section 130, specific use permit. The following uses require an ordinance amendment. Unless otherwise stated, a site plan meeting the requirements of section 131, Site plan regulations and a public hearing are required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

Commercial Parking	**Self Service Storage**	**Wholesale Sales**
Office, Industrial	**Vehicle Repair**	**Rail Lines and Utility Corridors**
Schools	**Day Care**	**Medical Centers**
Aviation and Passage Terminals	**Detention Facilities**	**Radio Frequency Transmission Facilities**

~~Amusement, commercial (indoor)~~

~~Animal pound, private~~

~~1. Facilities adjacent to residentially zoned property shall have no outside animal pens.~~

~~2. Screening between residentially zoned property with a 20-foot buffer and trees planted on 20-foot centers.~~

~~Automobile/truck rental service, except no rental trucks or trailers shall be located in any multi-use/multi-tenant shopping center.~~

~~1. In considering whether to grant a specific use permit, the following shall be considered while granting an SUP:~~

~~a. Number and location of parking of rental units versus customer parking.~~

~~b. Type of vehicles and trailers to be let.~~

~~c. Traffic impact on surrounding areas.~~

~~d. Location and screening of outdoor service areas.~~

~~e. Screening from residentially zoned properties.~~

f. Hours of operation.

g. Lighting.

Community center, private

Kennel (indoor)

Miniwarehouse

1. No outside storage, sales, service or repair activities other than the rental of dead storage of units.

2. No stall or locker doors shall face any public streets or residentially zoned property.

3. Outdoor storage of trash receptacles shall be at the side or rear of the lot and completely screened by a wall or fence no less than six feet in height.

Miniature golf course

Petroleum or gas well

Small tractor and farm equipment sales and repair

Tattoo studio

1. In considering whether to grant a specific use permit, the following shall be required:

a. Hours of operations (cannot commence application of a tattoo other than stated hours of operation)

i. No earlier than 10AM

ii. Sundays no later than 6PM

iii. All other days no later than Midnight

b. Tattoo Studios not allowed to operate in residential areas

c. Signage requirement

i. No flashing signs

ii. No neon signs

d. No loitering on permitted premises

2. In considering whether to grant a specific use permit, the following shall be considered in addition to the other factors to be considered while granting an SUP:

a. Distance to residentially zoned areas, churches, schools, day-care facilities, and other tattoo studios.

3. The application for a building permit shall be accompanied by a copy of the applicant's state license.

4. After five affirmative findings of violations of either state or local regulations relating to the operations of the tattoo studio the specific use permit will be automatically terminated.

Taxidermy

Zoo, public

(Ord. No. B-582-N0512, § 1, 6-4-2012; Ord. No. CSO#313-09-2015 , § 1(Exh. A), 9-21-2015; Ord. No. CSO#1240-01-2020 , § 1, 1-21-2020)

77-115. Height requirements. No building shall exceed two stories or 35 feet except as noted in section 133, special height requirements.

77-120. Development regulations. The following minimum standards shall be required measured from property lines:

(a) Lot size: None.

(b) Depth of front yard: 20 feet minimum.

(c) Depth of rear yard adjacent to commercial or industrial districts: None.

(d) Depth of rear yard adjacent to residential districts whether separated by an alley or not: ten feet minimum.

(e) Width of side yard adjacent to commercial or industrial districts: None.

(f) Width of side yard adjacent to residential district whether separated by an alley or not: ten feet minimum.

(g) Width of side yard adjacent to side street: ten feet minimum.

(h) Width of lot: None.

(i) Depth of lot: None.

(j) Setback for gasoline service pumps: Notwithstanding the district yard requirements gasoline service station pump island may not be located nearer than 18 feet to the front property line, and the outer edge of the canopy shall not be nearer than ten feet to the front property line.

(k) Development Regulations for Commercial properties located within the Old Town Overlay District shall be as established by the Burleson Old Town Design Standards.

77-125. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

77-130. Parking. Parking shall be in compliance with section 134, vehicle parking regulations.

77-135. Off-street loading. Off-street loading shall be in compliance with section 135, off-street loading regulations.

Cross reference(s)—Businesses, ch. 14.

Section 78. IC, Interstate commercial district.

78-100. Purpose. The IC, Interstate commercial district is established to accommodate transit and freight oriented commercial development, which represents a type of economic development appropriate for the diversification of the employment base of the city along IH-35 and portions of Chisholm Trail Parkway. Light industrial uses may also be appropriate in this district with due consideration to adjacent uses and sensitivity to pedestrian activity and economic growth. Any commercial use meeting the specified standards may locate in the IC district.

78-105. Primary uses allowed. In the IC, Interstate commercial district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Retail Sales and Services*	**Major Event Entertainment**	**Wholesales Sales**
Commercial Outdoor Recreation	**Office**	**Basic Utilities**
Quick Vehicle Servicing	**Self Service Storage**	**Religious Institutions**

Medical Centers	**Radio Frequency Transmission Facilities**	**Rail Lines and Utility Corridors**

***Liquor stores require a SUP (reference section 51-306 (C) 5; Retail Sales and Services)**

78-110. Specific use permit. See section 130, specific use permit. Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

Manufacturing and Production	**Commercial Parking**	**Light Industrial Services**
Warehouse and Freight Movement	**Waste Related**	**College**
Community Services	**Vehicle Repairs**	**Aviation and Passage Terminals**

78-115. Height requirements. Building heights shall be subject to the requirements of Section 133 of the zoning ordinance, except as follows:

(a) Nonresidential and mixed-use buildings may be constructed to a height not to exceed 65 feet. Government, institutional and other public buildings may be constructed to a height of 90 feet.

(b) The heights of all buildings shall be subject to the provisions of the Spinks Airport Air Hazard Zoning Ordinance, as amended.

(c) For properties that abut a residentially-zoned property, the building setback line adjacent to the residential property shall be increased one foot for each additional foot in building height over 50 feet. If a public road is located between the residentially-zoned property and the building, the road right-of-way width may be included in the setback calculation if the setback exceeds 100 feet.

(d) The height shall be measured from the sidewalk or ground surface elevation along the side of the building fronting onto a public right-of-way to the top of the roof for flat roofs (not the parapet) and the mid-point for sloped roofs, and not along the side(s) of the building facing onto interior portions of the block.

(e) Architectural embellishments that are not intended for human occupancy and are integral to the architectural style of the building may exceed the height limits of this section by up to the lesser of 50 percent over the permitted building height or 100 percent over the actual building height. Architectural embellishments include spires, belfries, towers, cupolas, domes, and roof forms whose area in plan is no greater than 25 percent of the first story plan area.

(f) Mechanical equipment, including, mechanical/elevator equipment penthouse enclosures, ventilation equipment, antennas, chimneys, exhaust stacks and flues, fire sprinkler tanks, and other similar constructions may extend up to 20 feet above the actual building height, and provided the same shall be 1) setback from all exterior walls a distance at least equal to the vertical dimension that such items(s) extend(s) above the actual building height, or 2) the exterior wall and visible roof surfaces of such items that are set back less than their vertical dimension above the actual building are to be constructed as architecturally integral parts of the building facade(s) or as architectural embellishments as described above.

78-120. Development regulations. In the IC, interstate commercial district, the following regulations apply to all uses.

(a) Lot size: None.

(b) Depth of front yard: 25 feet minimum.

(c) Depth of rear yard adjacent to commercial or industrial districts: None.

(d) Depth of rear yard adjacent to residential districts whether separated by an alley or not: ten feet minimum.

