
Tuesday, June 14, 2022

Council Chambers

REGULAR SESSION - 6:30 PM

Call to Order

Invocation

Pledge of Allegiance

1. Citizen Appearances

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

2. Consent Agenda

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

- A. Approve the minutes from May 24, 2022 Planning & Zoning Commission meeting.
- B. **Replat of Crittenden Acres, Lots 1R & 2R, Block 1 addressed as 8101 and 8109 CR 804 within the City's Extraterritorial Jurisdiction (ETJ) (Case 22-067):** Consider approval of a replat for Crittenden Acres.
- C. **Final Plat of Lorene Mann Addition, Lot 1, Block 1, located west of North County Road 810 with the approximate address of 2417 N County Road 810, within the Extraterritorial Jurisdiction of the City of Burleson (Case 22-051):** Consider Approval of a Final Plat for Lorene Mann Addition.
- D. **Final Plat of Reverie Phase 2, Lots 37-57, Park Land Dedication C, Block 1; Lots 10-17, Block 2; Lots 2-19, Block 3, located directly northeast of Reverie Road within the City of Burleson (Case 21-144):** Consider approval of a Final Plat for Reverie Phase 2.

- E. **Final Plat of John Jones Retail Addition, Lot 1, Block 1, located southeast of the intersection of SE John Jones Drive and W County Road 714, addressed as 430 Nutmeg Avenue within the City of Burleson (Case 22-057):** Consider approval of a Final Plat for John Jones Retail Addition.
- F. **Final Plat of Arabella at Burleson, Lot 1, Block 7, located directly east of the intersection of SW Hulen Street and Greenridge Drive within the City of Burleson (Case 22-066):** Consider approval of a Final Plat for Arabella at Burleson.

3. Public Hearing

- A. **2500 SW Hulen St (TOD Mixed-Use) (Case 22-058):** Hold a public hearing and consider a zoning change request from "PD" Planned Development district, to "PD" Planned Development district, to allow for commercial and multifamily residential development on 35.20 acres.

4. Reports and Presentations

5. Community Interest Items

This is a standing item on the agenda of every regular meeting of the Planning and Zoning Commission. An "item of community interest" includes the following:

- expressions 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 a city official or city employee; and
- announcements involving imminent public health and safety threats to the city.

6. Recess into Executive Session

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

1. **Pursuant to Sec. 551.071** consultation with its Attorney:

The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

2. **Pursuant to Sec 551.087** Deliberation regarding Economic Development

Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.

Adjourn

Staff Contact

Tony McIlwain

Director of Development Services

817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this **the 10th of June 2022, by 5:00 p.m.**, on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

Amanda Campos
City Secretary

ACCESSIBILITY STATEMENT

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



City of Burleson

Planning & Zoning Commission

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DATE: 06/14/2022

SUBJECT

Approve the minutes from May 24, 2022 Planning & Zoning Commission meeting.

Attachments

PZ Minutes 5.24.22

Respectfully submitted:

Memorandum

To: The Burleson Planning and Zoning Commission

From: Peggy Fisher, Senior Administrative Assistant

Date: June 14, 2022

Subject: Minutes from the May 24, 2022 Regular Session Planning and Zoning Commission Meeting.

Commission Action Requested:

Approve the minutes from the May 24, 2022 Regular Session of the Planning and Zoning Commission Meeting.

Background Information:

None

Board/Citizen Input:

None

Financial Considerations:

None

Attachments:

Minutes of the May 24, 2022 Regular Session of the Planning and Zoning Commission.

Staff Contact:

Peggy Fisher
Recording Secretary
817-426-9611

PLANNING AND ZONING COMMISSION

May 24, 2022
MINUTES

Roll Call

Commissioners Present

Kason Mobley
Jason Morse
Adam Russell
Bill Janusch

Commissioners Absent

Dan Taylor
Michael Tune
Chris Dyer
Ava Summerhill

Staff

Matt Ribitzki, City Attorney
Emilio Sanchez, Assistant Director Development Services
Jerald Ducay, Senior Planner
Lidon Pearce, Planner
Travis Attanasio, City Engineer
Peggy Fisher, Administrative Assistant

REGULAR SESSION

Call to Order – 6:38 PM

Invocation – Kason Mobley

Pledge of Allegiance

1. Citizen Appearance

None

2. Consent Agenda

- A. Approve the minutes from May 10, 2022 Planning and Zoning Commission meeting.**
- B. Final plat of Wilshire Substation, Lot 19 Block X; located at 2227 SW Wilshire Blvd (Case 22-046): Consider approval for a final plat of Wilshire Substation.**
- C. Replat of Wells Acres, Lots 2R6 and 2R7, Block 1, addressed as 5230 County Road 803, located directly east of County Road 803 within the City's Extraterritorial Jurisdiction. (Case 22-034)**

- D. Replat for Prairie Timber Estates, Lots 9R-1 and 9R-2, Block 8, addressed as 545 Bonnards Peak Rd, located directly southwest of the intersection of Bonnard's Peak Rd and Prairie Timber Rd. (Case 22-055)**

Motion was made by Commissioner Jason Morse and second by Commissioner Adam Russell to approve the consent agenda.

Motion passed, 4-0. Commissioners Dan Taylor, Michael Tune, Chris Dyer & Ava Summerhill were absent.

3. Public Hearing

Items 3A & 3B were presented together

- A. 2227 SW Wilshire Blvd (Oncor) (Case 22-048):** Hold a public hearing and consider a zoning change request from "A", Agricultural, to "SFE" Single-family estate dwelling district, to allow for an electrical substation.

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

Commission Chairman Kason Mobley opened the public hearing at 6:43 p.m.

Commission Chairman Kason Mobley closed the public hearing at 6:44 p.m.

Motion was made by Commissioner Jason Morse and second by Commissioner Adam Russell to approve.

Motion passed, 4-0. Commissioners Dan Taylor, Michael Tune, Chris Dyer & Ava Summerhill were absent

- B. Oncor located at 2227 SW Wilshire Blvd (Case 22-047):** Consider a commercial site plan for an electrical substation.

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

Commission Chairman Kason Mobley opened the public hearing at 6:43 p.m.

Commission Chairman Kason Mobley closed the public hearing at 6:44 p.m.

Motion was made by Commissioner Jason Morse and second by Commissioner Adam Russell to approve.

Motion passed, 4-0. Commissioners Dan Taylor, Michael Tune, Chris Dyer & Ava Summerhill were absent

- C. 1560 Broad Valley Ct, Lot 15 (Case 22-052):** Hold a public hearing and consider a zone change request from SFR, Single-Family Rural district to SFE, Single-Family Estate district for a 4.6 acre site.

JP Ducay presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Kason Mobley opened the public hearing at 6:47 p.m.

Commission Chairman Kason Mobley closed the public hearing at 6:47 p.m.

Motion was made by Commissioner Jason Morse and second by Commissioner Adam Russell to approve.

Motion passed, 4-0. Commissioners Dan Taylor, Michael Tune, Chris Dyer & Ava Summerhill were absent

- D. 3808 S Burleson Blvd, Lot 11, of Spring Valley (Case 22-039):** Hold a public hearing and consider a zone change request from SP, Site Plan district (D-094-08) to I, Industrial district for a 2.07 acre site.

JP Ducay presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Kason Mobley opened the public hearing at 6:51 p.m.

Larry Pool, applicant, addressed the commissioners and answered questions regarding this item.

Commission Chairman Kason Mobley closed the public hearing at 6:54 p.m.

Motion was made by Commissioner Adam Russell and second by Commissioner Jason Morse to approve.

Motion passed, 4-0. Commissioners Dan Taylor, Michael Tune, Chris Dyer & Ava Summerhill were absent

4. Reports and Presentations

None

5. Community Interest Items

None

6. Executive Session

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

- 1. Pursuant to Sec. 551.071 consultation with its Attorney:**
The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code. Pursuant to Sec 551.087 Deliberation regarding Economic Development Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City Of Burleson seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.

Adjourn.

There being no further business Chair Kason Mobley adjourned the meeting.

Time – 6:55PM

Peggy Fisher
Administrative Assistant
Recording Secretary



City of Burleson

Planning & Zoning Commission

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

CASE MANAGER: Lidon Pearce

DATE: 06/14/2022

SUBJECT

Replat of Crittenden Acres, Lots 1R & 2R, Block 1 addressed as 8101 and 8109 CR 804 within the City's Extraterritorial Jurisdiction (ETJ) (Case 22-067): Consider approval of a replat for Crittenden Acres.

Attachments

Staff Memo

Location Map

Replat

Respectfully submitted:

Lidon Pearce

Senior Planner, Development Services

lpearce@burlesontx.com

817-426-9649

DEPARTMENT MEMO

DEPARTMENT: Development Services

FROM: Lidon Pearce

MEETING: June 14, 2022

SUBJECT:

Replat of Crittenden Acres, Lots 1R & 2R, Block 1, addressed as 8101 and 8109 CR 804, within the City's Extraterritorial Jurisdiction (ETJ) (Case 22-067): Consider approval of a replat for Crittenden Acres.

SUMMARY:

On May 16, 2022, an application for a replat, including approximately 3.327 acres, was submitted by Matt Powell, representing DFW Geodesy Surveying, on behalf of the owner Donald Crittenden. The purpose of this replat is to adjust lot lines for permitting purposes with Johnson County. The application is administratively complete and meets the requirements of Appendix A - Subdivision and Development regulations.

OPTIONS:

1. Approve the replat; or
2. Deny the replat

RECOMMENDATION:

Recommend approval of the replat of Crittenden Acres, Lots 1R & 2R, Block 1, addressed as 8101 and 8109 CR 804, within the City's Extraterritorial Jurisdiction (ETJ) (Case 22-067).

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

January 3, 2012 – Minor Plat of Crittenden Acres was approved by City Council.

FISCAL IMPACT:

None

PUBLIC NOTIFICATION:

None required

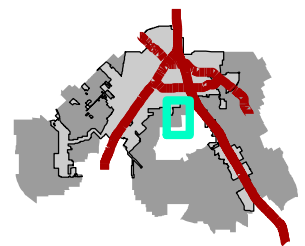
STAFF CONTACT:

Name: Lidon Pearce
Department: Senior Planner, Development Services
Email: lpearce@burlesontx.com
Phone: 817-426-9649

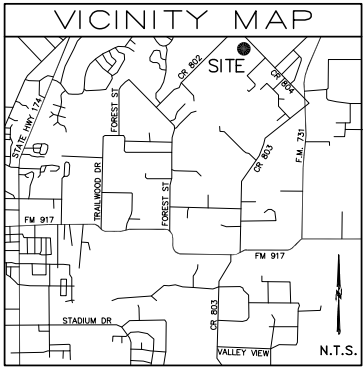


THE CITY OF
BURLESON
TEXAS

**Crittenden Acres
Lot 1R & 2R, Block 1
Replat
Case 22-067**



Vicinity Map



NOTES:

- THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- THE JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- THE JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF TARRANT COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
- INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE JOHNSON COUNTY COUNTY SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.
- ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- A MINIMUM OF 1 ACRE PER RESIDENTIAL STRUCTURE IS REQUIRED FOR ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS). IF MORE THAN ONE STRUCTURE IS PROPOSED FOR CONSTRUCTION ON A LOT IN THE FUTURE, RE-PLATTING MAY BE REQUIRED.
- FOR ALL SINGLE FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOUSES AND APARTMENTS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAYING DISTANCE OF NO GREATER THAN 500 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
- THE MINIMUM FIRE FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA WHICH DOES NOT EXCEED 3,600 SQUARE FEET SHALL BE 1,500 GALLONS PER MINUTE. FIRE FLOW AND FLOW DURATION FOR DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA IN EXCESS OF 3,600 SQUARE FEET SHALL NOT BE LESS THAN THAT SPECIFIED IN TABLE B105.1 OF THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
- ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
- ALL BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED SUCH THAT ALL GROUND LEVEL, EXTERIOR SIDES OF THE BUILDING ARE WITHIN 150 FEET OF A DEDICATED STREET OR FIRE LANE. IF THE 150 FEET CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE CAPABLE OF SUPPORTING 80,000 LBS SHALL BE REQUIRED ON SITE AT TIME OF CONSTRUCTION.
- THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON MARCH 21, 2022 TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND FIRE HYDRANT(S) TO BE INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT BEING ISSUED.
- ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- THE PURPOSE OF THIS PLAT IS TO SATISFY PERMIT REQUIREMENTS.
- FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAY DISTANCE OF NO GREATER THAN 300 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
- THE MINIMUM FIRE FLOW AND FLOW DURATION FOR THE BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
- THE CURRENT USE OF SUBJECT PROPERTY IS RESIDENTIAL AND THE PROPOSED USE WILL BE RESIDENTIAL.
- JOHNSON COUNTY WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. IN THE EVENT THE PROPERTY IS EVER ANNEXED INTO THE CITY OF BURLESON, ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.

OWNERS:
DONALD EARL CRITTENDEN
8109 CR 804
BURLESON, TX 76028

PEGGY GENE CRITTENDEN
8117 CR 804
BURLESON, TX 76028



FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C0180J DATED DECEMBER 4, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

BASIS OF BEARINGS:

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

PLAT FILED _____, 2022

JOHNSON COUNTY PLAT RECORDING

INSTRUMENT # _____ YEAR _____

DRAWER _____ SLIDE _____

BECKY IVEY, JOHNSON COUNTY CLERK

BY: _____
DEPUTY COUNTY CLERK

APPROVED BY THE PLANNING AND ZONING
COMMISSION OF BURLESON, TEXAS

THIS THE _____ DAY OF _____, 2022.

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

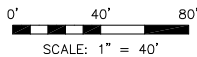
LEGEND:

- 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" UNLESS OTHERWISE NOTED

① BLOCK #

UTILITIES SERVICING SITE:

WATER: BETHESDA WATER SUPPLY CORP.
ELECTRIC: U.C.S.
GAS: NONE
FIRE: J.C. ESD #1
SEWER: ON-SITE SEPTIC



0' 40' 80'
SCALE: 1" = 40'

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE J.M. MOORE SURVEY, ABSTRACT NO. 621, JOHNSON COUNTY, TEXAS, BEING ALL OF LOTS 1 & 2, BLOCK 1, CRITTENDEN ACRES, AN ADDITION TO THE CITY OF BURLESON ETJ, JOHNSON COUNTY, TEXAS, ACCORDING TO THAT PLAT RECORDED IN VOLUME 10, PAGE 394, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 804 (VARIABLE R-O-W) AND IN THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK 1, FOR THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO DIANE FORCE AND WILLIAM M. FORCE IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-3114, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND SAID NORTHEASTERLY LINE S 44°41'22" W ALONG THE NORTHWESTERLY LINE OF SAID FORCE TRACT, A DISTANCE OF 377.37 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED WITH A CAP STAMPED "RPLS 5544" IN THE SOUTHEASTERLY LINE OF SAID LOT 2, BLOCK 1, FOR THE MOST WESTERLY CORNER OF SAID FORCE TRACT;

THENCE N 45°18'38" W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 AND LOT 2, BLOCK 1, A DISTANCE OF 384.09 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544";

THENCE LEAVING SAID SOUTHWESTERLY LINE N 44°41'22" E, A DISTANCE OF 377.37 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND IN THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 1;

THENCE S 45°18'38" E ALONG THE SAID NORTHEASTERLY LINE OF LOTS 1 & 2, BLOCK 1, A DISTANCE OF 384.09 FEET THE POINT OF BEGINNING, AND CONTAINING 3.327 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, PEGGY GENE CRITTENDEN AND DONALD EARL CRITTENDEN, OWNERS, DO HEREBY ADAPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOTS 1R & 2R, BLOCK 1, CRITTENDEN ACRES, AN ADDITION TO THE CITY OF BURLESON ETJ, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE, FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON. THE CITY, COUNTY, OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS; AND, OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS OR JOHNSON COUNTY.

WITNESS MY HAND AT JOHNSON COUNTY, TEXAS, THIS ____ DAY OF _____, 2022.

PEGGY GENE CRITTENDEN

DONALD EARL CRITTENDEN

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PEGGY GENE CRITTENDEN, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DONALD EARL CRITTENDEN, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 05/10/22

TOTAL LOTS = 2

A REPLAT OF
LOTS 1R & 2R, BLOCK 1

CRITTENDEN ACRES
3.327 ACRES

CITY OF BURLESON ETJ, JOHNSON COUNTY, TEXAS

BEING ALL OF LOTS 1 & 2, BLOCK 1, CRITTENDEN ACRES, AN ADDITION TO THE CITY OF BURLESON ETJ, JOHNSON COUNTY, TEXAS, ACCORDING TO THAT PLAT RECORDED IN VOLUME 10, PAGE 394, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

CASE NO. XX-XXX

DFW JOB NUMBER

2021071-01



City of Burleson

Planning & Zoning Commission

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DATE: 06/14/2022

SUBJECT

Final Plat of Lorene Mann Addition, Lot 1, Block 1, located west of North County Road 810 with the approximate address of 2417 N County Road 810, within the Extraterritorial Jurisdiction of the City of Burleson (Case 22-051): Consider Approval of a Final Plat for Lorene Mann Addition.

Attachments

Staff Memo
Location Map
Final Plat

Respectfully submitted:

JP Ducay
Senior Planner, Development Services
jducay@burlesontx.com
817-426-9648

DEPARTMENT MEMO

DEPARTMENT: Development Services

FROM: JP Ducay

MEETING: June 14, 2022

SUBJECT:

Final Plat of Lorene Mann Addition, Lot 1, Block 1, located west of North County Road 810 with the approximate address of 2417 N County Road 810, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-051)

SUMMARY:

On April 4, 2022, an application for a final plat consisting of 1.55 acres was submitted by Matthew Tomerlin, with Datapoint Surveying and Mapping (Applicant) on behalf of Lorene Mann (Owner). The owner intends on utilizing the subject lot to develop a single-family home. The application is administratively complete and meets the requirements of Appendix A - Subdivision and Development regulations.

OPTIONS:

1. Approve the plat.
2. Deny of the plat.

RECOMMENDATION:

Staff recommends approval of the Lorene Mann Addition Final Plat including Lot 1, Block 1, located west of North County Road 810 with the approximate address of 2417 N County Road 810, within the Extraterritorial Jurisdiction of the City of Burleson. (Case 22-051)

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

None

FISCAL IMPACT:

None

PUBLIC NOTIFICATION:

No public input required for this request.