(e) Width of side yard adjacent to commercial or industrial districts: None.

(f) Width of side yard adjacent to residential district whether separated by an alley or not: ten feet minimum.

(g) Width of side yard adjacent to side street: ten feet minimum.

(h) Width of lot: None.

(i) Depth of lot: None.

(j) Setback for gasoline service pumps: Notwithstanding the district yard requirements gasoline service station pump island may not be located nearer than 18 feet to the front property line, and the outer edge of the canopy shall not be nearer than ten feet to the front property line.

78-125. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances] with additional requirements as outlined below for properties with frontage along or within 50 feet of IH-35 or Chisholm Trail Parkway:

(a) Trees shall have an average crown of 15 feet at maturity. Trees having a lesser crown may be substituted by grouping the same to create an equivalent of 15 feet of spread. At the time of planting, trees shall be a minimum of three-inch in caliper, as measured 12 inches above the soil level, and eight feet in height.

(b) Shrubs shall be a minimum of two feet in height after planting.

(c) Parking lot landscaping.

(1) The landscaped areas shall be protected by raised curbs, except where wheel stops are utilized at the front of parking spaces along a landscaped median between parking bays.

(2) Landscaped islands shall be located at the terminus of all rows of parking. The islands shall be a minimum five feet in width and extend the entire length of the parking stall. The islands shall contain at least one three-inch caliper tree consistent with the recommended tree list.

(d) Perimeter. All parking areas adjacent to a major or minor arterial street, as shown in the master thoroughfare plan, shall be located a minimum of 25 feet from the right-of-way line. All parking areas adjacent to a major or minor collector street, as shown in the master thoroughfare plan, shall be located a minimum of 15 feet from the right-of-way line. The area inside the setback shall be landscaped as follows:

(1) One large tree, three-inch in caliper minimum shall be planted on 30-foot centers within the required landscaped area.

(2) A minimum of 15 five-gallon shrubs shall be planted in the landscaped area for every 30 linear feet of frontage. The shrubs shall be planted in such a way to screen the parking lot from the roadway.

(3) The area inside the parking setback may be credited towards the overall landscaping requirement.

78-130. Parking. Parking shall be in compliance with section 134, vehicle parking regulations with additional requirements as outlined below for properties with frontage along or within 50 feet of IH-35 or Chisholm Trail Parkway:

(a) Parking lots and buildings shall be set back at least 25 feet from the frontage roads of Interstate Highway 35 or Chisholm Trail Parkway. The area between the parking lot or building and the frontage road shall be landscaped in accordance with the requirements contained in this district.

(b) Large parking lots shall be laid out in such a way that they can be redeveloped into an urban block pattern consistent with the surrounding street grid. Accordingly, wet and dry utility conduits shall be designed and installed in a pattern that facilitates such redevelopment.

78-135. Off-street loading. Off-street loading shall be in compliance with section 135, off-street loading regulations.

78-140. Fencing and Screening. Fencing and Screening shall be in compliance with section 36,fencing and screening regulations. with additional requirements as outlined below for properties with frontage along or within 50 feet IH-35 of Chisholm Trail Parkway:

(a) Waste collection, mechanical equipment, HVAC systems and other support elements for buildings, whether on the ground or on rooftop, shall be screened from view of any person standing (i) on the property line on the far side of an adjacent street or (ii) on the property line of the subject property along the frontage road of Interstate Highway 35 or CHishol Trail Parkway, whichever is applicable.

(b) Loading docks, truck parking, outdoor storage, waste cans, waste dumpsters, trash compactors and other service functions shall be incorporated into the overall design of the building and landscape so that the visual impacts are contained and out of view from adjacent properties and public streets. This requirement shall not be applicable for service functions located along double-loaded alleys.

(c) Screening materials shall be the same or equal quality as those used for the principal building.

Section 79. LI, Light industrial district.

79-100. Purpose. The I, industrial district is established to accommodate industrial development, which represents a type of economic development appropriate for the diversification of the employment base of the city. The range of industry which may be classified as industrial is rapidly expanding as a result of developments in modern technology. To take full advantage of new industrial potential for clean compatible types of industry, performance standards are specified covering noise, smoke, and particulate matter, other air contaminants, hazardous materials, fire and explosive hazard, glare, and vibration. Any commercial use meeting the specified standards may locate in the LI, Light industrial district. **Any parcels previously zoned I, Industrial shall be granted the LI, Light industrial zoning district standards by-right.**

79-105. Primary uses allowed. In the I, industrial district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Commercial Parking	**Aviation and Passage Terminals**	**Radio Frequency Transmission Facilities**
Manufacturing and Production	**Warehouse and Freight Movement**	**Wholesales Sales**

Basic Utilities	**Office**	**Medical Center**
Quick Vehicle Services	**Light Industrial Services**	**Self Service Storage**
Retail Sales and Services	**Rail Lines and Utility Corridors**	**Religious Institutions**
Vehicle Repairs		

~~Airport or landing field~~

~~Animal pound, private~~

~~Asphalt/concrete batching (permanent)~~

~~Asphalt/concrete batching (temporary)~~

~~Auto glass, seat cover, muffler shop~~

~~Auto laundry/carwash~~

~~Auto, new used auto sales (outdoors)~~

~~Auto painting or body shop~~

~~Auto parts and accessory sales (no outside storage)~~

~~Auto parts sales and accessory sales (with outside storage)~~

~~Auto repair garage~~

~~Auto sales or auction~~

~~Automobile/truck rental service~~

~~Automotive fuel sales~~

~~Bakery or wholesale candy~~

~~Bottling works~~

~~Brick kiln or tile plant~~

~~Building materials sales~~

~~Bus station or terminal~~

~~Cabinet and upholstery shop~~

~~Clean/press shop pickup~~

~~Cleaning plant commercial~~

~~Clothing or similar manufacturing~~

~~Contractors, electrical/mechanical/plumbing (no outside storage)~~

~~Contractors, electrical/mechanical/plumbing (with outside storage)~~

~~Contractor; storage/equipment~~

~~Convenience store with or without automotive fuel sales~~

~~Custom personal service shop~~

~~Dyeing/laundry plant; commercial~~

~~Electrical generating~~

~~Electrical substation~~

~~Electrical transmission line~~

~~Fire or police station~~

~~Food/beverage sales store~~

~~Franchised utility lane~~

~~Franchised utility shop/yards~~

~~Greenhouse or plant sales (on premises sales)~~

~~Greenhouse or commercial nursery (off premises sales)~~

~~Hatchery~~

~~Hauling or storage company~~

~~Heavy machinery sales/repair~~

~~Heliport~~

~~Helistop~~

~~Kennel (indoor)~~

~~Laboratory, medical or dental~~

~~Laboratory manufacturing~~

~~Laboratory research~~

~~Light manufacturing or assembly~~

~~Lithography or print shop~~

~~Local franchise utility~~

~~Maintenance and repair services for buildings~~

~~Massage, Therapeutic~~

~~Milk depot, ice cream plant~~

~~Miniwarehouse~~

~~Monument manufacturing~~

~~Motor freight terminal~~

~~Motorcycle sales and repair~~

~~Municipal building and uses~~

~~Natural gas regulating station~~

~~Open storage of commercial goods~~

~~Paint shop~~

~~Parking lot or structure, commercial (auto)~~

~~Parking lot, trucks/trailers~~

~~Petroleum or gas well~~

~~Petroleum storage/collection~~

~~Plumbing shop (no outside storage)~~

~~Plumbing shop (with outside storage)~~

~~Public facility; governmental unit~~

~~Radio, microwave, TV tower~~

~~Radio, television station~~

~~Railroad freight terminal~~

~~Railroad passenger terminal~~

~~Railroad team track~~

~~Railroad track or right-of-way~~

~~Religious institution~~

~~Restaurant or cafeteria (not of drive-in type)~~

~~Restaurant or cafeteria (drive in type)~~

~~Sand/gravel extraction/storage~~

~~Sewage pumping station~~

~~Sewage treatment plant~~

~~Sexually oriented business (subject to compliance with all provisions of Chapter 14, sections 14-471 through 14-499, Burleson Code of Ordinances)~~

~~Storage warehouse~~

~~Taxidermy shop~~

~~Telephone office~~

~~Telephone exchange, switching, relay, or transmission station~~

~~Tool rental~~

~~Topsoil/sand extraction/storage~~

~~Veterinarian, office only~~

~~Veterinarian hospital~~

~~Veterinarian with outside animal pens~~

~~Water pumping station~~

~~Water storage facility~~

~~Water treatment plant~~

~~Welding or machine shop~~

~~Wholesale sales/storage~~

~~(b) Accessory uses allowed:~~

~~Accessory building, (neighborhood service, commercial, business, or industry)~~

~~Caretaker's or guard's residence~~

~~Off-street parking~~

(Ord. No. CSO#1124-09-2019 , § 1, 11-11-2019; Ord. No. CSO#1240-01-2020 , § 1, 1-21-2020)

79-110. Specific use permit. See section 130, specific use permit. Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(a) Uses allowed with a specific use permit:

Detention Facilities	Waste Related	Mining
		Sexually oriented business

~~Auto impoundment~~

~~Cement or hydrated lime~~

~~Dump or sanitary landfill~~

~~Electrical generating~~

~~Kennel (indoor)~~

~~Meat product processing or manufacturing~~

~~Stable or barn, private~~

~~Go-cart track~~

~~1. Must be a minimum of 500 feet from any adjacent residentially zoned property.~~

~~Livestock auction~~

~~1. Must be a minimum of 1,000 feet from any adjacent residential district.~~

~~2. Must be completely screened from all adjacent residential district and roadways.~~

~~Open salvage yard~~

~~1. Must be a minimum of 1,000 feet from any adjacent residential district.~~

~~2. Must be completely screened from all adjacent residential district and roadways.~~

~~Trailer, manufactured home sales, rental, assembly and manufacturing~~

~~Tire retreading, recapping, and storage~~

~~1. Must be a minimum of 1,000 feet from any adjacent residential district.~~

~~2. Must be completely screened from all adjacent residential district and roadways.~~

~~Wrecking or auto salvage yard~~

~~1. Must be a minimum of 1,000 feet from any adjacent residential district.~~

~~2. Must be completely screened from all adjacent residential district and roadways.~~

(Ord. No. CSO#109-01-2015 , § 1.B., 1-5-2015; Ord. No. CSO#1240-01-2020 , § 1, 1-21-2020)

79-115. Height requirements. No building shall exceed two stories or 35 feet except as permitted by section 133, special height requirements.

79-120. Development regulations. In the I, industrial district, the following regulations apply to all uses.

(a) Lot size: None.

(b) Depth of front yard: 20 feet minimum.

(c) Depth of rear yard adjacent to commercial or industrial districts: None.

(d) Depth of rear yard adjacent to residential districts whether separated by an alley or not: ten feet minimum.

(e) Width of side yard adjacent to commercial or industrial districts: None.

(f) Width of side yard adjacent to residential district whether separated by an alley or not: ten feet minimum.

(g) Width of side yard adjacent to side street: ten feet minimum.

(h) Width of lot: None.

(i) Depth of lot: None.

(j) Setback for gasoline service pumps: Notwithstanding the district yard requirements gasoline service station pump island may not be located nearer than 18 feet to the front property line, and the outer edge of the canopy shall not be nearer than ten feet to the front property line.

(k) Location criteria for sexually oriented businesses: See Chapter 14, Sections 14-473 and 14-474, Burleson Code of Ordinances.

79-125. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

79-130. Parking. Parking shall be in compliance with section 134, vehicle parking regulations.

79-135. Off-street loading. Off-street loading shall be in compliance with section 135, off-street loading regulations.

Section 80. HI, Heavy & High Energy industrial district.

80-100. Purpose. The HI, Heavy & High Energy industrial district is established to accommodate industrial development, which represents a type of economic development appropriate for the diversification of the employment base of the city. The range of industry which may be classified as industrial is rapidly expanding as a result of developments in modern technology. To take full advantage of new industrial potential for clean compatible types of industry, performance standards are specified covering noise, smoke, and particulate matter, other air contaminants, hazardous materials, fire and explosive hazard, glare, and vibration. This zoning district also incorporates certain business, with operations and facilities that may create energy, or require high energy consumption compared to other businesses in other districts, and, if not properly regulated, may create high-noise levels and other negative impacts. To limit the cumulative impact that these businesses may have on the City, the City has determined that such businesses shall only be permitted within the boundaries of this District. The City will impose conditions on businesses to mitigate impacts from high energy consumption and other environmental impacts that may result from these businesses.

80-105. Primary uses allowed. In the HI, industrial district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(b) Primary uses allowed:

Commercial Parking	Aviation and Passage Terminals	Radio Frequency Transmission Facilities
Manufacturing and Production	Warehouse and Freight Movement	Wholesales Sales
Basic Utilities	Office	Heavy Industrial Services
Quick Vehicle Services	Light Industrial Services	Self Service Storage
Retail Sales and Services	Rail Lines and Utility Corridors	Vehicle Repairs
Religious Institutions		

80-110. Specific use permit. See section 130, specific use permit. Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

Applicants seeking to operate an identified as the use category of High Energy Industrial, shall petition City Council for rezoning to HI, high energy use district pursuant to the procedure listed under Burleson Code of Ordinances, Appendix B Zoning, Article I Administrative, § 6 Amendments. A Special Use Permit and Commercial Site Plan shall be required for any request for High Energy Industrial.

The City Council shall consider whether additional landscaping, buffering, screening, noise and glare mitigation, or other general performance standards are required to mitigate noise and/or visual impacts to the community and surrounding neighborhood and properties. Noise barriers shall use sound absorbing rather than reflective materials.

(b) Uses allowed with a specific use permit:

Mining	Waste Related	Detention Facilities
	High Energy Industrial	Sexually oriented business

80-115. Height requirements. No building shall exceed two stories or 35 feet except as permitted by section 133, special height requirements.

80-120. Development regulations. In the I, industrial district, the following regulations apply to all uses.

(a) Lot size: None.

(b) Depth of front yard: 40 feet minimum.

(c) Depth of rear yard adjacent to commercial or industrial districts: 40 feet minimum.

(d) Depth of rear yard adjacent to residential districts whether separated by an alley or not: 50 feet minimum.

(e) Width of side yard adjacent to commercial or industrial districts: 20 feet minimum.

(f) Width of side yard adjacent to residential district whether separated by an alley or not: 25 feet minimum.

(g) Width of side yard adjacent to side street: 20 feet minimum.

(h) Width of lot: None.

(i) Depth of lot: None.

(j) Buffer: The closest portion of any building or other structure utilized for High Energy uses shall be two hundred (200) feet from the nearest boundary of any district allowing residential uses and one hundred (100) feet from the nearest boundary of any retail or commercial zoning district.

(k) Location criteria for sexually oriented businesses: See Chapter 14, Sections 14-473 and 14-474, Burleson Code of Ordinances.