STAFF CONTACT:

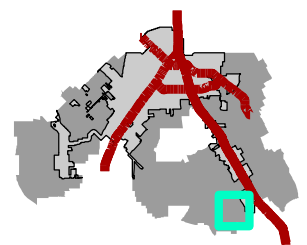
Name: JP Ducay
Department: Development Services
Email: jducay@burlesontx.com
Phone: 817-426-9648



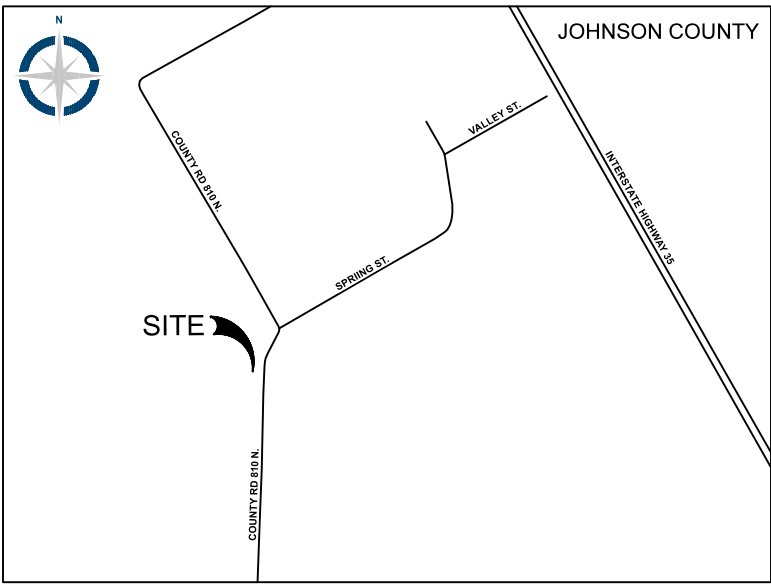
Lorene Mann Survey

THE CITY OF
BURLESON
TEXAS

Final Plat
Case 22-051



Vicinity Map



LOCATION MAP
SCALE: NTS

NOTES:

- THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.
- INSPECTION AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY JOHNSON COUNTY SHALL INDICATE ONLY THAT THE FACILITY MEETS THE MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
- A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.
- ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT. AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- A MINIMUM OF 1 ACRE PER RESIDENTIAL STRUCTURE IS REQUIRED FOR ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS). IF MORE THAN ONE STRUCTURE IS PROPOSED FOR CONSTRUCTION ON A LOT IN THE FUTURE, RE-PLATTING MAY BE REQUIRED.
- FOR ALL SINGLE FAMILY DETACHED AND DUPLEX RESIDENCES, EXCLUDING TOWNHOUSES AND APARTMENTS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAYING DISTANCE OF NO GREATER THAN 500 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FROM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
- THE MINIMUM FIRE FLOW REQUIREMENTS FOR ONE- AND TWO-FAMILY DWELLINGS HAVING A GALLONS PER MINUTE. FIRE FLOW AND FLOW DURATION FOR DWELLINGS HAVING A FIRE-FLOW CALCULATION AREA IN EXCESS OF 3,600 SQUARE FEET SHALL NOT BE LESS THAN THAT SPECIFIED IN TABLE B105.1 OF THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
- ALL FIRE HYDRANTS MUST PROVIDE A MINIMUM OF 35 PSI STATIC PRESSURE AND A 20 PSI RESIDUAL PRESSURE.
- ALL BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED SUCH THAT ALL GROUND LEVEL, EXTERIOR SIDES OF THE BUILDING ARE WITHIN 150 FEET OF A DEDICATED STREET OR FIRE LANE. IF THE 150 FEET CANNOT BE REACHED FROM A PUBLIC STREET, A FIRE LANE CAPABLE OF SUPPORTING 80,000 LBS SHALL BE REQUIRED ON SITE AT TIME OF CONSTRUCTION.
- THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT THAT WAS SUBMITTED FOR REVIEW WITH THIS PLAT ON APRIL 04, 2022 TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND FIRE HYDRANT(S) TO BE INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT BEING ISSUED.
- ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT JOHNSON COUNTY DEVELOPMENT REGULATIONS.
- THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- THE PURPOSE OF THIS PLAT IS TO SATISFY PERMIT REQUIREMENTS.
- FOR COMMERCIAL BUILDINGS, FIRE HYDRANTS SHALL BE SPACED TO HAVE A FIRE HOSE LAY DISTANCE OF NO GREATER THAN 300 FEET. THE FIRE HOSE LAYING DISTANCE IS MEASURED BY THE LAYING OF FIRE APPARATUS HOSE LINES ALONG THE RIGHT-OF-WAY OR ACCESS EASEMENTS FORM THE NEAREST WATER SUPPLY ON A STREET TO THE MAIN ENTRANCE OF THE BUILDING.
- THE MINIMUM FIRE FLOW AND FLOW DURATION FOR THE BUILDINGS OTHER THAN ONE-AND TWO-FAMILY DWELLING SHALL BE AS SPECIFIED THE MOST CURRENT ADOPTED INTERNATIONAL FIRE CODE.
- THE CURRENT USE OF SUBJECT PROPERTY IS RESIDENTIAL AND THE PROPOSED USE WILL BE RESIDENTIAL.
- JOHNSON COUNTY WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. IN THE EVENT THE PROPERTY IS EVER ANNEXED INTO THE CITY OF BURLESON, ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C2001, DATED DECEMBER 4, 2012, THE SUBJECT PORPERTY IS LOCATED WITHIN THE FOLLOWING ZONES:
ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED
- ALL EXISTING AND FUTURE STRUCTURES TO BE A MINIMUM OF 10 FEET FROM LOT LINES

OWNER:

LORENE MANN
2417 COUNTY ROAD 810
ALVARADO, TEXAS 76009



TRINITA LAND AND CATTLE
COMPANY, LLC
Doc. No. 2015-0007
R. P. R. J. C. T.

REMAINDER OF A
CALLED 6.00 ACRES
BILLY T. MANN AND WIFE, LORENE
B. MANN
VOL. 1404, PG. 1404
O. P. R. J. C. T.

REMAINDER OF A
CALLED 4.01 ACRES
BILLY T. MANN AND
LORENE B. MANN
Doc. No. 2015-0007
R. P. R. J. C. T.

20' ACCESS AND
UTILITY EASEMENT
DOC. NO. 2015-9133
O. P. R. J. C. T.

FINAL PLAT OF
LORENE MANN SURVEY
LOT 1, BLOCK 1
1.55 ACRES
E.T.J. of the City of Burleson
Johnson County, Texas

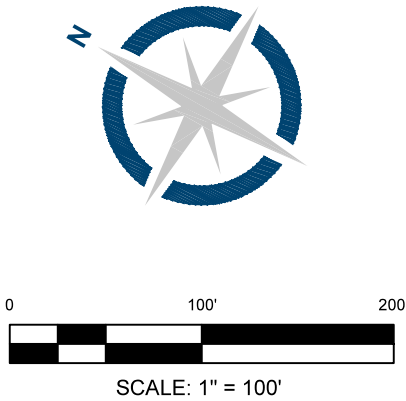
FREDA A. BEARDEN
CALLED 10.00 ACRES
VOL. 4494, PG. 487
R. P. R. J. C. T.

REMAINDER OF A
CALLED 4.01 ACRES
BILLY T. MANN AND
LORENE B. MANN
Doc. No. 2015-0007
R. P. R. J. C. T.

P.O.B.
LAT: 32°26'41.5177"
LON: -97°16'21.2051"
N: 6846999.52
E: 2347142.75

PLAT FILED _____, 2022
JOHNSON COUNTY PLAT RECORDING
INSTRUMENT # _____ YEAR _____
DRAWER _____ SLIDE _____
BECKY IVEY, JOHNSON COUNTY CLERK
BY: _____
DEPUTY COUNTY CLERK

APPROVED BY THE PLANNING AND ZONING
COMMISSION OF BURLESON, TEXAS.
THIS THE _____ DAY OF _____, 2022.
BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION
BY: _____
CITY SECRETARY



LEGEND	
---	SUBJECT TRACT BOUNDARY
---	ADJOINER TRACT BOUNDARY
---	BUILDING SETBACK
---	EXISTING EASEMENT
---	CENTERLINE ROAD
---	UNDER GROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	BARBED WIRE FENCE
---	CHAIN LINK FENCE
---	PIPE FENCE
---	WOOD FENCE
⊙	FOUND MONUMENT
⊙	FOUND FENCE POST
⊙	SET 1/2" CAPPED
⊙	IRON ROD STAMPED
⊙	"DATAPOINT 10194585"
⊙	UNLESS OTHERWISE NOTED
⊙	POWER POLE
⊙	WATER METER
⊙	ELECTRIC METER
⊙	SANITARY MANHOLE
⊙	TELEPHONE PED
R. P. R. J. C. T.	- REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS
O. P. R. J. C. T.	- OFFICIAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS
P.O.B.	- POINT OF BEGINNING
P.O.B.	- POINT OF BEGINNING
IRF	- IRON ROD FOUND

NOTE:
LEGEND IS TYPICAL AND NOT ALL ITEMS OR SYMBOLS IN LEGEND APPEAR IN DRAWING.
SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN CHANGED OR REDUCED FOR CLARITY.



LEGAL DESCRIPTION:

BEING a 1.55 acre tract of land situated in the WILLIAM PHIPPS SURVEY, ABSTRACT NO. 688, Johnson County, Texas, and being a portion of the remainder of called 6.00 acre tract of land as described in deed to Billy T. Mann and Lorene B. Mann as recorded in Volume 1991, Page 14246 of the Official Public Records, Johnson County, Texas and also being a portion of a called 4.01 acre tract of land Save and Except 2.15 acres as described in a deed to Billy T. Mann and wife, Lorene B. Mann as recorded in Document Number 2016-7459 of the Real Property Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:
COMMENCING at a 1 inch iron rod found on the West Right-of-Way line of County Road 810 North, a 30 foot Right-of-Way, for the Southeast corner of said 6.00 acre tract and same being the Southeast corner of a called 1.13 acre tract of land described in deed to Dennis P. Schwartz as recorded in Volume 2956, Page 874 of said Official Public Records, **THENCE** South 59 degrees 53 minutes 14 seconds West, a distance of 1005.46 feet to a 5/8 inch iron rod found on the North line of a called 10.00 acre tract of land described in a deed to Freda A. Bearden as recorded in Volume 4484, Page 457 of said Official Public Records, for the Southwest corner of this herein described tract and the **POINT OF BEGINNING**;
THENCE North 30 degrees 32 minutes 58 seconds West, crossing said 4.01 acre tract, a distance of 300.98 feet to a 5/8 inch iron rod found, on the South line of a called 86.778 acre tract of land described in a deed to Trinita Land and Cattle Company, LLC, a Texas limited liability company as recorded in Document Number 2012-10672 of said Real Property Records, from which a 1 inch iron pipe found for the Northwest corner of said 4.01 acre tract bears South 59 degrees 26 minutes 39 seconds West, a distance of 225.00 feet;
THENCE North 59 degrees 50 minutes 10 seconds East, along the common line of said 86.778 acre tract and said 4.01 acre tract, a distance of 224.03 feet to a 1/2 inch iron rod set, marked DATAPOINT#10194585, for the Northeast corner of this herein described tract;
THENCE South 30 degrees 32 minutes 57 seconds East, crossing said 4.01 acre tract and said remainder of called 6.00 acre tract, a distance of 301.18 feet to a 1/2 inch capped iron rod set, marked DATAPOINT#10194585, on the South line of said remainder of 6.00 acre tract and the North line of said 10.00 acre tract, for the Southeast corner of this herein described tract;
THENCE South 59 degrees 53 minutes 14 seconds West, along the North line of said 10.00 acre tract, a distance of 224.43 feet to the **POINT OF BEGINNING**, containing 1.55 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Lorene Mann, owner, do here by adopt this plat designating the hereinbefore described property as Lot 1, Block 1, LORENE MANN SURVEY, An Addition to Johnson County, Texas, and do hereby dedicate to the public use, forever all streets, rights-of-way, alleys and easements shown thereon, the city, county or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the city, county, or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting and patrolling, without the necessity at any time of procuring the permission of anyone. this plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas or Johnson County.

Witness my hand at Johnson County, Texas, This _____ day of _____, 2022.

Lorene Mann (owner)

STATE OF TEXAS COUNTY OF JOHNSON

Before me, the undersigned, a Notary public in and for the state of Texas, on this day personally appeared Lorene Mann, known to me or proved to me to be the person whos name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____ A.D. 2022.

NOTARY OF THE PUBLIC

STATE OF TEXAS COUNTY OF JOHNSON

I here by Certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by:

Datapoint Surveying & Mapping

MATTHEW TOMERLIN
MATTHEW TOMERLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503
APRIL 22, 2022

SURVEY NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED (DATAPOINT #10194585) UNLESS OTHERWISE NOTED.
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD 88.
- ALL DIMENSIONS SHOWN HEREIN ARE GROUND BASED UPON AN ON THE GROUND SURVEY PERFORMED SEPTEMBER, 2020.
- THIS PLAT DOES NOT IN ANYWAY AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING RESTRICTIONS OR COVENANTS SET FORTH BY THE ORIGINAL DEED AS RECORDED VOLUME 3674, PAGE 34 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

FINAL PLAT
OF
LORENE MANN SURVEY
LOT 1, BLOCK 1
E.T.J. of the City of Burleson
Johnson County, Texas

BEING A 1.55 ACRE TRACT SITUATED IN THE WILLIAM PHIPPS SURVEY, ABSTRACT NO. 688, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 6.00 ACRE TRACT OF LAND DESCRIBED IN DEED AS RECORDED IN VOLUME 1991, PAGE 14246, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 4.01 ACRE TRACT SAVE AND EXCEPT A 2.15 AC ACCESS/UTILITY EASEMENT DESCRIBED IN A DEED AS RECORDED IN DOCUMENT NUMBER 2016-7459 REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.



City of Burleson

Planning & Zoning Commission

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DATE: 06/14/2022

SUBJECT

Final Plat of Reverie Phase 2, Lots 37-57, Park Land Dedication C, Block 1; Lots 10-17, Block 2; Lots 2-19, Block 3, located directly northeast of Reverie Road within the City of Burleson (Case 21-144): Consider approval of a Final Plat for Reverie Phase 2.

Attachments

Department Memo

Location Map

Final Plat

Respectfully submitted:

JP Ducay
Senior Planner, Development Services
jducay@burlesontx.com
817-426-9648

DEPARTMENT MEMO

DEPARTMENT: Development Services
FROM: JP Ducay
MEETING: June 14 , 2022

SUBJECT:

Final Plat of Reverie Phase 2, Lots 37-57, Park Land Dedication C, Block 1; Lots 10-17, Block 2; Lots 2-19, Block 3, located directly northeast of Reverie Road within the City of Burleson. (Case 21-144)

SUMMARY:

On October 18, 2021, an application for a Final Plat, including 12.982 acres; was received from Justin Bond with RA Development Ltd. (Applicant/Owner). The Reverie Phase 2 contains 47 residential lots and one 3.1 acre lot of park land dedication. The subject property is zoned PD, Planned Development CSO#800-03-2018.

On March 19, 2018, the City Council approved the Planned Development and Preliminary Plat for the Reverie Phases 1-3. The subject final plat is in conformance with the aforementioned Planned Development and preliminary plat.

OPTIONS:

1. Approve the final plat
2. Deny the final plat

RECOMMENDATION:

Recommend approval of the final Plat of Reverie Phase 2, Lots 37-57, Park Land Dedication C, Block 1; Lots 10-17, Block 2; Lots 2-19, Block 3, located directly northeast of Reverie Road within the City of Burleson. (Case 21-144)

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

March 19, 2018 - the City Council approved the Planned Development and Preliminary Plat for the Reverie Phases 1-3.

March 13, 2018 - The Planning and Zoning Commission recommended approval of the Planned Development and Preliminary Plat for the Reverie Phases 1-3.

FISCAL IMPACT:

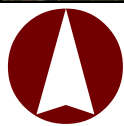
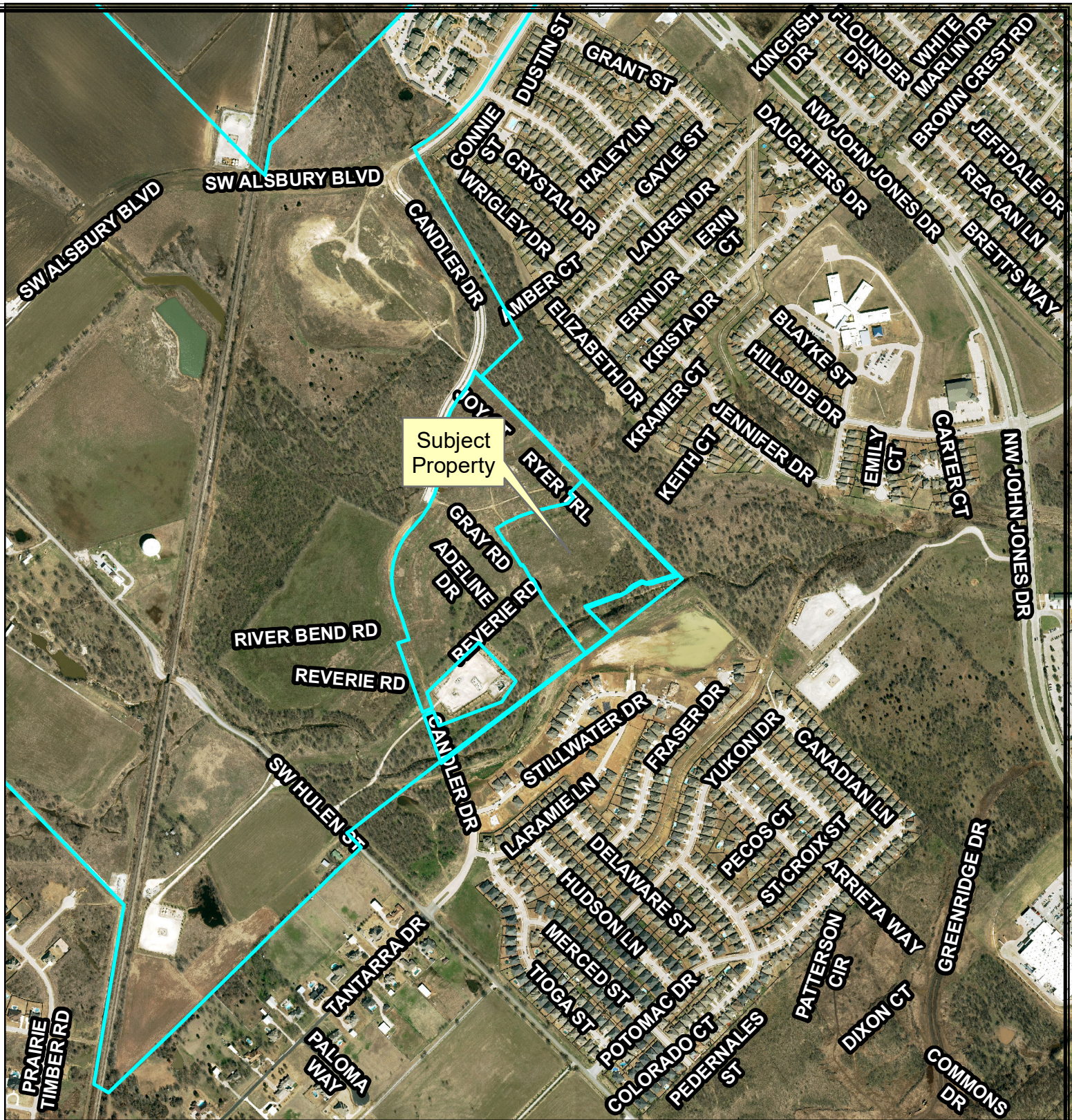
None

PUBLIC NOTIFICATION:

No public notice is required for this request.