80-125. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

80-130. Parking. Parking shall be in compliance with section 134, vehicle parking regulations.

80-135. Off-street loading. Off-street loading shall be in compliance with section 135, off-street loading regulations.

80-140. General performance standards HI, Heavy industrial district. All uses in the I industrial district shall conform in operation, location and construction to the performance standards for noise, odorous matter, toxic and noxious matter, glare, smoke, particulate matter and other air contaminants, fire and explosive or hazardous matter, vibration, open storage and glare as contained in this section.

(a) *Smoke.* The requirements of the state law and regulations.

(b) *Particulate matter.* The requirements of the state law and regulations.

(c) *Odor.* No operation shall permit odors to be released which are detectable at the property line and which offensively affect the sense of smell.

(d) *Toxic material.* The emission of toxic and noxious materials shall not produce concentrations exceeding ten percent of threshold limit values for toxic materials in industry as set forth in "Threshold Limit Values" for the current year as adopted at the annual meeting of the American Conference of Governmental Industrial Hygienists, at a zone boundary line.

(e) *Glare.* All artificial light sources shall be shielded so as to prevent direct rays of light from crossing a zoning district boundary line.

(f) *Vibration.* Any industrial operation or activity which shall cause at any time and at any point along the nearest adjacent property line, earth born vibrations in excess of the limits set forth in the table below are prohibited. Vibrations shall be expressed as resultant displacement in inches.

Frequency	Maximum Displacement
(Cycles per Second)	(Inches)
Below 10	0.0008
10-20	0.0005
20-30	0.0002
30-40	0.0002
40 and over	0.0001

This tabulation is for steady state vibration; this is defined as continuous vibration in contrast to discrete pulses. Impact vibration, that is, discrete pulses which do not exceed 100 pulses per minute, must not produce in excess of twice (two times) the displacement stipulated above.

(g) *Noise.* At no point, either on the boundary of the zone or at 125 feet from the property line of the plant or operation, whichever distance is greater, shall the sound pressure level of any operation of plant (other than background noises produced by sources not under control of these plant operation such as the operation of motor vehicles or other transportation facilities) exceed the decibel limits in the octave bands designated below:

Octave Band Frequency (Cycles per Second)	Maximum Permitted Sound Level in Decibels Along Residence District Boundaries or 125Feet from Plant or Operation Lot Line
	Light Industrial
0—75	67
75—150	62
150—300	58
300—600	54
600—1,200	49
1,200—2,400	45
2,400—4,800	41
Above 4,800	37

Sound levels shall be measured with a sound-level meter and associated octave band filter, manufactured and calibrated according to standards prescribed by the American Standards Association. Measurements shall be made using the flat or C network of the sound level meter and the fast meter movement of the octave band analyzer.

Impulsive type noises capable of being so measured, which cause rapid fluctuations of the needle of the sound-level meter must have a variation of no more than plus or minus two decibels. Noises incapable of being so measured, such as those of an irregular and intermittent nature, shall be controlled so as not to become a nuisance to adjacent users.

(h) *Fire hazards.* The storage, use or manufacture of solid materials or products ranging from incombustible to moderate burning is permitted in accordance with applicable city codes and ordinances. The storage, use or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted in accordance with applicable city codes and ordinances provided the following condition is met:

1. Materials or products shall be stored, used or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.

2. The storage, use, or manufacture of flammable liquids or gases which produce flammable or explosive vapors, shall be permitted in [accordance] with (exclusive of storage of finished products in original sealed containers) the city's fire code as interpreted by the city fire marshal.

(i) *Water pollution.* No operation or activity shall discharge or cause to be discharged, liquid or solid waste into public waters unless in conformance with the provisions of the state laws and regulations.

(j) *Liquid or solid waste.* No discharge at any point will be allowed into any public sewer, private sewer disposal system.

Section 82. BP, Business park district.

82-100. Purpose. The BP, Business park district is established to encourage employment opportunities by attracting industries with strong potential for upward mobility of skilled workers such as, cold storage, logistics, distribution, and warehousing. This district will include a mix of low and medium density industrial buildings and industrial yards and have large surface parking for cars and trucks. The business park district shall rely on quality road access and may be linked to rail for freight purposes. This land use shall need wide street lanes and large intersections. Transit, sidewalks and other pedestrian improvements shall be limited. Any commercial use meeting the specified standards may locate in the BP district.

82-105. Primary uses allowed. In the BP, Business Park district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Commercial Parking	**Aviation and Passage Terminals**	**Radio Frequency Transmission Facilities**
Manufacturing and Production	**Warehouse and Freight Movement**	**Wholesales Sales**
Basic Utilities	**Office**	**Medical Center**
Retail Sales and Services	**Light Industrial Services**	**Religious Institutions**

82-110. Specific use permit. See section 130, specific use permit. Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

(b) Uses allowed with a specific use permit:

Railyards and Utility Corridors	**Heavy Industrial Services**	**Waste Related**
College	**Mining**	

82-115. Height requirements. 80 feet maximum, or 120 feet with SUP approval for height

82-120. Development regulations. In the BP, business park district, the following regulations apply to all uses.

(a) Lot size: 2 acres minimum.

(b) Depth of front yard: 70 feet along IH-35 and adjacent to residential uses. 40 feet all other locations.

(c) Depth of rear yard adjacent to commercial or industrial districts: None.

(d) Depth of rear yard adjacent to residential districts whether separated by an alley or not: thirty feet minimum.

(e) Width of side yard adjacent to commercial or industrial districts: None.

(f) Width of side yard adjacent to residential district whether separated by an alley or not: thirty feet minimum.

(g) Width of side yard adjacent to side street: thirty feet minimum.

(h) Width of lot: None.

(i) Depth of lot: None.

(j) Lot coverage: 75% of lot area maximum.

82-125. Landscaping.

(a) Landscaped areas, for the purposes of this section, shall include all outside plantable ground surface including buffers, parking lot landscaping, and other required landscaped areas. It shall not include areas inside buildings or any paved or hard surfaced area such as walks, drives, parking areas, and hard surfaced recreation areas. Landscaping total area shall encompass no less than ten percent of the total lot.

(b) Landscaping shall be used to:

(1) Mark entrance points and parking areas.

(2) Shield or define service areas and property divisions, and to enhance building scale and forms.

(c) Landscaping, in accordance with the plans submitted must be installed within:

(1) Thirty days following the issuance of a certificate of occupancy by the city; or

(2) As soon as practical allowing for the seasons of the year; but

(3) In no event later than 180 days following the issuance of a certificate of occupancy.

(d) Landscaping which has been installed on any property must be properly maintained at all times.

(e) Landscape treatment shall not interfere with visibility triangle requirements at street or driveway intersection or violate any rule, regulation or ordinance, adopted by the city relating to the site line requirements.

(f) In all areas designated as flood areas or preserve areas, the natural condition of the areas must be left in place and maintenance is limited to removal of debris and dead plant materials.

(g) Plant materials used in landscaping shall include trees such as:

(1) Fraxinus Texensis—Texas Ash

(2) Forsythia x Intermedia—Golden Bell

(3) Quercus Shumardii—Shumard Oak

(4) Pistacia Chinensis—Chinese Pistache

(5) Juniper Chinensis 'Sea Green'—Sea Green Juniper

(h) When berms are used, the following design requirements shall be met:

(1) Berms shall vary in height and contoured for a "natural" look. A straight line "levee" effect shall be avoided.

(2) Berms shall be teardrop in form with the tails overlapping adjacent berms and adequate drainage will be allowed between tails of adjoining berms.

(3) Manholes, cleanouts, or other points of access to utility lines shall be preserved as required in the design and construction of the berms.

(4) Berms should have shrubbery or tree planting added to those areas less than 30 inches high in order to more fully screen the view of vehicles in parking lots and loading areas.

(i) Buffer area landscaping:

(1) No building, structure, or parking shall be permitted in the landscaped buffer areas.

1. The design of the buffer shall consist of:

a. Grasses, ground covers, trees, shrubs, decorative walls, earthen berms, and other commonly used and accepted landscape treatments, or

b. Natural areas with preserved existing trees and native vegetation.

2. Landscape buffer shall be provided on property as follows:

a. Thirty-foot adjacent to IH-35 W and Type "A" street section.

b. Twenty-foot adjacent to Type "B" street sections.

c. Ten-foot adjacent to Type "C" street sections.

(j) Parking area landscaping:

(1) Shall include all areas within the paved boundaries of the parking lot as well as planting islands, curbed areas, corner lots, parking spaces, and all interior driveways and aisles except those with no parking spaces located on either side.

(2) Shall consist of the following:

1. A minimum of one large tree, three-inch caliper minimum, or a small tree, minimum eight feet in height at the time of planting, for every 20 parking spaces and one small tree for every 30 parking spaces.

2. Parking lot landscape islands shall be a minimum five feet wide and 150 square feet in area.

3. All parking spaces, shall be located within 150 feet from a tree.

4. The trees should be distributed in groupings that imitate natural growth patterns through out the site.

5. The placement of trees shall be coordinated with the location of lights used to illuminate a parking area so they will be of such stature so that, at maturity with normal trimming, they will not interfere with the lighting.

82-130. Parking and Loading.

(a) Adequate off-street parking shall be provided to prevent any parking or staging of vehicles or truck traffic in any street right-of-way.

(b) No parking shall be permitted on any street.

(c) All parking areas, and truck loading and staging areas shall be paved with concrete having the strength and durability equal to or better than that of five-inch, 3,000 p.s.i. concrete as designed and approved by a licensed professional engineer based upon appropriate soil reports.

(d) All loading areas shall be screened from view from public rights-of-way by utilizing one or both of the following: masonry screening walls or a dense landscaping screen.

(e) Loading areas or loading doors shall not:

(1) face IH-35, Chisolm Trail Parkway, or Type "A" street section.

(2) be located within 100 feet of a public right-of-way.

(f) Parking areas utilized for the shipping and receiving of large quantities of goods and services shall be separated from public and employee parking.

(g) Number of parking spaces: for uses not mentioned below parking standards from Appendix B Zoning Ordinance shall apply.

(1) Warehouse/Distribution, 1 space per 5,000 sq. ft.

(2) Manufacturing, 1 space every two employees

(3) Office, 1 space per 400 sq. ft.

(4) Retail, 1 space per 300 sq. ft.

82-135. Fencing and Screening.

(a) Overall.

(1) All screening walls except security fences shall be constructed so as to observe building setback lines.

(2) Screening shall be of a height at least equal to that of the materials or equipment being stored, but in no event shall be less than eight feet in height.

(3) All outside storage areas shall be screened from public view and the location of outside storage shall be to the rear of the front façade of the primary structure.

(4) The following equipment shall either be housed in closed buildings or otherwise screened from public view or view from adjacent structures in a manner architecturally compatible with the building with landscaping and/or permanent walls of solid materials similar to the building materials and be located as far from the front and side property lines as reasonably possible:

a. Trash containers or compactors;

b. Incinerators;

c. Trucks;

d. Water tanks;

e. Storage tanks;

f. Processing and utility equipment; and

g. Detention/retention areas.

(5) All roof-top equipment shall be screened from view using opaque materials which are similar in color and texture to those used in the building construction.

(6) Parking areas shall be screened from adjacent streets with building layout or with two and one-half-foot high walls, berms or decorative fences, and shrubs (3 gallon minimum).

(7) A security fence (a fence other than a required screening wall) shall be permitted for use to secure key areas of a site, including truck loading and parking areas, non-public parking areas, storage areas, and similar areas.

a. Security fences are not permitted within the front yard of a lot.

b. Security fences shall not be constructed of wooden materials.

c. Security fence shall not be permitted to have barbwire atop it.

d. Chain link security fences are prohibited.

e. Security fences may be constructed of wrought iron, decorative metal, or a similar quality material. Corrugated metal or R-panel type material is not considered decorative metal.

f. When a security fence is utilized, it shall be no greater than eight feet tall.

g. Security fences shall be designed and placed so as to be as unobtrusive as possible and will be black in color.

h. Use of dense landscaping made of natural buffer area with native vegetation, or landscaping that utilizes ornamental grasses, trees, shrubs and berms to soften the visual impact of a security fences shall be required.

Sections 83—84. Reserved.

Section 85. PD, planned development district.

85-100. Purpose. ~~The PD, planned development district is established to provide for greater flexibility and discretion in the application of a variety of land uses and more effective mitigation of potentially adverse impacts on adjacent land than is possible under conventional district regulations. It is recognized that it is desirable for certain improved sites within the city to be redeveloped and for other unimproved sites to be developed in a manner compatible with adjacent improved land in accordance with development plans prepared and approved as a part of the ordinance authorizing the zoning necessary for the proposed development. Improvements and uses in a PD district are subject to conformance with an ordinance and development plan approved by the city council after a recommendation from the planning and zoning commission.~~

The PD, Planned Development District is a district that provides the flexibility to permit development projects which should include multiple land uses. Such districts should accommodate planned associations of uses developed as integral land use units such as (but not limited to) industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed, or operated as integral land use units either by a single owner or a combination of owners. A Planned Development (PD) District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Code. While greater consideration is given to allow special conditions or restrictions, which would not otherwise allow the development to occur, procedures are established herein to allow the greatest flexibility and innovation in development projects while protecting against misuse of desired design and land use regulations.

85-105. Use regulations. ~~The permitted use or uses of property located in the PD district shall be determined at the time the district is approved. A PD district may include a combination of different dwelling types and/or a variety of residential and nonresidential land uses which creatively complement each other and harmonize with existing and proposed land uses in the vicinity.~~

~~**85-110. Approval procedures.**~~

~~(a) The procedures for approval of a request for a zoning change to PD shall be the same as for a requested change to any other zoning classification as set forth in section [6], amendments of this ordinance.~~

~~(b) The application for PD zoning shall be accompanied by a development plan meeting the requirements of this section.~~

~~(c) No application for PD zoning shall be accepted unless accompanied by a development plan and the appropriate filing fee.~~

~~(d) Minor changes to an approved development plan, which will not cause any of the following circumstances to occur, may be authorized by the city manager or the city manager's designee:~~

~~(1) A five percent or greater increase in the gross floor areas of structures.~~

~~(2) Any substantial and material changes in such external effects on adjacent property as noise, heat, light, glare and vibration.~~

~~(3) A substantial and material reduction in the originally approved separations between buildings.~~

~~(4) Any adverse changes in traffic circulation, safety, drainage and utilities.~~

~~(5) A five percent or greater increase in the height of structures.~~

~~(6) A ten percent or greater reduction in the originally approved setbacks from property lines.~~

~~(7) A five percent or greater increase in ground coverage by structures.~~

~~(8) A five percent or greater reduction in the ratio of off-street parking and loading space.~~

~~(9) A change in the size, height, lighting, flashing, animation or orientation of originally approved signs.~~

~~(f) The city manager or the city manager's designee shall determine whether changes being requested, this determination may be appealed by the applicant to the zoning board of adjustment. Any change deemed not to be a minor change, as indicated above, shall be processed as a new application in accordance with the provisions of this section.~~

85-110. Planned Development Requirements. All Planned Development proposals must comply with the following requirements or they will not be accepted by staff for consideration.