STAFF CONTACT:

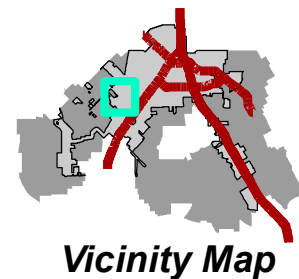
Name: JP Ducay
Department: Development Services
Email: jducay@burlesontx.com
Phone: 817-426-9648

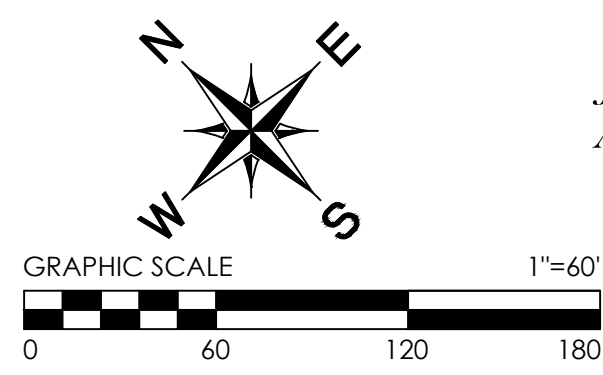


Reverie Phase 2

THE CITY OF
BURLESON
TEXAS

Final Plat
Case 21-144





J.H. ROSS SURVEY
ABSTRACT NO. 732

WAKEFIELD HEIGHTS PHASE 2
LOT 22X, BLOCK 7
VOL. 9, PG. 487
P.R.J.C.T.

APPROXIMATE LOCATION OF
100-YEAR FLOODPLAIN ZONE "AE" PER
MAP NUMBER: 48251C0065J
EFFECTIVE: 12/04/2012

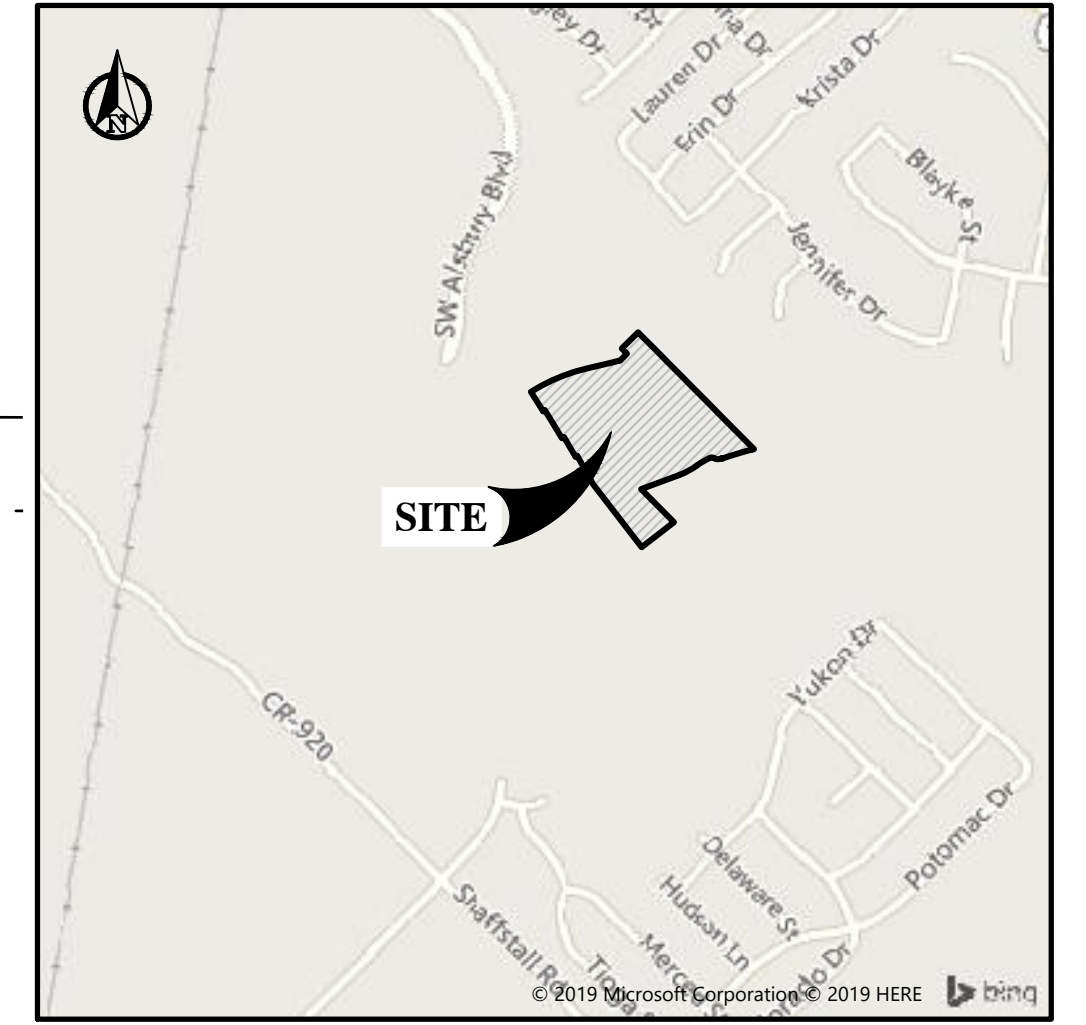
HILLSIDE PARK AT
WAKEFIELD PHASE 1
LOT 36, BLOCK 17
VOL. 9, PG. 895
P.R.J.C.T.

DRILL SITE ACCESS
PAROLAN PROPERTIES, LTD.
VOL. 9, PG. 895
P.R.J.C.T.

W.R. SHANNON SURVEY
(ASSIGNEE OF B.B.B. & C. R.R. CO.)
ABSTRACT NO. 85

HILLSIDE PARK AT
WAKEFIELD PHASE 1
LOT 34, BLOCK 17
VOL. 9, PG. 895
P.R.J.C.T.

POINT OF
BEGINNING
1/2" C.I.R.F.
"WEIR ASSOC."



VICINITY MAP
N.T.S.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S75°15'59"W	14.03
L2	N26°17'32"W	4.21
L3	S55°53'26"W	11.36
L4	N45°14'52"E	50.00
L5	N44°45'08"W	38.45
L6	N89°08'48"W	28.77
L7	N11°35'53"E	11.08
L8	N76°34'38"W	16.99
L9	N14°27'52"E	10.24
L10	N43°08'52"W	19.64
L11	N43°08'52"W	20.40
L12	N27°33'06"W	29.16
L13	N27°33'06"W	35.49

LIZZIE LANE

GRAY ROAD

RYER TRAIL

REVERIE ROAD

SAYLEE LANE

SETH M. BLAIR SURVEY
ABSTRACT NO. 65

APPROXIMATE LOCATION
OF ABSTRACT LINE

REVERIE, PHASE 1
VOL. 11, PG. 705
P.R.J.C.T.

REVERIE, PHASE 3
INST. NO. 2020-192
P.R.J.C.T.

G.R. SHANNON SURVEY
(ASSIGNEE OF B.B.B. & C. R.R. CO.)
ABSTRACT NO. 86

CALLLED 2.000 ACRES
THE CITY OF BURLESON
INST. NO. 2009-20095
D.R.J.C.T.

TRACT ONE
CALLLED 14.848 ACRE TRACT
THE CITY OF BURLESON
INST. NO. 2013-29119
D.R.J.C.T.

APPROXIMATE LOCATION OF
100-YEAR FLOODPLAIN ZONE "AE" PER
LOMR 16-06-3275P, EFFECTIVE 3/17/2017
MAP NUMBER: 48251C0065J

ULTIMATE 100-YEAR FLOODPLAIN PER
GOODWIN & MARSHALL, INC.
FLOOD STUDY DATED 5/23/2018

30' SANITARY SEWER EASEMENT
THE CITY OF BURLESON
VOL. 4021, PG. 832
D.R.J.C.T.

LEGEND	
•	1/2" CAPPED IRON ROD SET UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
MIN. F.F.E.	MINIMUM FINISH FLOOR ELEVATION
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
—	BOUNDARY LINE
- - -	ADJOINER LINE
- - -	EASEMENT LINE
- - -	CENTERLINE
.....	EFFECTIVE FLOODPLAIN
.....	ULTIMATE FLOODPLAIN
.....	BUILDING LINE

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2013.22	158.80	4°31'10"	S73°05'46"W	158.76
C2	40.00	42.70	61°09'52"	S88°19'29"W	40.70
C3	25.00	22.78	52°12'28"	N87°11'49"W	22.00
C4	343.00	79.11	13°12'53"	S60°05'30"W	78.93
C5	367.00	103.54	16°09'53"	S61°34'00"W	103.20
C6	525.00	9.72	1°03'40"	S59°57'40"W	9.72
C7	815.00	10.30	0°43'24"	S58°03'38"W	10.30

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	500.00	139.31	15°57'49"	N68°28'24"E	138.86
C9	1000.00	148.47	8°30'25"	N72°12'06"E	148.34
C10	710.00	80.57	6°30'08"	N73°12'15"E	80.53
C11	790.00	248.63	18°01'57"	N67°26'20"E	247.61
C12	490.00	158.47	18°31'48"	N52°24'46"W	157.78
C13	505.00	158.69	18°00'15"	N52°08'59"W	158.03

OWNER/DEVELOPER:
R.A. DEVELOPMENT, LTD
236 E. ELISON STREET
BURLESON, TX 76028

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TXPE REGISTRATION # F-2944
TXPLS # 10021700

FINAL PLAT
OF
REVERIE PHASE 2
LOTS 37-57, PARK LAND DEDICATION C, BLOCK 1;
LOTS 10-17, BLOCK 2; LOTS 2-19, BLOCK 3;
BEING
12.982 ACRES
SITUATED IN THE
G.R. SHANNON SURVEY (ASSIGNEE OF B.B.B. & C.R.R. CO.)
SURVEY, ABSTRACT No. 86
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
47 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS
CASE NO. 21-144 ZONING: PD (Ord#800-03-2018)
Date: May 2022

PROPERTY DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the G, R, Shannon Survey (Assignee of B.B. B. & C. R.R. Co.), Abstract No. 86, City of Burleson, Johnson County, Texas, being part of Shannon Creek Estates - Phase 1 recorded in Volume 9, Page 903 of the Plat Records of Johnson County, Texas (PRJCT), part of that certain called 31.257 acre tract described in a deed to R.A. Development, Ltd. recorded in Instrument No. 2017-28360 of the Deed Records of Johnson County, Texas (DRJCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "WEIR ASSOC" for the most northeasterly corner of said 31.257 acre tract, the most northerly corner of a called 2,000 acre tract described in a deed to the City of Burleson recorded in Instrument No. 2009-20095 (DRJCT), from which a 1/2" capped iron rod found stamped "CSI" for the most easterly corner of said 2,000 acre tract bears South 44 deg. 45 min. 08 sec. East - 47.12 feet;

THENCE in a southwesterly direction along the Southeast line of said 31.257 acre tract and the Northwest line of said 2,000 acre tract the following eight (8) courses;

South 75 deg. 15 min. 59 sec. West, a distance of 14.03 feet to a 1/2" capped iron rod set stamped "RPLS 5544", hereinafter referred to as 1/2" capped iron rod set, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,013.22 feet, a central angle of 4 deg. 31 min. 10 sec., and being subtended by a chord which bears South 73 deg. 05 min. 46 sec. West - 158.76 feet;

Continue in a westerly direction along said curve to the left, a distance of 158.80 feet to a 1/2" iron rod found;

North 26 deg. 17 min. 32 sec. West non-tangent to said curve, a distance of 4.21 feet to a 1/2" iron rod found for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 40.00 feet, a central angle of 61 deg. 9 min. 52 sec., and being subtended by a chord which bears South 88 deg. 19 min. 29 sec. West - 40.70 feet;

Continue in a westerly direction along said curve to the right, a distance of 42.70 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the left, having a radius of 25.00 feet, a central angle of 52 deg. 12 min. 28 sec., and being subtended by a chord which bears North 87 deg. 11 min. 49 sec. West - 22.00 feet;

Continue in a westerly direction along said curve to the left, a distance of 22.78 feet to a 1/2" capped iron rod found stamped "WEIR ASSOC" for a Point of Curvature of a compound circular curve to the left, having a radius of 343.00 feet, a central angle of 13 deg. 12 min. 53 sec., and being subtended by a chord which bears South 60 deg. 05 min. 30 sec. West - 78.93 feet;

Continue in a southwesterly direction along said curve to the left, a distance of 79.11 feet to a 1/2" capped iron rod found stamped "WEIR ASSOC" for a Point of Curvature of a reverse circular curve to the right, having a radius of 367.00 feet, a central angle of 16 deg. 9 min. 53 sec., and being subtended by a chord which bears South 61 deg. 34 min. 00 sec. West - 103.20 feet;

Continue in a southwesterly direction along said curve to the right, a distance of 103.54 feet to a 1/2" capped iron rod found stamped "WEIR ASSOC";

South 69 deg. 38 min. 56 sec. West tangent to said curve, a distance of 211.26 feet to a 1/2" capped iron rod set for the most westerly corner of said 2,000 acre tract and an ell corner of said 31.257 acre tract;

THENCE South 44 deg. 44 min. 41 sec. East, along the Northwest line of said 31.257 acre tract and the Southwest line of said 2,000 acre tract, a distance of 242.50 feet to a 1/2" iron rod found for the most southerly corner of said 2,00 acre tract, an ell corner of said 31.257 acre tract, and being in the Northwest line of a called 14,848 acre tract described in a deed to the City of Burleson recorded in Instrument No. 2013-29119 (DRJCT);

THENCE South 52 deg. 21 min. 38 sec. West, along the Southeast line of said 31.257 acre tract and the Northwest line of said 14,848 acre tract, a distance of 212.45 feet to a 1/2" capped iron rod set for the most easterly corner of Reverie Phase 3 as recorded in Instrument No. 2020-192 (PRJCT);

THENCE in a northwesterly direction departing said Southeast and Northwest lines and continue along the Northeast line of said Reverie Phase 3, the following eight (8) courses;

North 37 deg. 38 min. 22 sec. West, a distance of 413.27 feet to a 1/2" capped iron rod set;

North 29 deg. 30 min. 30 sec. West, a distance of 170.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 525.00 feet, a central angle of 01 deg. 03 min. 40 sec., and being subtended by a chord which bears South 59 deg. 57 min. 40 sec. West - 9.72 feet;

Continuing in a southwesterly direction along said curve to the left, a distance of 9.72 feet to a 1/2" capped iron rod set;

North 30 deg. 34 min. 10 sec. West non-tangent to said curve, a distance of 120.00 feet to a 1/2" capped iron rod set;

South 55 deg. 53 min. 26 sec. West, a distance of 11.36 feet to a 1/2" capped iron rod set;

North 31 deg. 34 min. 39 sec. West, a distance of 170.60 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 815.00 feet, a central angle of 00 deg. 43 min. 26 sec., and being subtended by a chord which bears South 58 deg. 03 min. 38 sec. West - 10.30 feet;

Continuing in a southwesterly direction along said curve to the left, a distance of 10.30 feet to a 1/2" capped iron rod set;

North 32 deg. 18 min. 05 sec. West non-tangent to said curve, a distance of 120.00 feet to a 1/2" capped iron rod found stamped "RPLS 5544" for an ell corner of said Reverie Phase 3 and being in the Southeast line of said Reverie Phase 1 as recorded in Volume 11, Page 705 (PRJCT);

THENCE in a northeasterly direction along the Southeast line of said Reverie Phase 1 the following nine (9) courses;

North 59 deg. 37 min. 58 sec. East, a distance of 63.12 feet to a 1/2" capped iron rod found stamped "RPLS 5544";

North 63 deg. 30 min. 06 sec. East, a distance of 63.12 feet to a 1/2" capped iron rod found stamped "RPLS 5544";

North 67 deg. 22 min. 13 sec. East, a distance of 63.12 feet to a 1/2" capped iron rod found stamped "RPLS 5544";

North 71 deg. 14 min. 20 sec. East, a distance of 63.12 feet to a 1/2" capped iron rod found stamped "RPLS 5544";

North 75 deg. 02 min. 18 sec. East, a distance of 62.01 feet to a 1/2" capped iron rod found stamped "RPLS 5544";

North 76 deg. 27 min. 18 sec. East, a distance of 181.00 feet to a 1/2" capped iron rod found stamped "RPLS 5544";

North 45 deg. 14 min. 52 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod found stamped "RPLS 5544";

North 44 deg. 45 min. 08 sec. West, a distance of 38.45 feet to a 1/2" capped iron rod found stamped "RPLS 5544";

North 45 deg. 14 min. 52 sec. East, a distance of 120.00 feet to a 1/2" capped iron rod found stamped "RPLS 5544" for the most easterly corner of said Reverie Phase 1;

THENCE South 44 deg. 45 min. 08 sec. East, along the Northeast line of said 31.257 acre tract, a distance of 857.08 feet to the **POINT OF BEGINNING**, containing 565,479 square feet or 12,982 acres of land, more or less.

KNOWN ALL MEN BY THESE PRESENTS

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

R.A. DEVELOPMENT, LTD., a Texas limited partnership

By: _____
Rocky Bransom, President

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Rocky Bransom, President of R.A. DEVELOPMENT, LTD., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____DAY OF _____, 20__

Notary Public in and for the State of Texas

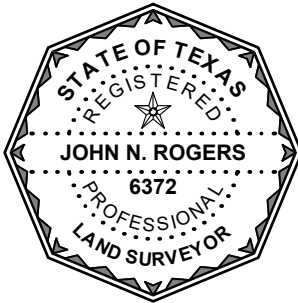
SURVEYOR'S CERTIFICATE

I, Matt Powell, do hereby certify that I made an actual on the ground survey of the land platfed hereon by John N. Rogers, and that the boundary corner monuments shown here on were properly placed under my supervision in accordance with the platting rules and regulations of the City of Bureslon, Texas. The Monuments set or found are sufficient to enable retracement.