(a) The minimum area for a Planned Development shall be no less than five (5) acres.

(b) Development requirements for each separate PD District shall be set forth in the amending Ordinance granting the PD District and shall include, but may not be limited to: uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, hours of operation, project phasing or scheduling, management associations, and other requirements as the City Council and Planning and Zoning Commission may deem appropriate.

(c) Planned Development Districts shall be used in conjunction with base zoning district, unless changed by zoning amendment. Base districts or changes in existing base districts may be requested at the same time planned development districts are requested. Unless otherwise specified, all permitted uses in the base district are applicable for a planned development district.

(d) In the PD District, uses shall conform to the standards and regulations of the base-zoning district to which it is most similar. The base zoning district shall be stated in the granting Ordinance. All applications to the City shall list all requested deviations from the standard requirements set forth throughout this Code (applications without this list will be considered incomplete) specifically any deviation not requested is deemed to comply with this Code even if shown graphically on a Site Plan. The Planned Development District shall conform to all other sections of this Code unless specifically excluded in the granting Ordinance.

(e) The Ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of modifications in each district or districts and general statement citing the reason for the PD request.

(f) Planned Development applications without a mixed-use component or combination of uses will not be accepted. The definition of mixed use will be established herein.

(g) All planned developments shall provide for 10 percent (10%) of the development in usable open space exclusive of street yard landscaping. This includes, but not limited to, landscaped hike/bike trail, open area recreational facilities, parks and playgrounds, water features and decorative objects such as fountains. Usable open space shall not include rooftops, accessory buildings, parking areas, driveways, turnaround areas, or the right-of-way or easement for streets or alleys.

85-115. Submittal requirements. In establishing a Planned Development District in accordance with this section, the City Council shall approve and file as part of the amending Ordinance appropriate plans and standards for each Planned Development District. To facilitate understanding of the request during the review and public hearing process, the Planning and Zoning Commission and City Council shall require, at minimum, a Conceptual Site Plan and a written Planned Development proposal explaining all aspects of the requested PD including any deviations from this Code as well as the benefits of the proposed development to the public.

(a) ***Conceptual*** **Plan - This plan shall be submitted by the applicant at the time of the PD request. The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and as may be required, supported by written documentation of proposals and standards for development. The written standards in the approved PD ordinance shall be the governing authority for the PD if any discrepancy between the concept plan and future site plan submittals exist. The City may prepare application form(s), which further describe and explain the following requirements:**

1. ***General use***
2. ***Preliminary lot arrangements***
3. ***Size, type, height and location of buildings and building sites***
4. ***Building elevation***
5. ***Access***
6. ***Density***
7. ***Fire lanes***
8. ***Topography***
9. ***Boundary of PD area***
10. ***Existing conditions of the site***
11. ***Location of future public facilities including streets, water, sanitary sewer, etc.***
12. ***Parking ratios***
13. ***Conceptual landscaping***
14. ***Other information to adequately describe the proposed development***

85-120. Considerations for PD zoning and development plan approval. During the review and evaluation process for PD zoning and development plan approval, the following criteria shall be considered:

(a) The nature and character of the development and adequacy of the buffer between proposed improvements on the site and adjacent property.

(b) The adequacy of utilities, access roads, drainage and other necessary supporting facilities that have been or will be provided.

(c) The adequacy of the design, location and arrangement of all driveways and parking spaces so as to provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.

(d) The adequacy of any nuisance prevention measures that have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration.

(e) The effect directional lighting will have on neighboring properties.

(f) The impact of the proposed development on adjacent property values and on the ability of the adjacent property to be developed.

In approving a development plan, the planning and zoning commission or city council may impose additional reasonable requirements necessary to protect the public interest and welfare of the community.

85-125. Development plan approval requirements. No building permit or certificate of occupancy shall be issued and no use of land, buildings or structures shall be made in the PD district until the same has been approved by the city council as part of a development plan in compliance with the procedures, terms and conditions of this section.

~~**85-130. Development plan requirements.** The development plan submitted in support of a request for development plan approval shall contain sufficient information delineating the characteristics of the site, changes in those characteristics as may be proposed by the development, how the development will relate to public services and facilities, and what protection features are included to ensure that the development will be compatible with existing and allowable development on adjacent property. As much of this information as possible should be contained on a single plan; however, it may be desirable to provide some of the information on separate plans for purposes of clarity. The development plan shall show at least the following items of information:~~

~~(a) A scale drawing of proposed public or private streets and alleys; building sites or building lots; areas proposed for dedication or reserved as parks, parkways, playgrounds, utility and garbage easements, school sites, street widening, street changes; the points of ingress and egress from existing public streets on an accurate survey of the boundary of the tract; and topography with a contour interval of not less than five feet, or spot grades where the relief is limited.~~

~~(b) Where multiple types of land use are proposed, a land use indications delineating the specific areas to be devoted to various uses.~~

~~(c) Where building complexes are proposed, a showing of the location of each building and the minimum distance between buildings, and between buildings and the property line, street line and/or alley line. For buildings more than one story in height, except for single-family and two-family residences, elevations and/or perspective drawings may be required in order that the relationship of the building to adjacent property, open spaces and to other features of the development plan may be determined. Such drawings need only indicate the height, number of floors and exposure for access, light and air.~~

~~(d) The arrangement and provision of off-street parking and off-street loading where required. Any special traffic regulation facilities proposed or required to ensure the safe function of the circulation plan.~~

~~(e) A designation of the maximum building coverage of the site.~~

~~(f) Location of screening and landscaping where such treatment is essential to the proper arrangement of the development in relation to adjacent property. The plan shall, when required, include screening walls, ornamental planting, playgrounds, wooded areas to be retained, lawns and gardens if such are determined to be necessary by the city council.~~

85-135. Development schedule. A schedule of development shall be submitted with the development plan. Estimated phasing of the development defining construction start and finish dates shall be provided. The applicant shall provide a status report annually stating the status of development to the community development director or his/her designee for review by the development assistance committee. Proposed revisions to the development

schedule may be submitted at the time of the annual report. If it is determined that significant revisions are proposed, the development assistance committee may submit the development schedule to the planning and zoning commission and city council for consideration and appropriate action. Failure to submit a report may be considered violation of the condition of the planned development.

85-140. Site plan requirements. A site plan, as defined and regulated by section 131-125, site plan regulations, shall accompany any application for building permit. Said site plan shall be consistent with the general provisions of the approved development plan and will be reviewed by the development assistance committee and approved by the city council upon recommendation by the planning and zoning commission.

~~**85-145. Design standards and regulations relating to construction in the planned development district.** Planned development zoning district ordinances and related development plans generally divide planned development areas into general use categories. The city council intends the specific design standards in chapters 10, 11, 36, 63, 86 and appendices A—C to control the actual construction and development of the individual land uses unless it should expressly change or alter those development standards for a category of use or a specific facility within a planned development district. The city council approves each planned development zoning district subject to the design standards and regulations identified above as existing and adopted on the date an actual construction permit is requested. Any area of a planned development district approved for single family residential detached development shall develop under the design standards and regulations identified above as they existed when the first construction permit for a single-family residence was requested for a home in that planned development district.~~

~~(Ord. No. CSO#722-10-2017 , § 2, 10-16-2017)~~

~~Editor's note(s)—Ord. No. CSO#722-10-2017 , § 1, adopted Oct. 16, 2017, repealed the former § 85-145, and enacted a new § 85-145 as set out herein. The former § 85-145 pertained to landscaping, screening, parking, and area regulations, and derived from original codification.~~

85-150. Approval. Every planned development district approved under the provisions of this ordinance shall be considered as an amendment to the ordinance as applicable to the property involved. In approving the planned development district, the city council may impose conditions relative to the standard of development, and such conditions shall be complied with before a certificate of occupancy is issued for the use of the land or any structure which is part of the planned development district; and such conditions shall not be construed as conditions precedent to the approval of the zoning amendment, but shall be construed as conditions precedent to the granting of a certificate of occupancy.

85-155. Violations. The violation of any condition or requirement on an approved development plan or any construction or use that is not in compliance with an approved site plan shall be deemed to be a violation of the ordinance which granted the PD zoning change subject to development plan approval.

Section 86. SP, site plan district.

86-100. Purpose. The SP Site Plan District is utilized to develop difficult or unusually sized or shaped land areas in order to promote new planning concepts, to develop multiple land uses, and to establish compatible land uses within a more restrictive neighborhood or area. No minimum or maximum land area is required for the SP district. **This is a legacy district and no new additional parcels shall be zoned SP.**

86-105. Primary uses allowed.

A. No land shall be used and no building shall be erected for or converted to any use other than the specific use or uses authorized by an ordinance of the City of Burleson granting a zoning change to an SP Site Plan District under the terms and conditions of this subsection and in accordance with the procedures set forth below. Any use not prohibited by the zoning ordinance or other ordinances of the

city may be authorized in an SP district. Single-family residential uses, either attached or detached, may be authorized in an SP district.

B. A listing of the permitted uses for the property that is changed to an SP Site Plan District shall be determined by the city council when the change to the SP district is granted. The list may be a text attachment to the ordinance changing the zoning or shown on the required conceptual site plan approved by the city council.

86-110. Review and implementation.

A. *Review procedures.* A change of zoning to the SP district shall be shall be reviewed and considered using the same procedures for reviewing and considering a rezoning application, as specified in the zoning ordinance.

B. *Conceptual site plan.* All applications for the SP district shall include a conceptual site plan. The conceptual site plan shall contain all of the following information in graphic or written form, as appropriate. The information shall be prepared by a registered design professional such as an architect, engineer, landscape architect, planner or surveyor.

1. North arrow; graphic and written scale; date of preparation.
2. Vicinity map showing the area in which the property is located.
3. Title in lower right-hand corner: "Conceptual Site Plan for SP zoning request."
4. Project name and address.
5. Owner/applicant name and address.
6. Design professional name and address.
7. Legal description of property by survey or plat, showing boundary dimensions, bearings and existing easements.
8. Label of existing zoning of the property, existing land use, and proposed land use.
9. Adjacent tracts labeled with owners name, existing zoning, and land use.
10. Conceptual representation of proposed land use(s) and improvements to the property.
11. Approximate location of existing trees and extent of tree cover.
12. Screening devices, fences and landscaping.
13. Other information the owner/application wishes to include.
14. Other information as may be reasonably required by city staff, planning and zoning commission, or city council.

C. *Additional information.* As part of the review and consideration of the application, the city council and the planning and zoning commission may require the applicant to provide additional plans, information, operating data or expert evaluation concerning the location and function and characteristics of any building, structure or use proposed.

D. *Conditions of approval.* The city council may impose any conditions and restrictions as it deems are necessary to protect any surrounding property, surrounding use, or neighborhood character, and to insure the appropriate conduct of the permitted uses. Said conditions and restrictions may include but are not limited to the following.

1. Specific development standards.
2. Requiring public facility improvements and means of ingress and egress of public streets.

3. Establishing conditions on operation or activities.

4. Establishing time limits.

5. Establishing the location, arrangement and construction of any uses or structures.

6. Providing restrictions to protect the general welfare and adjacent property from excessive noise, vibration, dust, dirt, fumes, gas, odor, explosion, glare, or offensive view of other undesirable or hazardous conditions.

Such conditions and restrictions shall not be construed as conditions precedent to the granting of the SP Site Plan District zoning, but must be complied with prior to the granting of a certificate of occupancy.

E. *Zoning map designation.* On the official zoning map, an SP Site Plan District shall bear the designation "SP" followed by the ordinance number that rezoned the property to a Site Plan District.

F. *Administrative changes to conceptual site plan.* Minor changes to the conceptual site plan may be authorized by the city manager or the city manager's designee provided such minor changes will not cause any of the following circumstances to occur.

1. A change in or addition of a land use in the development.

2. A five percent or greater increase in the gross floor areas of any structure on a lot.

3. A five percent or greater increase in the height of any structure.

4. A ten percent or greater reduction of approved building setbacks.

5. A five percent or greater increase in lot coverage by structures.

6. A five percent or greater reduction in the number of off-street parking spaces on a lot.

7. The elimination or modification of a specific condition of approval other than those listed above.

If in the opinion of the city manager or the city manager's designee, the proposed changes to the site plan are not minor changes under the above criteria, then the changes may only be approved by the city council. The city council may consider the changes as part of a revised site plan, which shall be submitted and processed in accordance with the regulations of this section.

G. *Effect of conceptual site plan.* The approval of a conceptual site plan as part of the SP zoning district shall not eliminate the requirement for approval of a commercial site plan, if required by the zoning ordinance, prior to the issuance of a building permit on the property.

H. *Violations.* The violation of any condition, restriction or requirement on an approved site plan or any construction or use that is not in compliance with an approved site plan shall be deemed a violation of the ordinance that granted the SP district zoning change.

Sections 87—99. Reserved.

Ordinance

AN ORDINANCE AMENDING APPENDIX B ZONING, OF THE CITY OF BURLESON, TEXAS CODE OF ORDINANCES BY ADDING A HEAVY & HIGH ENERGY INDUSTRIAL 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 Planning and Zoning Commission of Burleson, Texas, held a public hearing, notice for said meeting having been given not less than ten (10) days before the date set for the hearing, voted __to__ to recommend approval to the City Council of Burleson, Texas, that the ordinance be approved; 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 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 zoning amendment and the City Council of the City of Burleson, Texas, have found and determined 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.

WHEREAS, pursuant to Section 2-4(b) of the Code of Ordinances, City of Burleson, Texas, the City Council must consider and approve ordinance amendments at two separate sessions of the City Council unless an exception applies, and no such exception applies to this ordinance.

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

That the Code of Ordinances of the City of Burleson is hereby amended by adoption of amendments to Appendix B Zoning to read as follows:

SECTION 1.

Section 80. HI, Heavy & High Energy industrial district.

80-100. Purpose. The HI, Heavy & High Energy industrial district is established to accommodate industrial development, which represents a type of economic development appropriate for the diversification of the employment base of the city. The range of industry which may be classified as industrial is rapidly expanding as a result of developments in modern technology. To take full advantage of new industrial potential for clean compatible types of industry, performance standards are specified covering noise, smoke, and particulate matter, other air contaminants, hazardous materials, fire and explosive hazard, glare, and vibration. This zoning district also incorporates certain businesses, with operations and facilities that may create energy, or require high energy consumption compared to other businesses in other districts, and, if not properly regulated, may create high-noise levels and other negative impacts. To limit the cumulative impact that these businesses may have on the City, the City has determined that such businesses shall only be permitted within the boundaries of this District. The City will impose conditions on businesses to mitigate impacts from high energy consumption and other environmental impacts that may result from these businesses.