Matt Powell
Registered Professional Land Surveyor No. 5544
1108 South Dobson Street
Bureslon, Texas 76028
(817) 447-4122

I, John N. Rogers, do hereby certify that I prepared this plat from an actual on the ground survey of the land by Matt Powell, and that the internal easements, right-of-way and other calculations other than the property boundary were prepared by me in accordance with the platting rules and regulations of the City of Burleson, Texas.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground 11/21/2017
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
metro (817) 329-4373



APPROVED BY CITY COUNCIL

Approved by the City Council of Burleson, Texas
This the _____day of _____, 20__

By: _____
Mayor

By: _____
City Secretary

NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North America Datum of 1983 as derived from GPS observation.
- According to the Flood Insurance Rate Map (FIRM) panel 48251 C00651, effective December 04, 2012. This survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain and Zone "AE", being defined as areas with base flood elevations determined.
- All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.
- All Common Areas shown hereon are for public use and to be maintained by the Homeowners's Association.
- The City of Burleson reserves the right to require minimum finished floor elevations on any lot within the subdivision. The minimum elevations shown based on the most current information available at the time the plot is filed and may be subject to change.
- All street connections offsite will be coordinated with adjacent land owners.
- A 10' X 10' right of way dedication is required at each road intersection.
- At controlled or uncontrolled intersections of any public street, the minimum intersection sight distance (visibility triangles) shall have the dimensions illustrated in Figure I in Appendix G of the City's design manual.
- No fences or other structures will be allowed within the drainage easement.
- Driveway approach locations on corners lots shall be located to approximately line up with the side of the house or garage that is furthest from the intersection.
- The City of Burleson is not responsible for the design, construction, operation, maintenance or use of any storm water storage facility and associated drainage easements hereinafter referred to as "improvements," to be developed and constructed by developer or successors. Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the improvements. All of the above shall be covenants running with the land. It is expressly, adjacent or served by the improvements the full obligation and responsibility of maintaining and operating said improvement.
- The City of Burleson is not responsible for the design, construction, operation, maintenance, or use of any natural creek associated drainage easements, hereinafter referred to as "feature." Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance condition or use of the feature, including any non-performance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the feature. All of the above shall be covenants running with the land. It is expressly contemplated that the developer shall impose these covenants upon Common Areas A & B abutting, adjacent or served by the feature the full obligation and responsibility or maintaining and operating said feature.

RIGHT-OF-WAY TABLE			
PRE DIRECTION	STREET NAME	STREET TYPE/SUFFIX	R-O-W (ACRES)
E-W	REVERIE ROAD	50' ROW	0.635
E-W	SAYLEE LANE	50' ROW	0.653
N-S	RYER TRAIL	50' ROW	0.591
TOTAL ROW DEDICATION			1.879

JOHNSON COUNTY RECORDING

FILED FOR RECORD _____, 20__

PLAT RECORDED IN VOLUME _____, PAGE _____, SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

PREPARED BY:

GOODWIN AND MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373
TBE REGISTRATION # F-2044
TBPLS # 10021700

FINAL PLAT
OF
REVERIE PHASE 2
LOTS 37-57, PARK LAND DEDICATION C, BLOCK 1;
LOTS 10-17, BLOCK 2; LOTS 2-19, BLOCK 3;
BEING
12.982 ACRES
SITUATED IN THE
G.R. SHANNON SURVEY (ASSIGNEE OF B.B.B. & C.R.R. CO.)
SURVEY, ABSTRACT No. 86
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
47 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS
CASE NO. 21-144 ZONING: PD (Ord#800-03-2018)
Date: May 2022



City of Burleson

Planning & Zoning Commission

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DATE: 06/14/2022

SUBJECT

Final Plat of John Jones Retail Addition, Lot 1, Block 1, located southeast of the intersection of SE John Jones Drive and W County Road 714, addressed as 430 Nutmeg Avenue within the City of Burleson (Case 22-057): Consider approval of a Final Plat for John Jones Retail Addition.

Attachments

Staff Memo
Location Map
Final Plat

Respectfully submitted:

JP Ducay
Senior Planner, Development Services
jducay@burlesontx.com
817-426-9648

DEPARTMENT MEMO

DEPARTMENT: Development Services
FROM: JP Ducay
MEETING: June 14, 2022

SUBJECT:

Final Plat of John Jones Retail Addition, Lot 1, Block 1, located southeast of the intersection of SE John Jones Drive and W County Road 714, addressed as 430 Nutmeg Avenue within the City of Burleson. (Case 22-057)

SUMMARY:

On April 18, 2022, an application for a Final Plat, including 4.493 acres; was received from John Gardner with Kirkman Engineering (Applicant) on behalf of Ryan Pham with PTN Partners (Owner). This plat includes one non-residential lot that makes up the John Jones Retail Center Development. The subject property is zoned GR, General Retail.

On June 21, 2021, the Commercial Site Plan for the John Jones Retail Center (Case 20-121) was approved by City Council. Per the approved site plan, the proposed building will provide 8 tenant spaces allowing for retail and medical office uses.

The application is administratively complete and meets the requirements of Appendix A - Subdivision and Development regulations.

OPTIONS:

1. Approve the final plat
2. Deny the final plat

RECOMMENDATION:

Recommend approval of the Final Plat for the John Jones Retail Addition, Lot 1, Block 1, located southeast of the intersection of SE John Jones Drive and W County Road 714, addressed as 430 Nutmeg Avenue within the City of Burleson. (Case 22-057)

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

June 21, 2021 – The Commercial Site Plan for John Jones Retail Center Case 20-121 was approved by City Council.

May 25, 2021 – The Commercial Site Plan for John Jones Retail Center Case 20-121 was recommended for approval by the Planning and Zoning Commission.

FISCAL IMPACT:

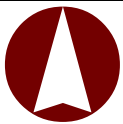
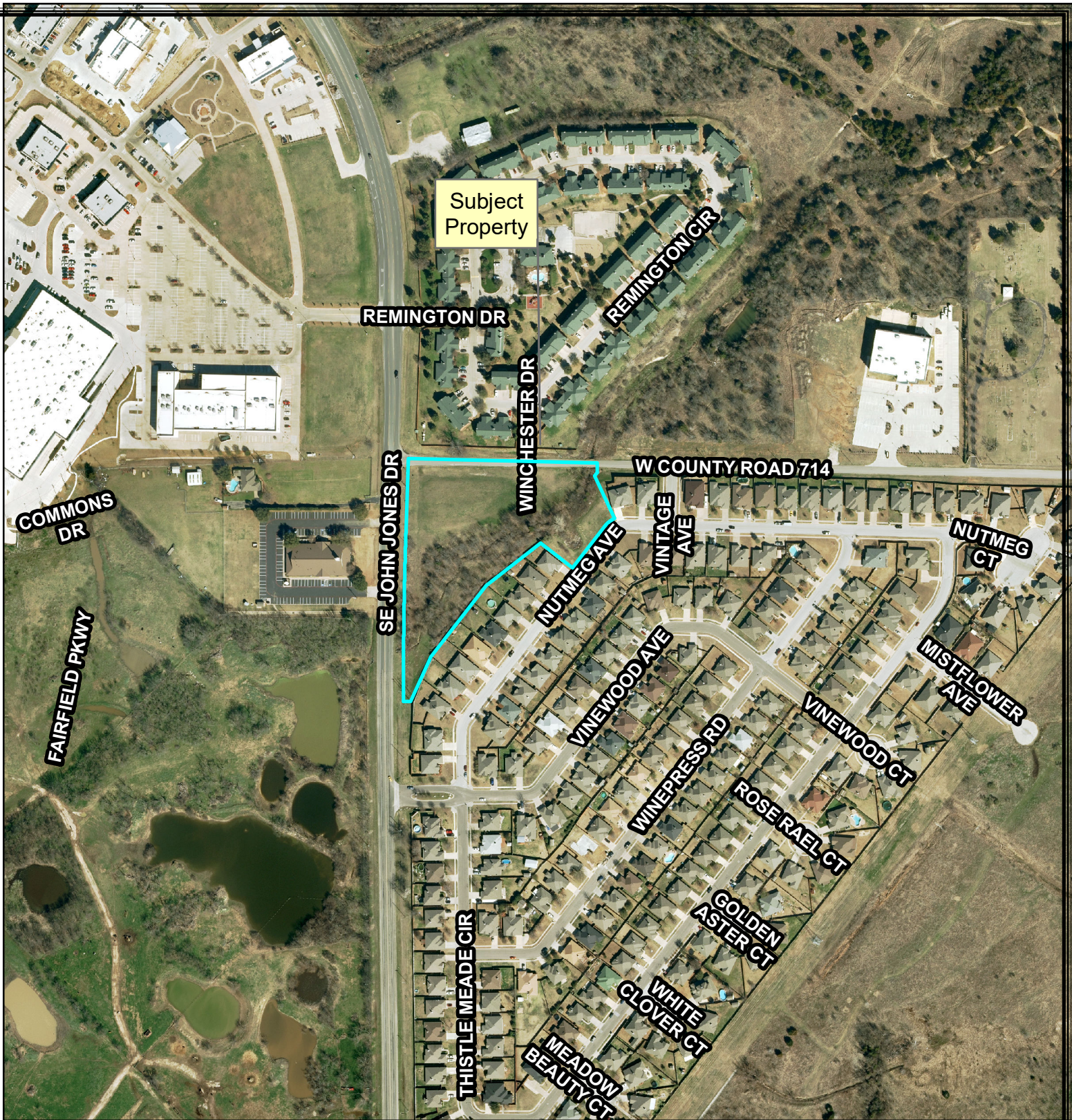
None

PUBLIC NOTIFICATION:

No public input required for this request.

STAFF CONTACT:

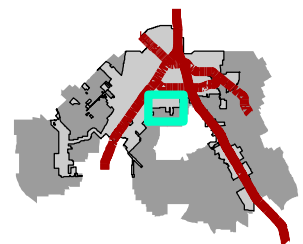
Name: JP Ducay
Department: Development Services
Email: jducay@burlesontx.com
Phone: 817-426-9648



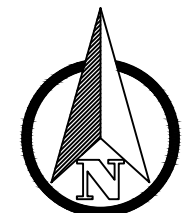
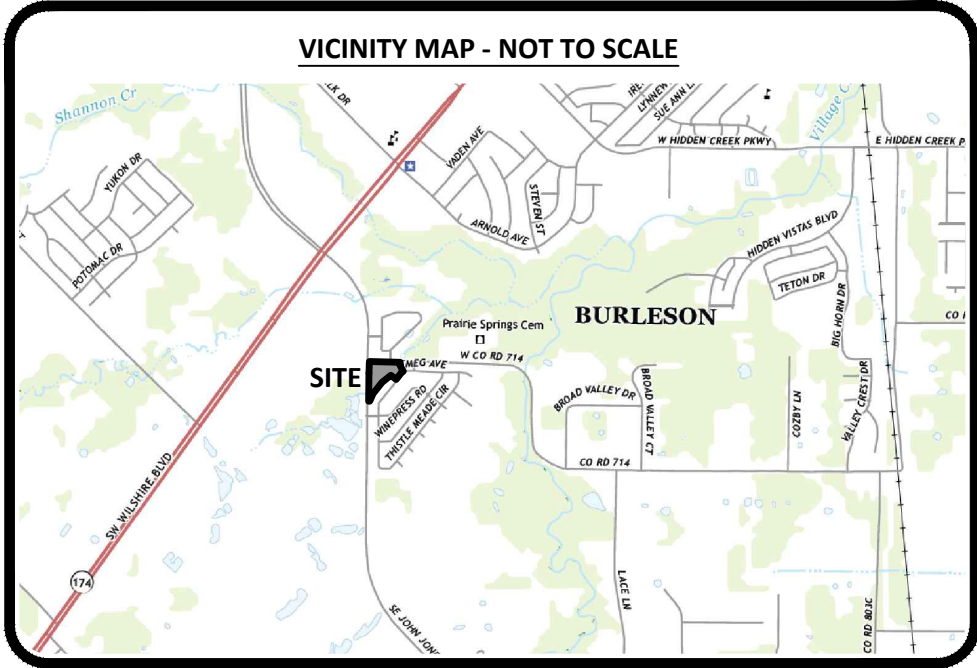
John Jones Retail Addition

THE CITY OF
BURLESON
TEXAS

Final Plat
Case 22-057



Vicinity Map



SCALE: 1" = 50'

- LEGEND OF ABBREVIATIONS**
- D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
 - P.R.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
 - O.P.R.J.C.T. OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "A" (No base flood elevations determined), "AE" (Base Flood Elevations determined) and Zone "X" (areas determined to be outside of the 500-year floodplain) of the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, map no. 48251C00651, with an effective date of December 4, 2012, via scaled map location and graphic plotting. Limits of ultimate 100-year flood zone as shown hereon is per John Jones Retail Downstream Study prepared by McLendon Hydrology and Engineering, LLC, January 13, 2021.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

PLAT NOTES:

- The City of Burleson reserves the right to require minimum finish floor elevation on any lot within this subdivision. The minimum elevations shown are based on the most current information available at the time the plat is filed and may be subject to change.
- The subject property lies within zoning "General Retail" (GR)
- The City of Burleson is not responsible for the design, construction, operation, maintenance, or use of any natural creek and associated drainage easements, hereinafter referred to as "feature." Developer will indemnify, defend and hold harmless the City of Burleson, its officers, employees and agents from any direct or indirect loss, damage, liability or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation maintenance, condition or use of the feature including any non-performance of the foregoing. Developer will require any successor in interest to accept full responsibility and liability for the feature. All of the above shall be covenants running with the land. It is expressly contemplated that developer shall impose these covenants upon Lot 1 abutting, adjacent or served by the feature the full obligation and responsibility of maintaining and operating said feature.

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS PTN PARTNERS, LLC is the owner of a tract of land situated in the B.Bransom Survey, Abstract Number 58, in the City of Burleson, Johnson County, Texas, and being that same tract of land described by deed to PTN Partners, LLC, as recorded under Document Number 2016-31719, Official Public Records, Johnson County, Texas, (O.P.R.J.C.T.) the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a MAG nail found for the northeast corner of said PTN tract and the herein described tract;

THENCE with the perimeter and to the corners of said PTN tract, the following calls:

- South 01 degrees 23 minutes 29 seconds West, a distance of 26.08 feet to a 1/2 inch rebar found;
- South 37 degrees 46 minutes 32 seconds West, a distance of 11.74 feet to a 1/2 inch rebar found;
- South 25 degrees 18 minutes 50 seconds East, a distance of 128.97 feet to a 1/2 inch rebar found at the beginning of a non-tangent curve to the left, having a radius of 75.00 feet, with a delta angle of 26 degrees 40 minutes 50 seconds, whose chord bears South 51 degrees 20 minutes 50 seconds West, a distance of 34.61 feet;
- Along said non-tangent curve to the left, an arc length of 34.92 feet to a 1/2 inch rebar with cap stamped, "BLUESTAR" found;
- South 38 degrees 00 minutes 30 seconds West, a distance of 145.00 feet to a 1/2 inch rebar found;
- North 51 degrees 59 minutes 30 seconds West, a distance of 110.78 feet to a 1/2 inch rebar found;
- South 51 degrees 53 minutes 22 seconds West, a distance of 188.51 feet to a 1/2 inch rebar with cap stamped, "RPLS 4181" found;
- South 38 degrees 00 minutes 30 seconds West, a distance of 248.00 feet to a 1/2 inch rebar found;
- South 24 degrees 00 minutes 26 seconds West, a distance of 134.77 feet to a 1/2 inch rebar found;
- South 89 degrees 43 minutes 22 seconds West, a distance of 20.00 feet to a 1/2 inch rebar with cap stamped, "BLUESTAR" found at the beginning of a non-tangent curve to the right, having a radius of 12,183.31 feet, with a delta angle of 02 degrees 14 minutes 01 seconds, whose chord bears North 00 degrees 50 minutes 22 seconds East, a distance of 474.92 feet;
- Along said non-tangent curve to the right, an arc length of 474.95 feet to a 1/2 inch rebar found;
- North 02 degrees 00 minutes 51 seconds East, a distance of 192.39 feet to a MAG nail found;
- South 88 degrees 36 minutes 31 seconds East, a distance of 518.58 feet to the **POINT OF BEGINNING** and enclosing 4.493 acres (195,707 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

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

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

PTN Partners, LLC, Owner

_____, Agent

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

SURVEYOR'S CERTIFICATE

I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the map shown hereon accurately represents the described property as determined by a survey made on the ground under my direction and supervision.

Date of Plat/Map: May 5, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL

SURVEY DOCUMENT May 5, 2022

John H. Barton III, RPLS# 6737

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for

the State of Texas

**FINAL PLAT
LOT 1, BLOCK 1
JOHN JONES RETAIL ADDITION**

4.493 ACRES OUT OF THE B. BRANSOM SURVEY, ABSTRACT #58
CITY OF BURLESON, JOHNSON COUNTY, TEXAS
PREPARED OCTOBER, 2021

CASE NUMBER 22-057

ENGINEER



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

SURVEYOR

BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM

OWNER

HUNTER PLACE, LLC
P.O. BOX 170155
ARLINGTON, TX 76003

JOB NO. 2021.001.215

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

**BURLESON,
TEXAS**

SHEET:

PLAT FILED _____, 20__

SLIDE _____, VOL. _____, PG. _____

JOHNSON COUNTY PLAT RECORDS

BY: _____
COUNTY CLERK

APPROVED BY THE CITY COUNCIL OF BURLESON, TEXAS

THIS THE _____ DAY OF _____, 20__

BY: _____
MAYOR

BY: _____
CITY SECRETARY

Line Data Table					
Line #	Distance	Bearing			
L1	8.00'	S88°28'38"E			
L2	70.42'	S07°46'21"W			
L3	70.43'	S04°48'52"E			
L4	8.00'	N88°28'38"W			
L5	8.00'	S01°27'30"W			
L6	70.46'	N82°01'19"W			
L7	8.00'	S01°27'30"W			
L8	70.46'	N84°56'19"E			
L9	104.93'	N31°43'55"E			
L10	25.86'	S86°07'35"E			
L11	66.40'	N45°10'40"E			
L12	9.42'	N00°02'15"E			
L13	9.42'	S00°02'15"W			
L14	66.40'	S45°10'40"W			
L15	25.86'	N86°07'35"W			
L16	112.98'	S31°43'55"W			
L20	22.65'	S01°25'15"W			
L21	15.00'	N88°34'45"W			
L22	22.65'	N01°25'15"E			
L23	63.38'	S88°42'27"E			
L24	20.00'	S01°17'28"W			
L25	63.63'	N88°42'27"W			

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	29.08'	12173.31'	000°08'13"	N01°28'58"E	29.08'
C2	18.26'	30.00'	034°53'00"	N48°22'00"E	17.98'
C3	99.78'	92.00'	062°08'30"	N62°48'10"E	94.96'
C4	25.50'	30.00'	048°41'45"	N69°31'32"E	24.74'
C5	23.64'	30.00'	045°08'25"	N22°36'27"E	23.03'
C6	18.96'	30.00'	036°12'56"	N18°04'13"W	18.65'
C7	18.09'	30.03'	034°31'31"	S19°07'33"W	17.82'
C8	42.54'	54.00'	045°08'25"	S22°36'27"W	41.45'
C9	45.89'	54.00'	048°41'45"	S69°31'32"W	44.53'
C10	73.75'	68.00'	062°08'30"	S62°48'10"W	70.19'
C11	38.03'	54.00'	040°20'49"	S54°38'32"W	37.25'



City of Burleson

Planning & Zoning Commission

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DATE: 06/14/2022

SUBJECT

Final Plat of Arabella at Burleson, Lot 1, Block 7, located directly east of the intersection of SW Hulen Street and Greenridge Drive within the City of Burleson (Case 22-066): Consider approval of a Final Plat for Arabella at Burleson.