80-105. Primary uses allowed. In the HI, Heavy & High Energy industrial district no building or land shall be used and no building constructed, reconstructed, altered or enlarged, unless otherwise provided in this ordinance, except for one or more of the following uses:

(a) Primary uses allowed:

Aviation and Passage Terminals
Basic Utilities
Commercial Parking
Heavy Industrial Services
Light Industrial Services
Manufacturing and Production
Office
Quick Vehicle Services
Radio Frequency Transmission Facilities
Rail Lines and Utility Corridors
Religious Institutions
Retail Sales and Services

Self Service Storage
Vehicle Repairs
Warehouse and Freight Movement
Wholesales Sales

80-110. Specific use permit. See section 130, specific use permit. Unless otherwise stated, the following uses require a site plan meeting the requirements of section 131, site plan regulations, and a public hearing is required before a recommendation is made by the planning and zoning commission and action is taken by the city council. In addition, the following minimum conditions must be met. Such conditions may not be construed as conditions precedent to the granting of the specific use permit.

The city council shall consider whether additional landscaping, buffering, screening, noise and glare mitigation, or other general performance standards are required to mitigate noise and/or visual impacts to the community and surrounding neighborhood and properties. Noise barriers shall use sound absorbing, rather than reflective, materials.

(a) Uses allowed with a specific use permit:

Detention Facilities
Mining
Sexually oriented businesses
Waste related collection, transfer or disposal facilities
<u>High Energy Industrial (as listed below):</u>

1. Coal power plant
2. Data centers (greater than 20,000 sq feet or 20 MW of electricity)
3. Electrical power plant
4. Geothermal power plant
5. Hydro/hydro-electric power plant
6. Natural gas plant
7. Nuclear power plant
8. Solar panel field (Electric fields)
9. Thermal power plant
10. Wind farm

80-115. Height requirements. No building shall exceed two stories or 35 feet except as permitted by section 133, special height requirements.

80-120. Development regulations. In the HI, Heavy & High Energy industrial district, the following regulations apply to all uses.

(a) Lot size: None.

(b) Depth of front yard: 40 feet minimum.

(c) Depth of rear yard adjacent to commercial or industrial districts: 40 feet minimum.

(d) Depth of rear yard adjacent to residential districts whether separated by an alley or not: 50 feet minimum.

(e) Width of side yard adjacent to commercial or industrial districts: 20 feet minimum.

(f) Width of side yard adjacent to residential district whether separated by an alley or not: 25 feet minimum.

(g) Width of side yard adjacent to side street: 20 feet minimum.

(h) Width of lot: None.

(i) Depth of lot: None.

(j) Buffer: The closest portion of any building or other structure requiring approval of a specific use permit shall be two hundred (200) feet from the nearest boundary of any district allowing residential uses and one hundred (100) feet from the nearest boundary of any retail or commercial zoning district.

(k) Location criteria for sexually oriented businesses: See Chapter 14, Sections 14-473 and 14-474, Burleson Code of Ordinances.

80-125. Landscaping. Landscaping shall be in compliance with [chapter 86 of the Burleson Code of Ordinances].

80-130. Parking. Parking shall be in compliance with section 134, vehicle parking regulations.

80-135. Off-street loading. Off-street loading shall be in compliance with section 135, off-street loading regulations.

80-140. General performance standards HI, Heavy & High Energy industrial district. All uses in the HI, Heavy & High Energy industrial district shall conform in operation, location and construction to the performance standards for noise, odorous matter, toxic and noxious matter, glare, smoke, particulate matter and other air contaminants, fire and explosive or hazardous matter, vibration, open storage and glare as contained in this section.

(a) *Smoke.* The requirements of the state law and regulations.

(b) *Particulate matter.* The requirements of the state law and regulations.

(c) *Odor.* No operation shall permit odors to be released which are detectable at the property line and which offensively affect the sense of smell.

(d) *Toxic material.* The emission of toxic and noxious materials shall not produce concentrations exceeding ten percent of threshold limit values for toxic materials in industry as set forth in "Threshold Limit Values" for the current year as adopted at the annual meeting of the American Conference of Governmental Industrial Hygienists, at a zone boundary line.

(e) *Glare.* All artificial light sources shall be shielded so as to prevent direct rays of light from crossing a zoning district boundary line.

(f) *Vibration.* Any industrial operation or activity which shall cause at any time and at any point along the nearest adjacent property line, earth born vibrations in excess of the limits set forth in the table below are prohibited. Vibrations shall be expressed as resultant displacement in inches.

Frequency	Maximum Displacement
(Cycles per Second)	(Inches)
Below 10	0.0008
10-20	0.0005
20-30	0.0002
30-40	0.0002
40 and over	0.0001

This tabulation is for steady state vibration; this is defined as continuous vibration in contrast to discrete pulses. Impact vibration, that is, discrete pulses which do not exceed 100 pulses per minute, must not produce in excess of twice (two times) the displacement stipulated above.

(g) *Noise.* At no point, either on the boundary of the zone or at 125 feet from the property line of the plant or operation, whichever distance is greater, shall the sound pressure level of any operation of plant (other than background noises produced by sources not under control of these plant operation such as the operation of motor vehicles or other transportation facilities) exceed the decibel limits in the octave bands designated below:

Octave Band Frequency	Maximum Permitted Sound Level in Decibels Along Residence District Boundaries or 125Feet from Plant or Operation Lot Line

(Cycles per Second)	
	Light Industrial
0—75	67
75—150	62
150—300	58
300—600	54
600—1,200	49
1,200—2,400	45
2,400—4,800	41
Above 4,800	37

Sound levels shall be measured with a sound-level meter and associated octave band filter, manufactured and calibrated according to standards prescribed by the American Standards Association. Measurements shall be made using the flat or C network of the sound level meter and the fast meter movement of the octave band analyzer.

Impulsive type noises capable of being so measured, which cause rapid fluctuations of the needle of the sound-level meter must have a variation of no more than plus or minus two decibels. Noises incapable of being so measured, such as those of an irregular and intermittent nature, shall be controlled so as not to become a nuisance to adjacent users.

(h) *Fire hazards.* The storage, use or manufacture of solid materials or products ranging from incombustible to moderate burning is permitted in accordance with applicable city codes and ordinances. The storage, use or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted in accordance with applicable city codes and ordinances provided the following condition is met:

1. Materials or products shall be stored, used or manufactured within completely enclosed buildings having incombustible exterior walls and protected throughout by an automatic fire extinguishing system.

2. The storage, use, or manufacture of flammable liquids or gases which produce flammable or explosive vapors, shall be permitted in [accordance] with (exclusive of storage of finished products in original sealed containers) the city's fire code as interpreted by the city fire marshal.

(i) *Water pollution.* No operation or activity shall discharge or cause to be discharged, liquid or solid waste into public waters unless in conformance with the provisions of the state laws and regulations.

(j) *Liquid or solid waste.* No discharge at any point will be allowed into any public sewer, private sewer disposal system.

SECTION 2.

This Ordinance shall be cumulative of all provisions of the City, 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.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance be 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, or 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 4.

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

PASSED AND APPROVED:

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

Second Reading: the _____ day of _____, 20_____.

_____

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

_____

Amanda Campos, City Secretary

APPROVED AS TO FORM & LEGALITY:

_____

E. Allen Taylor, Jr., City Attorney