Attachments

Staff Memo
Location Map
Final Plat

Respectfully submitted:

JP Ducay
Senior Planner, Development Services
jducay@burlesontx.com
817-426-9648

DEPARTMENT MEMO

DEPARTMENT: Development Services
FROM: JP Ducay
MEETING: June 14, 2022

SUBJECT:

Final Plat of Arabella at Burleson, Lot 1, Block 7, located directly east of the intersection of SW Hulen Street and Greenridge Drive within the City of Burleson. (Case 22-066)

SUMMARY:

On May 22, 2022, an application for a Final Plat of 9.37 acres was received from Charles Stark with Barron-Stark Engineers (applicant), on behalf of Patrick McGee with Abby Development (Owner). This plat includes one non-residential lot that is a part of the Arabella at Burleson development. The subject property is zoned PD, Planned Development CSO#480-07-2016, with the subject lot being designated as a Commercial Tract with a base zoning of C, Commercial and GR, General Retail.

On October 17, 2016, City Council approved the Preliminary Plat for Arabella at Burleson (16-042).

On July 18, 2016, City Council approved the Planned Development (16-043) for Arabella at Burleson (Case 21-066). In 2018, City Council approved an amendment (18-042) to the aforementioned Planned Development, however, the amendments did not affect the subject lot.

The application is administratively complete and meets the requirements of Appendix A - Subdivision and Development regulations.

OPTIONS:

1. Approve the final plat.
2. Deny the final plat.

RECOMMENDATION:

Recommend approval of the Final Plat for Arabella at Burleson, Lot 1, Block 7, located directly east of the intersection of SW Hulen Street and Greenridge Drive. (Case 22-066)

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

October 17, 2016 – Arabella at Burleson Preliminary Plat Case 16-042 was approved by City Council.

July 18, 2016 – Arabella at Burleson Planned Development Case 16-043 was approved by City Council.

FISCAL IMPACT:

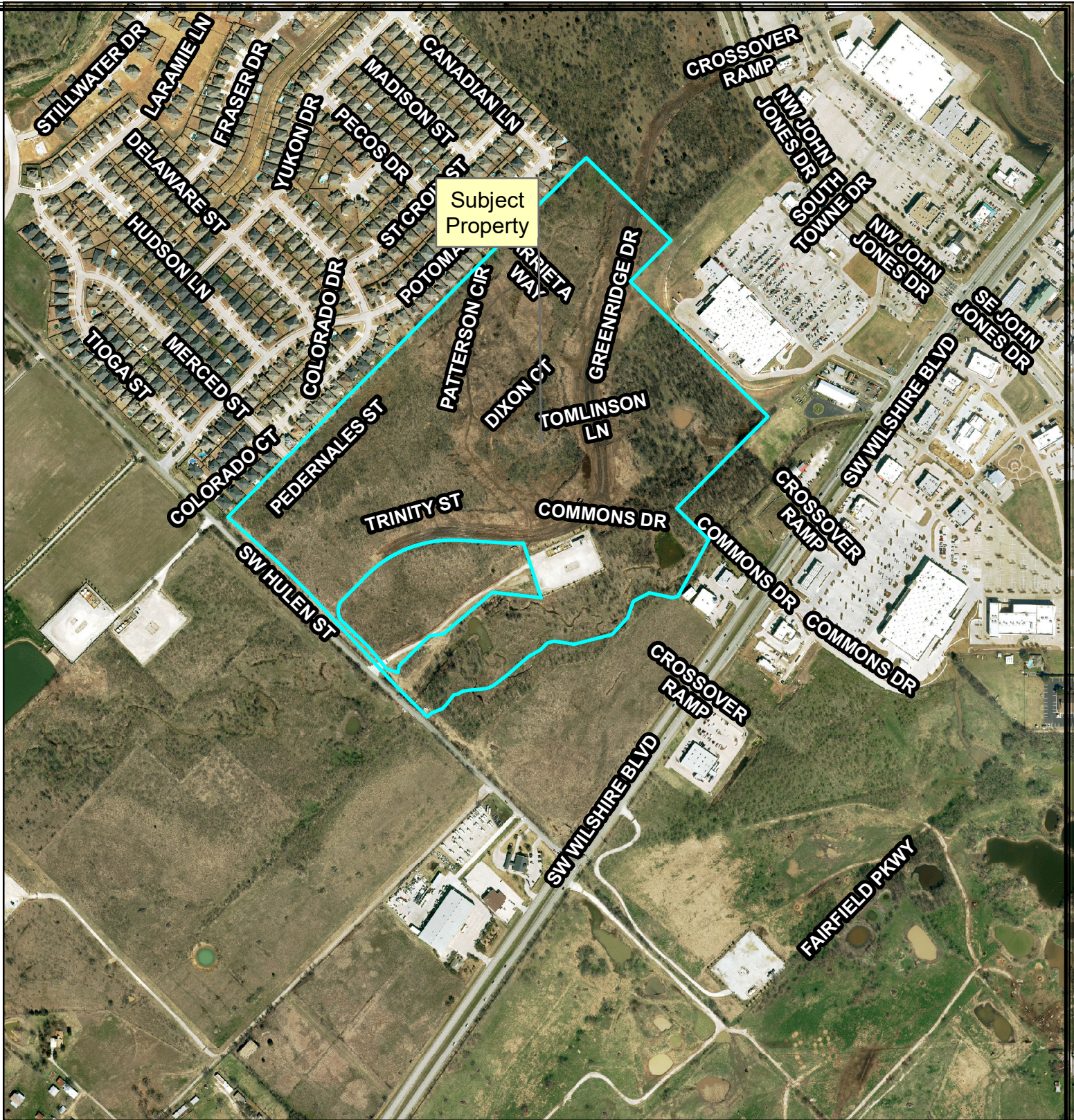
None

PUBLIC NOTIFICATION:

No public input required for this request.

STAFF CONTACT:

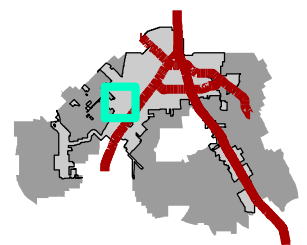
Name: JP Ducay
Department: Development Services
Email: jducay@burlesontx.com
Phone: 817-426-9648



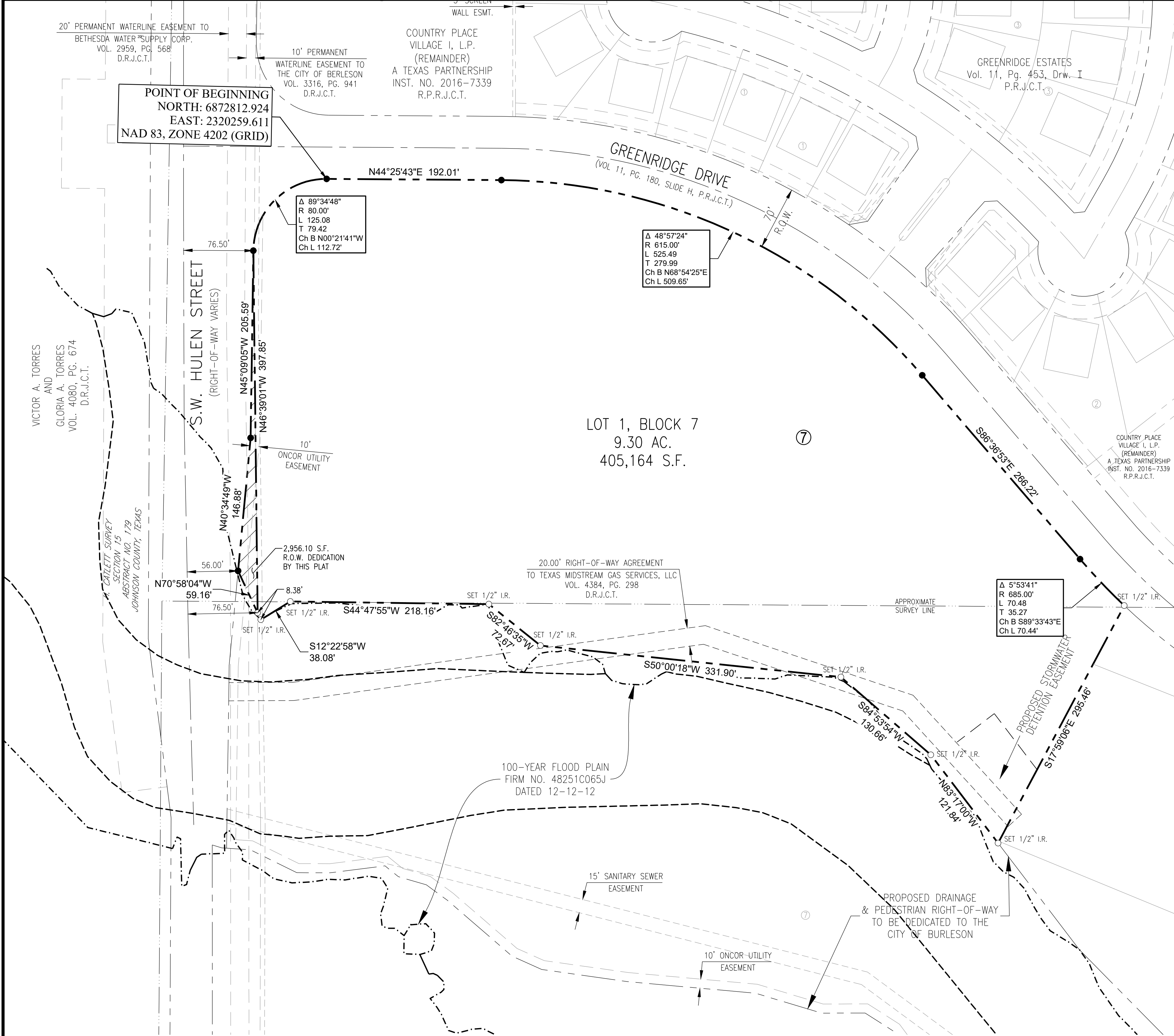
Arabella At Burleson

THE CITY OF
BURLESON
TEXAS

Final Plat
Case 22-066



Vicinity Map



MONUMENT LEGEND

- 1/2" CAPPED IRON ROD SET STAMPED "BARRON-STARK"
- MOUMENT FOUND (AS NOTED)

GENERAL NOTES:

1.) CURRENT ZONING IS PD-(PLANNED DEVELOPMENT) ORDINANCE CSO 480-07-2016 WITH COMMERCIAL USES FOR SUBJECT PROPERTY.

2.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202) DERIVED FROM RESOLVED OPUS SOLUTIONS.

3.) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48251C065J, JOHNSON COUNTY, TEXAS, DATED DECEMBER 12, 2012, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONE:

ZONE X - BUT ADJACENT TO A ZONE A

4.) ALL LOT CORNERS, ANGLE POINTS, POINTS OF TANGENCY AND POINTS OF CURVATURE ARE PHYSICALLY SET OR FOUND. POINTS MARKED SET ARE 1/2" IRON RODS WITH YELLOW CAP STAMPED "BARRON-STARK".

5.) UTILITY EASEMENTS ANY PUBLIC UTILITY, INCLUDING THE CITY OF BURLESON, SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND THE CITY OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND PATROLLING WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

6.) THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT WITHIN THE SUBDIVISION.

- 7.) CONTROLLING MONUMENTS CM
- 1/2" IRON ROD FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF SITE, SOUTHWEST CORNER OF DB ADAMS LAND HOLDINGS, LLC TRACT, INST. NO. 2015-13885, R.P.R.J.C.T., IN NORTHWESTERLY LINE OF LOT 1R, BLOCK 1, RIVER PLACE ADDITION, VOL. 10, PG. 268, SLIDE E, P.R.J.C.T.
 - 1/2" IRON ROD FOUND AT THE NORTHERLY ELL CORNER OF SITE, NORTHWEST CORNER OF LOT 1R, BLOCK 1, RIVER PLACE ADDITION, VOL. 10, PG. 268, SLIDE E, P.R.J.C.T.
 - 1/2" IRON ROD FOUND AT THE SOUTHERLY ELL CORNER OF SITE, NORTHWEST CORNER OF THU-SUONG NGUYEN TRACT, INST. NO. 2009-19938, R.P.R.J.C.T.

8.) NO FENCES OR OTHER STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT WHICH IS INTENDED TO CONVEY SURFACE RUNOFF TO ITS DISCHARGE POINT.

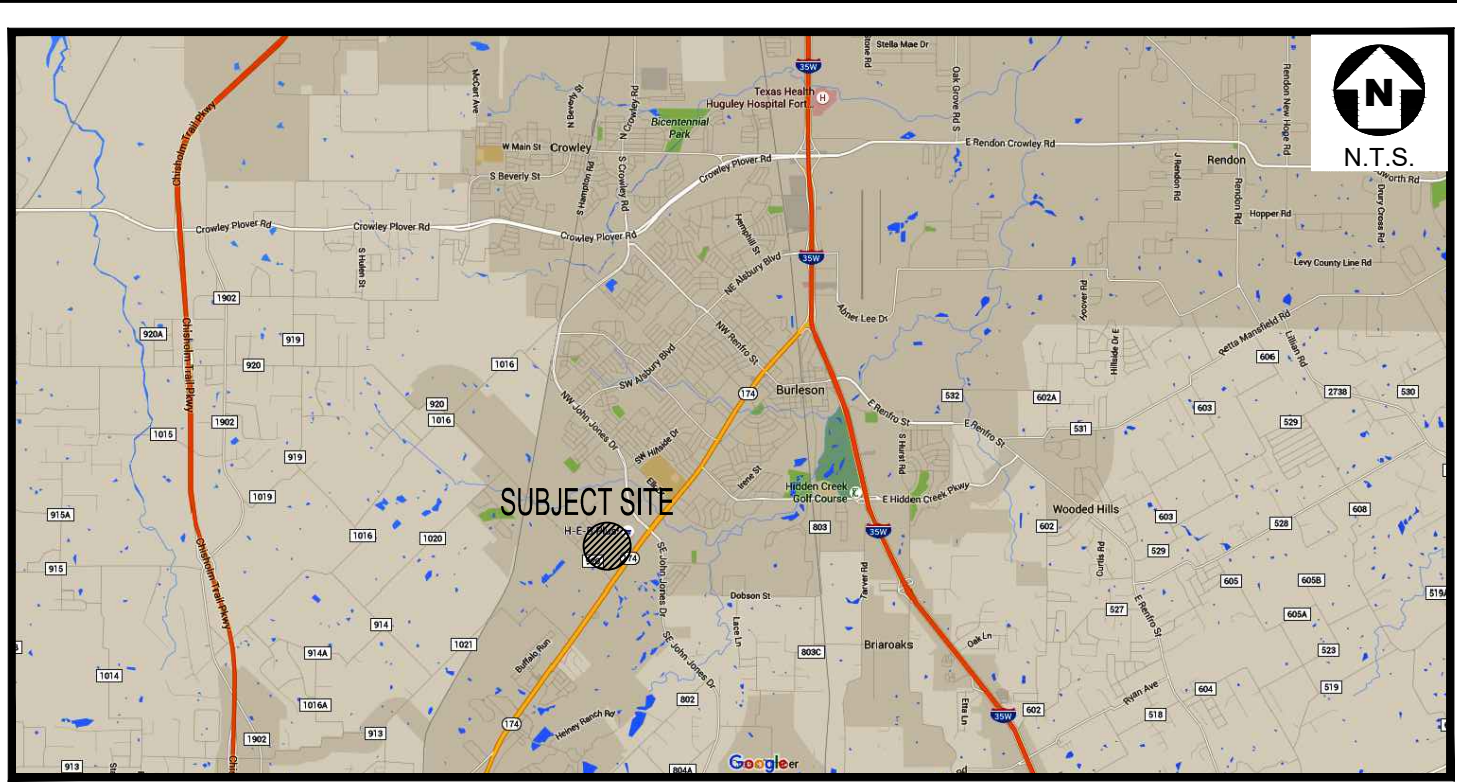
9.) THE CITY OF BURLESON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY DETENTION POND AND ASSOCIATED DETENTION POND EASEMENT. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF BURLESON, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION MAINTENANCE, CONDITION OR USE OF THE DETENTION POND INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE DETENTION POND. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND.

STATE OF TEXAS {}
COUNTY OF JOHNSON {}

BEFORE ME, the undersigned, a notary Public in and for said County and State, on this day personally appeared Mason Green, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS IS THE
DAY OF _____, 2022.

Notary Public in and for the State of Texas



VICINITY MAP

LEGAL DESCRIPTION

Being a 9.37-acre tract of land situated in the S. Blair Survey, Abstract No. 66 and the J. Minnet Survey, Abstract No. 548, Johnson County, Texas, said 9.37 acres being a portion of the Country Place Village I, LP tract as recorded in Instrument No. 2016-16773, Real Property Records Johnson County, Texas:

Beginning at a found 1/2-inch iron rod in the south line of Greenridge Drive, a 70 foot public right-of-way dedicated to City of Burleson, Texas by plat recorded in Volume 11, Page 180, Slide H, Plat Records Johnson County, Texas, said point being the easterly end of an 80 foot radius curve transitioning from the east line of Hulen Street to the south line of Greenridge Drive;

Thence North 44°25'43" East with the Greenridge Drive south line a distance of 192.01 feet to a found 1/2 inch iron rod for the beginning of a curve to the right having a radius of 615.00 feet, a central angle of 48°57'24", and a long chord that bears North 68°54'25" East a distance of 509.65 feet;

Thence along said curve to the right and south line of Greenridge Drive an arc distance of 525.49 feet to a found 1/2 inch iron rod;

Thence South 86°36'53" East with the south line of Greenridge Drive, a distance of 266.22 feet to a found 1/2 iron rod for the beginning of a curve to the left having a radius of 685.00 feet, a central angle of 5°53'41", and a long chord that bears South 89°33'43" East a distance of 70.44 feet;

Thence along said curve to the left and south line of Greenridge Drive an arc distance of 70.48 feet to a set 1/2 inch iron rod;

Thence South 17°59'06" East a distance of 295.46 feet to a set 1/2 iron rod;

Thence North 83°17'00" West a distance of 121.84 feet to a set 1/2 iron rod;

Thence South 84°53'54" West a distance of 130.66 feet to a set 1/2 iron rod;

Thence South 50°00'18" West a distance of 331.90 feet to a set 1/2 iron rod;

Thence South 82°46'35" West a distance of 72.67 feet to a set 1/2 iron rod;

Thence South 44°47'55" West a distance of 218.16 feet to a set 1/2 iron rod;

Thence South 12°22'58" West a distance of 38.08 feet to a set 1/2 iron rod;

Thence North 70°58'04" West a distance of 59.16 feet to a found 1/2 iron rod in the east line of Hulen Street;

Thence North 40°34'49" West with the Hulen Street east line a distance of 146.88 feet to a found 1/2 iron rod;

Thence North 45°09'05" West with the east line of Hulen Street a distance of 205.59 feet to a found 1/2 iron rod for the beginning of a curve to the right having a radius of 80.00 feet, a central angle of 89°34'48", and a long chord that bears North 00°21'41" West a distance of 112.72 feet;

Thence along said curve to the right and east line of Hulen Street an arc distance of 79.42 feet the Point of Beginning and Containing 408,120 square feet, 9.37 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS

That We, Country Place Village 1, LP, Owners, do hereby adopt this plat designating the herein before described property as Lot 1, Block 7, Arabella at Burleson, an Addition to the City of Burleson, Johnson County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency or its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Burleson, Texas. In witness thereof, this dedication was executed the ____ day of _____, 2022.

Mason Green, Vice President
Country Place Village I, LP

Final Plat

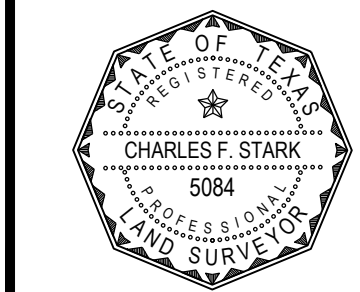
Lot 1, Block 7 ARABELLA AT BURLESON

An Addition to the city of Burleson, Johnson County, Texas

Being 9.37 Acres Situated in the
S. BLAIR SURVEY, Abstract No. 66
and the
J. MINETT SURVEY, Abstract No. 548
City of Burleson, Johnson County, Texas

FP 22-066

PROJECT No. 303-0967
DATE MAY 2022
SHEET
1 of 1



SURVEYOR CERTIFICATION

I, Charles F. Stark, do hereby certify that I prepared this Plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

SIGNATURE _____ DATE _____, 2022

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY CHARLES F. STARK, R.P.L.S., TEXAS REGISTRATION NO. 5084

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com



OWNER:
COUNTRY PLACE VILLAGE I, LP
1603 LBJ FREEWAY, SUITE 750
DALLAS TEXAS, 75234
(469) 804-8330
CONTACT: PATRICK MCGEE

PLAT FILED FOR RECORD
JOHNSON COUNTY PLAT RECORDS
VOL. _____, PG. _____ SLIDE _____
DATE _____
JOHNSON COUNTY CLERK

APPROVED BY THE
PLANNING & ZONING COMMISSION OF BURLESON, TEXAS
This the ____ day of _____, 2022
CHAIR, PLANNING & ZONING COMMISSION: _____
CITY SECRETARY: _____



City of Burleson

Planning & Zoning Commission

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

CASE MANAGER: Lidon Pearce

DATE: 06/14/2022

SUBJECT

2500 SW Hulen St (TOD Mixed-Use) (Case 22-058): Hold a public hearing and consider a zoning change request from "PD" Planned Development district, to "PD" Planned Development district, to allow for commercial and multifamily residential development on 35.20 acres.

Attachments

Department Memo
Staff Presentation
Draft Ordinance
Exhibit B Proposed PUD
Exhibit C_Current PD
Exhibit D_Conceptual Site Plan

Respectfully submitted:

Lidon Pearce
Senior Planner, Development Services
lpearce@burlesontx.com
[817-426-9649](tel:817-426-9649)

DEPARTMENT MEMO

DEPARTMENT: Development Services
FROM: Lidon Pearce
MEETING: June 14, 2022

SUBJECT

2500 SW Hulen St (TOD Mixed-Use) (Case 22-058): Hold a public hearing and consider a zoning change request from “PD” Planned Development district, to “PD” Planned Development district, to allow for commercial and multifamily residential development on 35.20 acres.

SUMMARY:

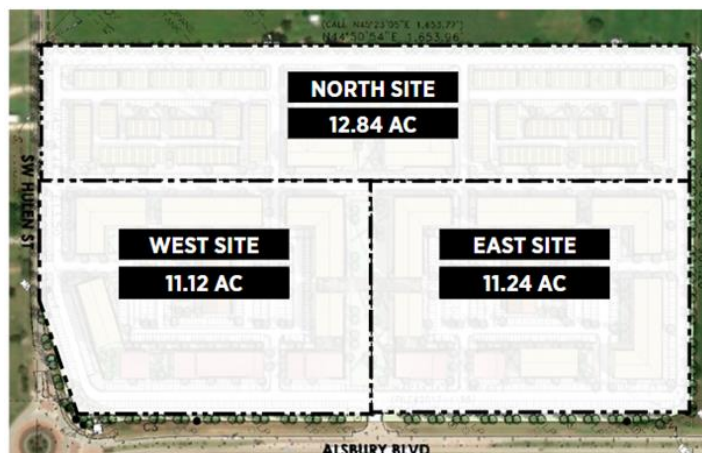
On April 18, 2022, an application was submitted by Trenton Robertson of Masterplan (applicant), on behalf of Nicholas Balsamo with Kalterra Capital Partners, to rezone approximately 35.20 acres from “PD” Planned Development district, to “PD” Planned Development district to allow for a mixture of commercial, multifamily, and owner-occupied townhome lots within the Transit-Oriented Development (TOD) district. The applicant has proposed a new “PD” for their 35.20-acre parcel, attached as Exhibit “B”.

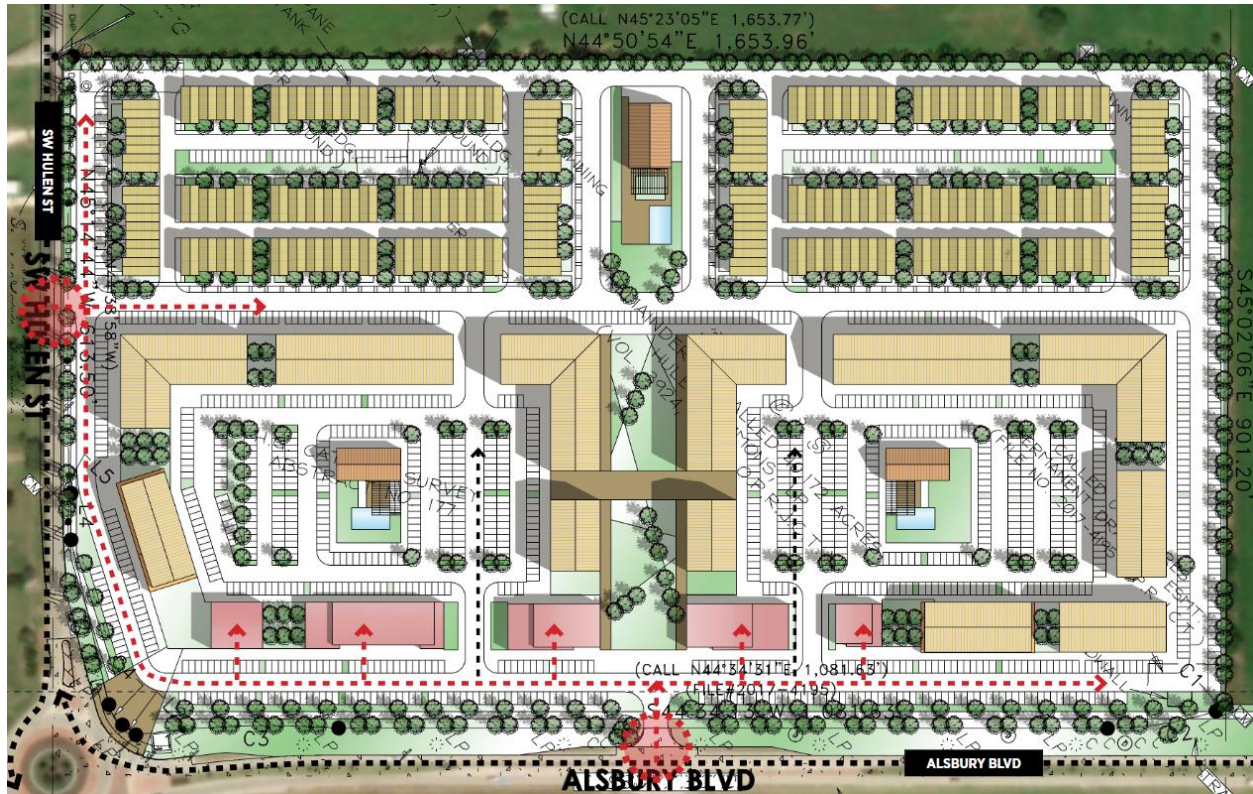
Planning Analysis

The applicant is proposing to develop the site as a planned development and has used elements from the previous “PD” zoning outlined in Ordinance D-065-06 (attached as Exhibit C). This request (if approved) would only apply to this 35.20 acre parcel. The original/ current PD zoning would remain intact for the remainder of parcels within the TOD designated area.

Proposed Dwelling Unit Density
(747 units total – 21.22 DU/acre)

North Residential Site	East Residential Site	West Residential Site
10.28 dwelling units per acre	31.35 dwelling units per acre	23.61 dwelling units per acre





Conceptual Site Plan. Red structures represent commercial/retail units

Significant changes from original PD zoning to current zoning proposal:

- Multifamily is not required to have rear loaded parking or structured parking facility.
- Off street parking lots no longer limited to a 65-foot maximum width along Hulen and Alsbury.
- Multifamily apartments (non-endcap or live-work mixed-use apartments) now allowed by right.
 - Previously, only apartments were permitted as an end cap with a maximum of 24 units or as a component of mixed use with commercial and a parking structure.
- Multifamily is allowed to have a smaller minimum dwelling unit size than what would be allowed in previous PD, reduced minimum unit size from 750 SF to 600 SF
- Mixed-use and multifamily apartments allowed up to 4 stories by right without a parking structure.
- Increasing maximum lot coverage for multifamily from 70% to 80%
- Added metal as finish option and changed warranty from 50 to 30 years for cementitious-fiber clapboard.
- Increased minimum caliper of trees and landscaping along Hulen and Alsbury.
- Townhomes will be on individually platted lots.

Proposed phasing: The applicant has proposed the following phasing. The East Site shall be Phase I and the West Site or North Site shall be developed subsequently as dictated by market demand, however the civic space must be completed prior to receiving a Certificate of Occupancy for any structures in Phase I (North Site).

Staff has included conceptual site plans and exhibits provided by the applicant that show the connectivity for the site, proposed elevations of each development type, as well as overall site layout and open space as Exhibit “D”.

This site is designated in the Comprehensive Plan as Transit Oriented District.

This land use category is reserved for higher density development that incorporates public transit access via rail, streetcar, or bus. Mixed use development that provides opportunities to live, work, shop and play within a closely defined area should be prioritized. Development should include a mix of office, retail, cultural facilities, and multi-story housing and townhomes that may be located above retail and office centers to create an interesting ground level that is pedestrian friendly.

Traffic:

Based on information provided by the developer, the development is anticipated to include approximately 50,000 square feet of commercial space (assumed to be 25,000 square feet of restaurant and 25,000 square feet of general retail), 615 multifamily units, and 144 townhomes. Build-out of the development is anticipated to be completed by 2027. A traffic impact analysis (TIA) has been submitted and is currently being reviewed. The report indicated that access would be provided by four (4) proposed access connections: three (3) connections to Hulen Street and one (1) connection to Alsbury Boulevard, and that northbound right-turn auxiliary lanes should be constructed along Hulen Street (1 drive only) and Alsbury Boulevard. The traffic engineering consultant for the City has not given final approval to the TIA therefore neither has the Development Services Department.

Utilities/ Drainage:

Detention is required for developments 1 acre in size or larger; however, none is shown on the conceptual site plan. Detention of storm water shall be incorporated into the design of the Development.

Water is provided for a portion of the Development by the City of Burleson and the remainder provided by Johnson County Special Utility District (JCSUD). The development is proposing to have two separate water systems at this time. Sanitary sewer will be extended to the development from an existing sewer line located adjacent to the intersection of Alsbury Boulevard and Candler Drive.

OPTIONS:

1. Recommend approval of the zoning change request;
2. Recommend approval of the zoning change with additional PUD requirements; or
3. Recommend denial of the zoning change request.

RECOMMENDATION:

Staff recommends denial of the zoning change request due to:

- Proposed density without a proportional increase in the amount of commercial and retail or civic open spaces.
- Lack of vertical mixed-use components, a parking structure, and features that could be considered as a benefit to the public.

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

March 23, 2006 – City Council approved PD zoning for approximately 373 acres within the TOD district (Ordinance D-065-06).

PUBLIC NOTIFICATION:

Notice was mailed to surrounding property owners within 300 feet of the acreage proposed for this zone change and published in the newspaper in accordance with City ordinances and State law. In addition, a sign was placed on the subject property.

At this time there have been no formal opposition regarding this case.

FISCAL IMPACT:

None

STAFF CONTACT:

Name: Lidon Pearce
Department: Senior Planner, Development Services
Email: lpearce@burlesontx.com
Phone: 817-426-9649

2500 SW Hulen ZC

Location:

- 35.20 acres

Applicant:

Trenton Robertson
(Masterplan)

Nicholas Balsamo
(Kalterra)

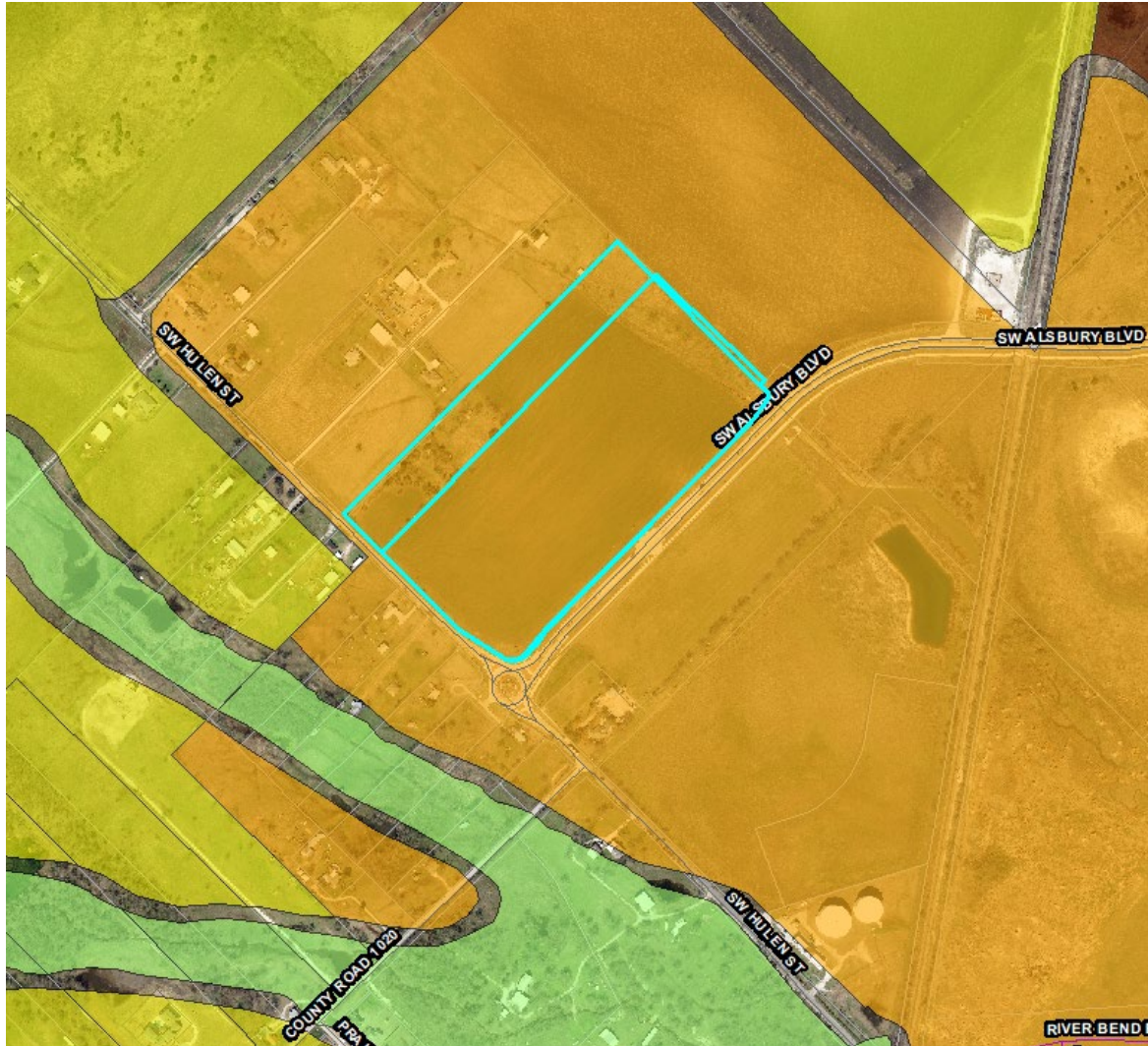
Item for approval:

Zoning Change (Case22-058)



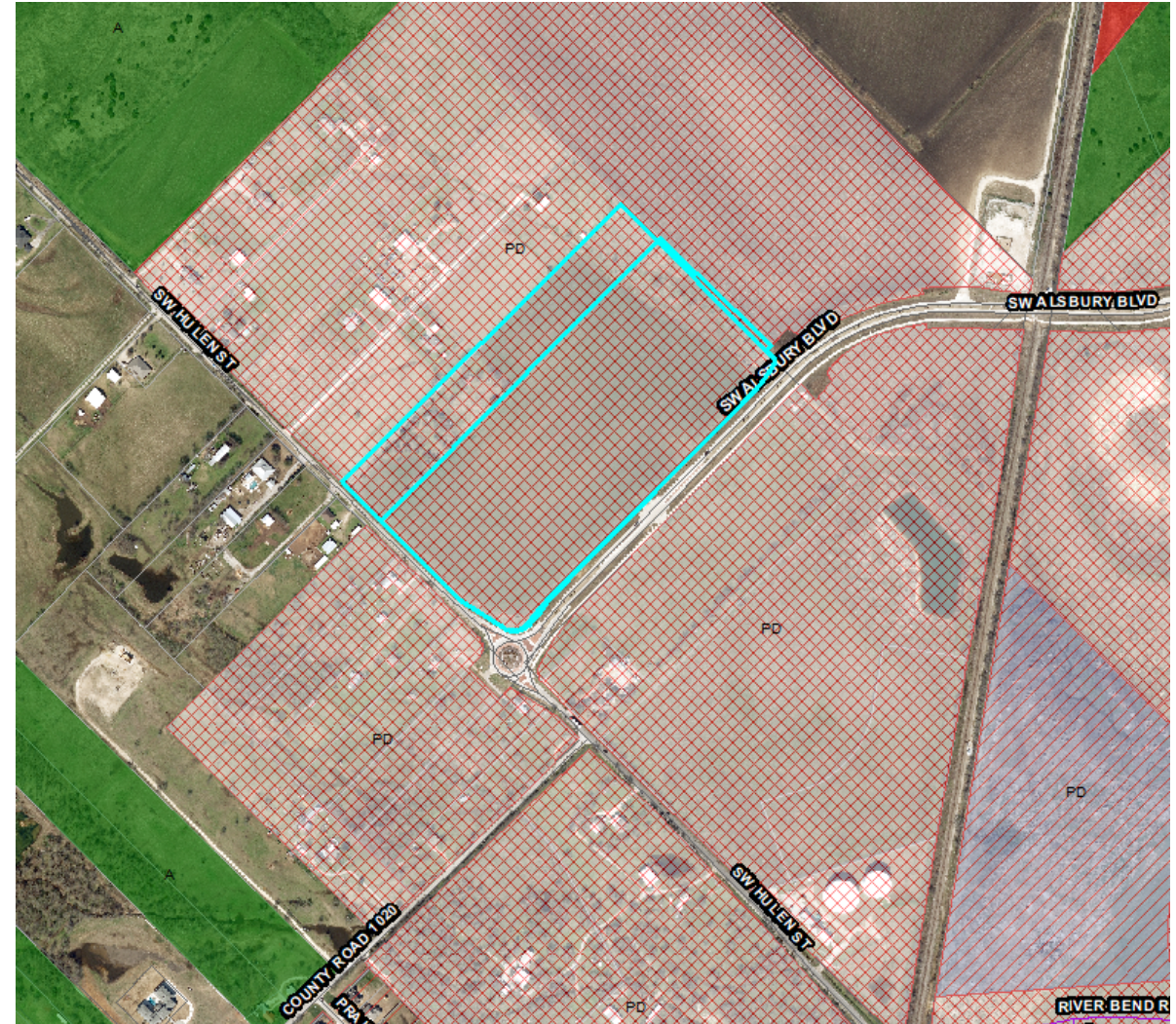
Comprehensive Plan

Transit Oriented District (TOD)

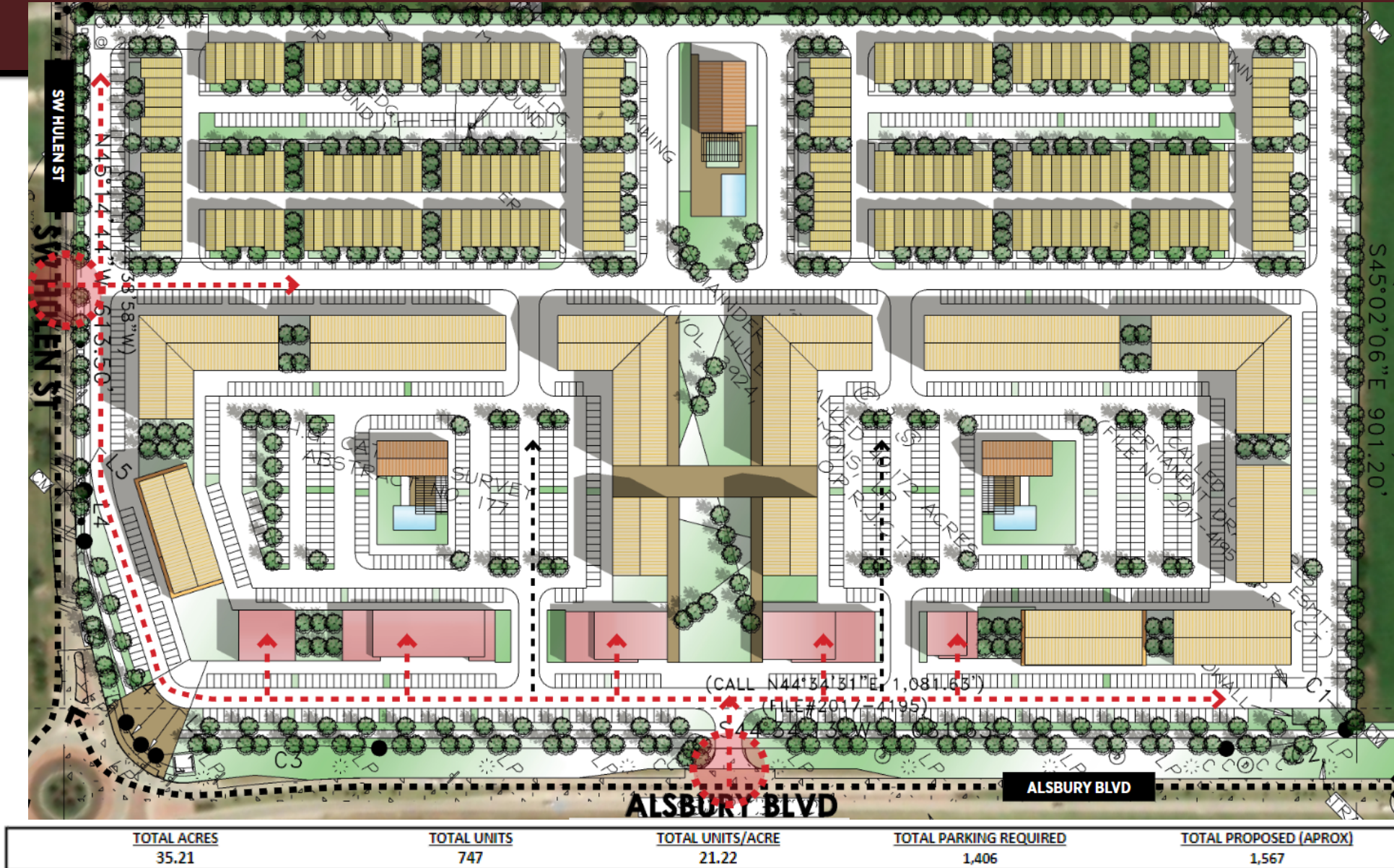


Zoning

PD (Ord. D-o65-o6)



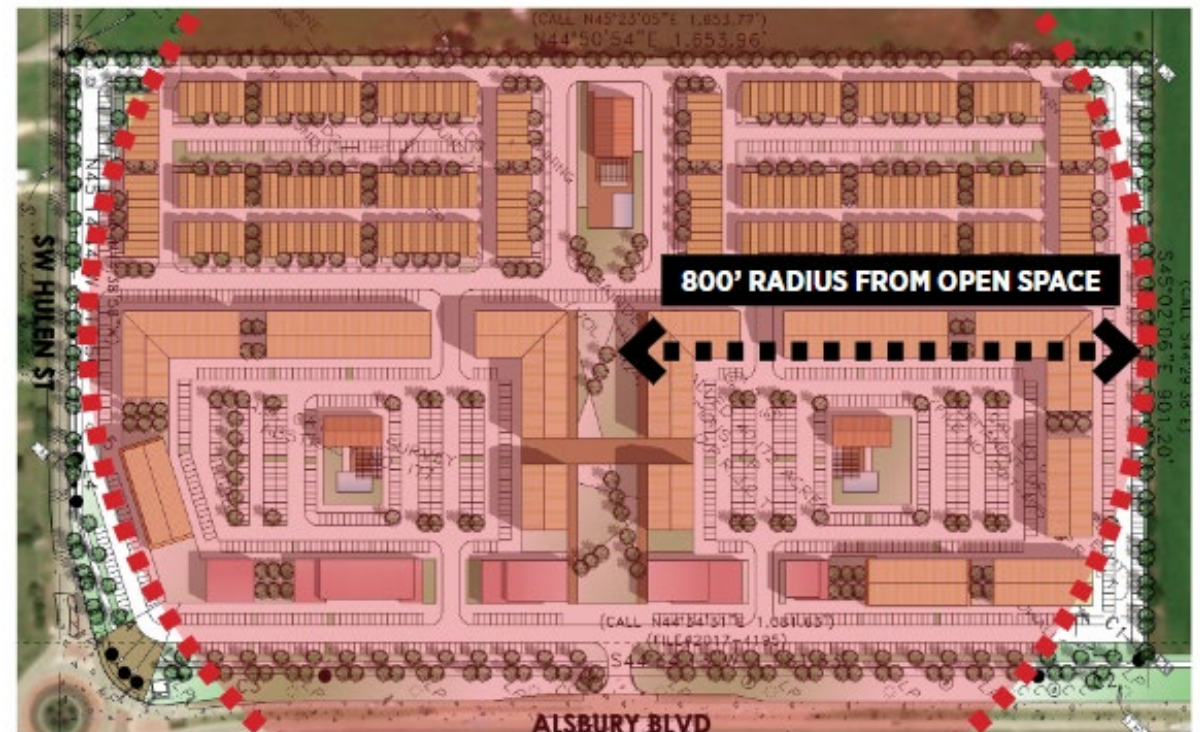
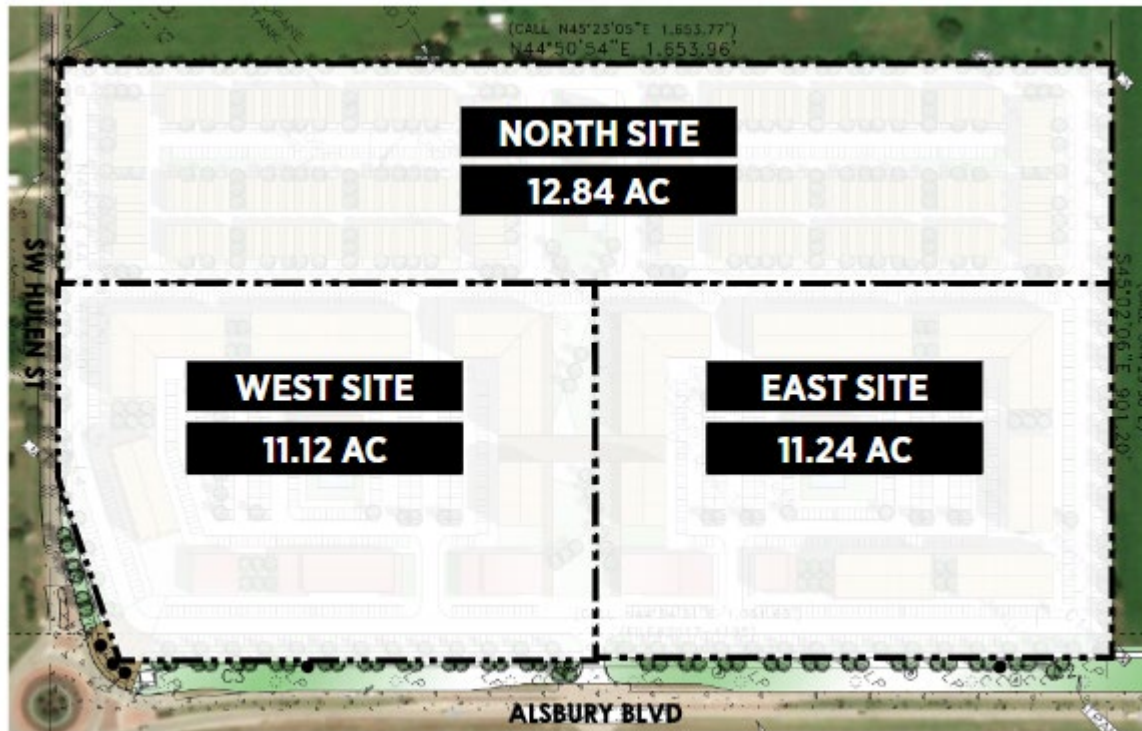
2500 SW Hulen ZC



2500 SW Hulen ZC

Proposed phasing:

North Site would be Phase 1 with core Civic/Open Space required to be completed prior to issuance of any Certificate of Occupancies. Market would dictate whether West or East Site would be Phase 2.

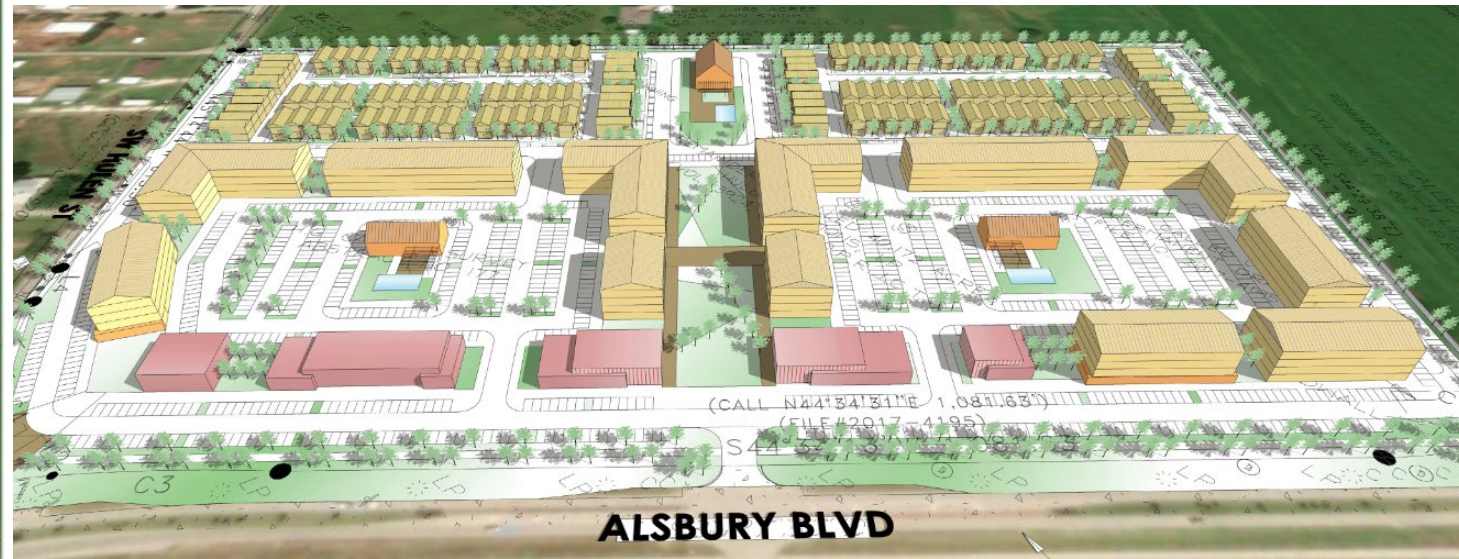
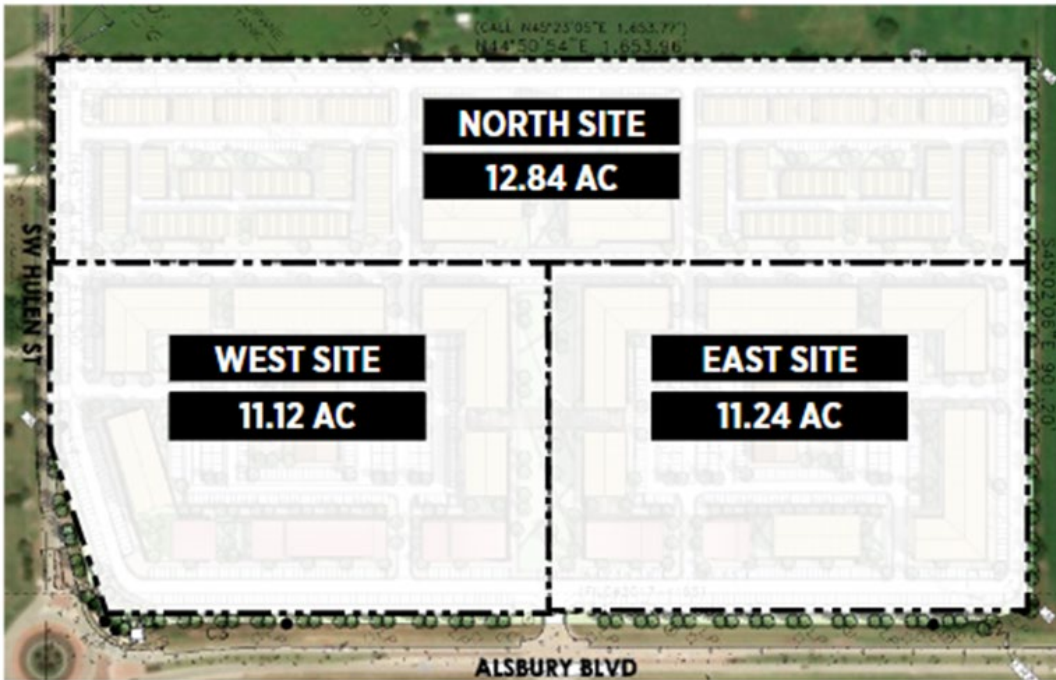


2500 SW Hulen ZC

Proposed Density:

Overall -747 units total – 21.22 DU/acre

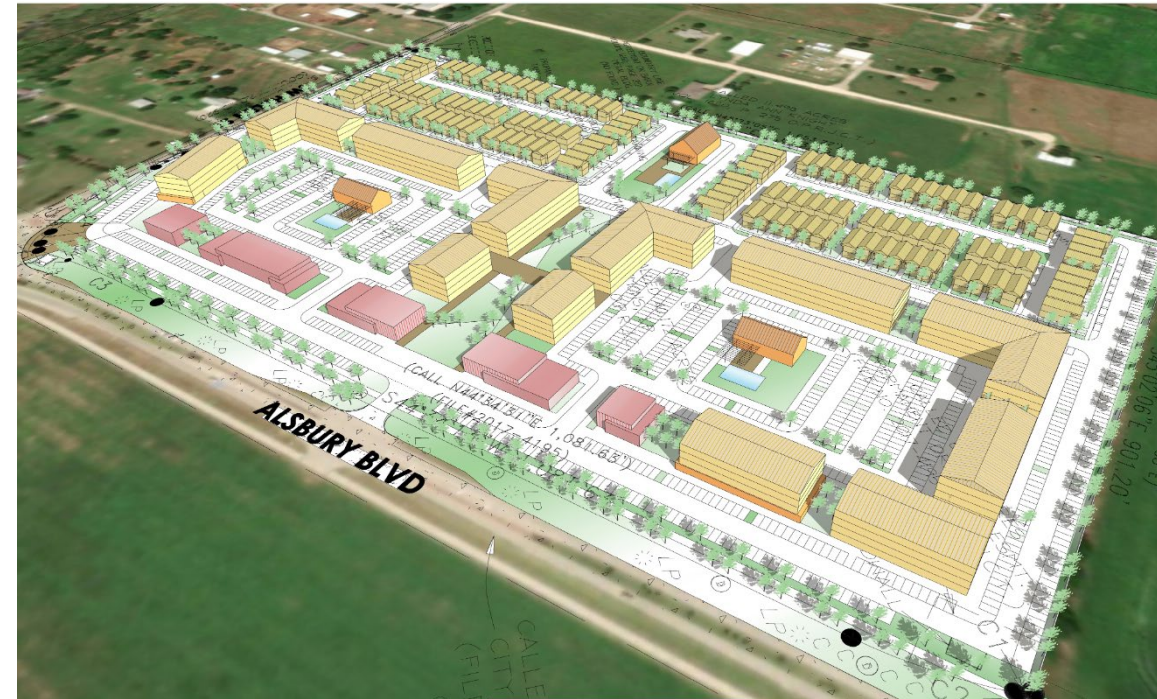
North Residential Site	East Residential Site	West Residential Site
10.28 dwelling units per acre	31.35 dwelling units per acre	23.61 dwelling units per acre



2500 SW Hulen ZC

Notable changes with current zoning proposal:

- Multifamily is not required to have rear loaded parking.
- Off street parking lots no longer limited to a 65 foot maximum width along Hulen and Alsbury.
- Multifamily apartments (non-endcap or live-work mixed-use apartments) now allowed by right.
- Multifamily is allowed to have a smaller minimum dwelling unit size than what would be allowed in previous PD, reduced minimum unit size from 750 SF to 600 SF
- Mixed-use and multifamily apartments allowed up to 4 stories by right
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2500 SW Hulen ZC

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2500 SW Hulen ZC

Traffic:

- Based on information provided by the developer, the development is anticipated to include approximately 50,000 square feet of commercial space (assumed to be 25,000 square feet of restaurant and 25,000 square feet of general retail), 615 multifamily units, and 144 townhomes. Build-out of the development is anticipated to be completed by 2027.

2500 SW Hulen ZC

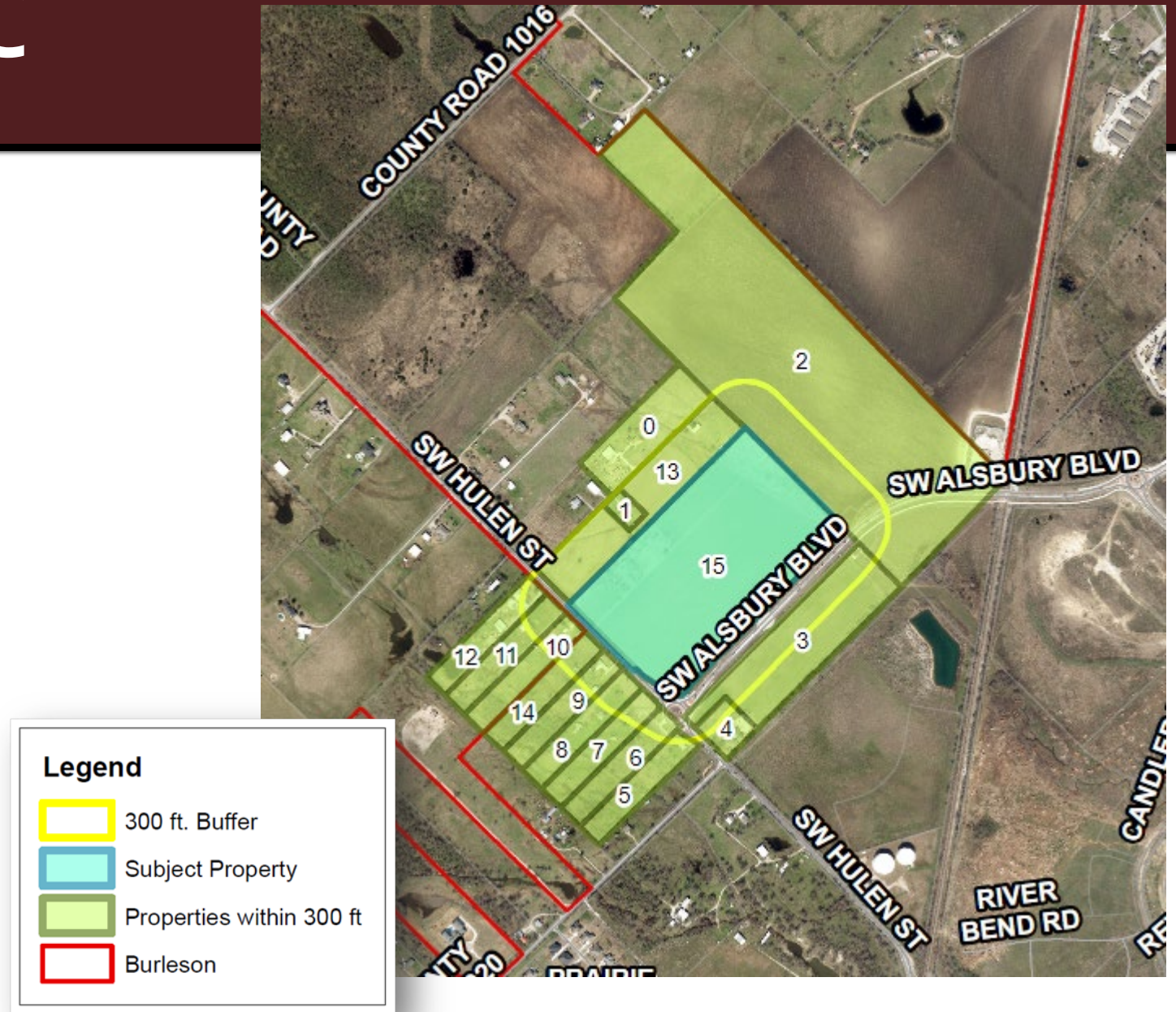
Traffic:

- A traffic impact analysis (TIA) has been submitted and is currently being reviewed. The report indicated that access would be provided by four (4) proposed access connections: three (3) connections to Hulen Street and one (1) connection to Alsbury Boulevard, and that northbound right-turn auxiliary lanes should be constructed along Hulen Street (1 drive only) and Alsbury Boulevard. The traffic engineering consultant for the City has not given final approval to the TIA therefore neither has the Development Services Department.

2500 SW Hulen ZC

Public Hearing Notice Public notices mailed to property owners within 300 feet of subject property.

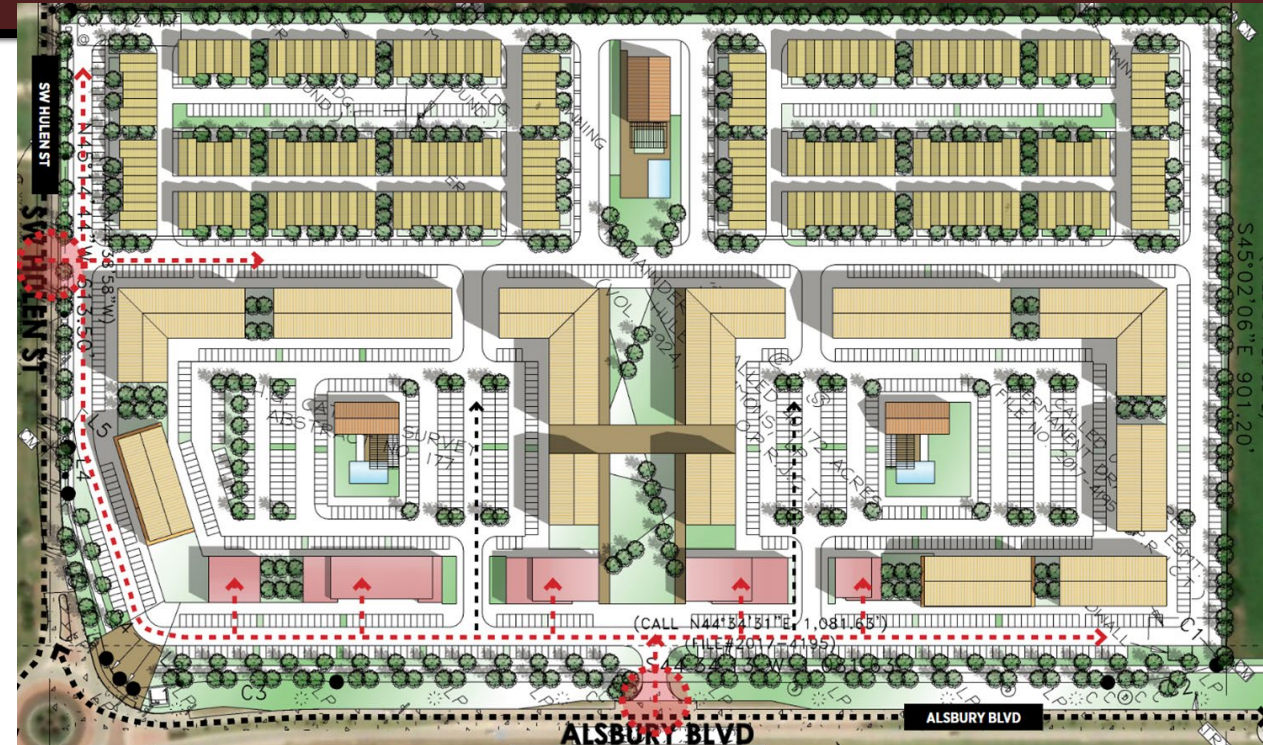
Published in newspaper
Signs Posted on the property



2500 SW Hulen ZC

Staff's Recommendation

- Staff recommends denial of the zoning change request due to:
- Proposed density without a proportional increase in the amount of commercial and retail or civic open spaces.
- Lack of vertical mixed-use components, a parking structure, and features that could be considered as a benefit to the public.



ORDINANCE

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY 35.20 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 177, JOHNSON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 40.172 ACRE TRACT OF LAND CONVEYED FROM MATT POWELL TO HULEN COMMONS, LP, BY SPECIAL WARRANTY DEED, AS RECORDED IN VOLUME 3924, PAGE 66, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY TEXAS, FROM PD, PLANNED DEVELOPMENT DISTRICT TO PD, PLANNED DEVELOPMENT DISTRICT, MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas, 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 a zoning change was filed by Nicholas Balsamo on April 18, 2022 under Case Number 22-058; and

WHEREAS, the City of Burleson has complied with the notification requirements of the Texas Local Government Code and the Burleson Zoning Ordinance; and

WHEREAS, the City Council and Planning and Zoning Commission have held a public hearing and the Planning and Zoning Commission has made a recommendation on the proposed zoning amendment; and

WHEREAS, the City Council has determined that the proposed zoning ordinance amendment is in the best interest of the City of Burleson.

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 that this ordinance may be considered and approved in only one meeting because the provisions of this ordinance concern an individual zoning case that does not propose a change to the language to the Code of Ordinances of the City of Burleson.

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

Section 1

The Official Zoning Map is hereby amended insofar as it relates to certain land described as approximately 35.20 acre tract or parcel of land situated in the H.G. Catlett survey, Abstract No. 177, Johnson County, Texas, and being part of that certain called 40.172 acre tract of land conveyed from Matt Powell to Hulen Commons, LP, by special warranty deed, as recorded in Volume 3924, Page 66, official public records, Johnson County Texas, included on Exhibit A, from PD, Planned Development District to PD, Planned Development District which are incorporated herein as Exhibit B, being attached hereto and incorporated herein by reference for all purposes.

Section 2.

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

Section 3.

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

Section 4.

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

Section 5.

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

Section 6.

An offense committed before the effective date of this ordinance is governed by the prior law and

the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for that purpose.

Section 7.

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

Section 8.

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

PASSED AND APPROVED:

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

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

Exhibit A
Property Description

Being a 35.20 acre tract or parcel of land situated in the H.G. Catlett Survey, Abstract No. 177, Johnson County, Texas, and being part of that certain called 40.172 acre tract of land conveyed from Matt Powell to Hulen Commons, LP, by Special Warranty Deed, as recorded in Volume 3924, Page 66, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point at or near the centerline of S.W. Hulen Street, also known as County Road 920, at the South corner of a called 11.498 acre tract of land conveyed to Lynda Ann Knight, by Warranty Deed, as recorded in Volume 1650, Page 275, Official Public Records, Johnson County, Texas, and at the West corner of said 40.172 acre tract;

THENCE North 44 degrees 50 minutes 54 seconds East, with the Southeast line of said 11.498 acre tract and with the Northwest line of said 40.172 acre tract, passing at 25.26 feet a 1/2" iron rod found, continuing for a total distance of 1,653.96 feet to a 3/4" iron pipe found in the Southwest line of the remainder of a called 1,021.925 acre tract of land conveyed to HMP Ranch LTD., by Limited General Warranty Deed, as recorded in Volume 3803, Page 887, Official Public Records, Johnson County, Texas, at the East corner of said 11.498 acre tract, and at the North corner of said 40.172 acre tract;

THENCE South 45 degrees 02 minutes 06 seconds East, with the Southwest line of said 1,021.925 acre tract and with the Northeast line of said 40.172 acre tract, a distance of 901.20 feet to a 5/8" iron rod found at the North corner of a called 4.920 acre tract of land conveyed to the City of Burleson, by Judgement in Absence of Objections, as recorded in File No. 2017-4195, Official Public Records, Johnson County, Texas and at the beginning of a curve to the right, with a radius of 34.00 feet, a delta angle of 29 degrees 02 minutes 24 seconds, the chord of which bears South 11 degrees 52 minutes 44 seconds West, for a chord distance of 17.05 feet;

THENCE with the Northwest and Northeast line of said 4.920 acre tract, the following courses and distances:

Along the arc of said curve, for an arc length of 17.23 feet to a 5/8" iron rod found in a compound curve to the right, with a radius of 489.00 feet, a delta angle of 18 degrees 10 minutes 31 seconds, the chord of which bears South 35 degrees 28 minutes 58 seconds West, for a chord distance of 154.47 feet;

Along the arc of said curve, for an arc length of 155.12 feet to a 1/2" iron rod set capped (By-Line);

South 44 degrees 34 minutes 13 seconds West, a distance of 1,081.63 feet to a 1/2" iron rod set capped (By-Line) at the beginning of a curve to the left, with a radius of 1,551.00 feet, a delta angle of 08 degrees 05 minutes 36 seconds, the chord of which bears South 44 degrees 03 minutes 03 seconds West, for a chord distance of 218.90 feet;

Along the arc of said curve, for an arc length of 219.09 feet to a point;

South 38 degrees 00 minutes 03 seconds West, a distance of 66.84 feet to a 1/2" iron rod set capped (By-Line);

South 80 degrees 35 minutes 53 seconds West, a distance of 23.45 feet to a 1/2" iron rod set capped (By-Line) at the beginning of a curve to the right, with a radius of 49.00 feet, a delta angle of 40 degrees 58 minutes 20 seconds, the chord of which bears North 78 degrees 54 minutes 57 seconds West, for a chord distance of 34.30 feet;

Along the arc of said curve, for an arc length of 35.04 feet to a 1/2" iron rod set capped (By-Line);

North 58 degrees 25 minutes 47 seconds West, a distance of 237.30 feet to a 1/2" iron rod set capped (By-Line);

North 45 degrees 13 minutes 20 seconds West, a distance of 65.24 feet to a 1/2" iron rod set capped (By-Line);

South 44 degrees 46 minutes 40 seconds West, a distance of 24.86 feet to a PK nail found at or near the centerline of S.W. Hulen Street, at a West corner of said 4.920 acre tract, and in a Southwest line of said 40.172 acre tract;

THENCE North 45 degrees 14 minutes 44 seconds West, generally along the centerline of S.W. Hulen Street and with a Southwest line of said 40.172 acre tract, a distance of 613.50 feet to the POINT OF BEGINNING and CONTAINING 35.20 acres of land.

Exhibit "B" Proposed PD, Planned Development

The Planned Development shall be subject to the following conditions:

A. APPLICABILITY

1. Applicability of Subdivision Standards. Lots utilized for uses within this Planned Development District shall conform to the requirements of the Subdivision and Development Ordinance. To the extent any standards therein conflict with standards herein, the standards herein shall control.
2. Applicability of Other Requirements of the Zoning Ordinance. All other requirements of the Zoning Ordinance shall apply unless they conflict with standards established within this Planned Development District.

B. LAND USES, BUILDING HEIGHTS, AND OTHER ACTIVITIES

1. Permitted Land Uses.
 - a. Multifamily
 - b. Townhome
 - c. Retail/Commercial
2. Building Heights. Buildings may not exceed four (4) stories in height.
3. All developments shall provide a minimum five (5) of the ten (10) of the following elements for each use (i.e., Multifamily, Townhome, Retail/Commercial):
 - (1) Patio/café seating
 - (2) Plaza or courtyard
 - (3) Water feature/fountain
 - (4) Bicycle racks
 - (5) Overhangs providing shade/colonnade
 - (6) Recessed front entryway of at least forty (40) square feet
 - (7) Sculpturing of the ground floor, utilizing cornices, corbelling, molding, string coursing, change in materials, and/or change in color
 - (8) Recessed windows, or arches, pediments or mullions to distinguish windows
 - (9) Sculptural/art feature
 - (10) Any other element as approved by the Development Services Director or their designee.
4. Outdoor Displays. Outdoor displays for retail uses shall be limited to no more than fifty percent (50%) of the building's private frontage for lots fifty (50) feet or less in width and no more than twenty-five percent (25%) for lots greater than fifty (50) feet in width. Displays shall be allowed with functional restrictions within the building's public frontage (i.e., the public right-of-way) upon the approval of the City Manager or designee, subject to the appeal to the City Council.

Exhibit "A" Proposed PD, Planned Development

5. Café Seating. Outdoor café seating for restaurant, café, deli or coffee shop uses shall be limited to the building's private frontage unless café seating is licensed with functional restrictions with the building's public frontage (i.e., the public right-of-way) upon the approval of the City Manager or designee, subject to the appeal to the City Council.
6. Accessory Building Uses. The massing and use of accessory buildings shall comply with those standards contained in the Burleson Zoning Ordinance.

Prohibited Uses. Uses not specifically enumerated in this Planned Development District, but are substantially similar, may be permitted upon the approval of the City Manager or designee, subject to the appeal to the City Council. All other uses shall be prohibited, including but not limited to vehicle sales/services/repair, industrial, heavy manufacturing, and warehousing.

7. Townhouses. All townhouses shall be on individually platted lots utilizing rear entry garages.

C. STREET CONNECTIVITY AND VISTAS

1. All streets shall be located so that all streets terminate at other streets except where not feasible due to natural site conditions. Cul-de-sacs shall be permitted only when warranted by natural site conditions.
2. Alleys should be utilized where feasible.
3. At every termination point of a street, or where it makes a ninety-degree turn (plus or minus fifteen degrees), the street shall terminate on a building or vertical element to establish a terminated vista, unless the street terminates into a park, a monumented trail entrance, or natural area.

D. OFF-STREET PARKING

1. Parking shall be in compliance with section 134, vehicle parking regulations.
2. Off-street parking requirements for any and all uses permitted in this Planned Development District may be waived subject to a shared parking agreement or a coordinated parking plan approved by the City Manager or designee, subject to appeal to the City Council.

E. CIVIC SPACE

1. Each platted project shall assign at least five (5) percent of the acreage (not including public right-of-way or floodplain) to civic space as graphically depicted below. This standard shall not be satisfied through the option of payment into a parkland dedication fund.
2. Seventy (70) percent of all residential or mixed-use lots shall be located within 800 feet of green or civic space for any given platted project.

Exhibit "A" Proposed PD, Planned Development

3. Backing buildings onto trails or natural areas is strongly discouraged. If a building backs onto trails or natural areas, it shall utilize a rear fence that is metal and not opaque in order to enhance visual security of the Public Space, trails, or natural areas. If a rear-loaded garage or pull through garage is utilized, the garage shall be located within three (3) feet of the side property line or utilize a common wall with an adjacent garage to enhance the visual security.
4. The civic space shall be designed in accordance with the following illustrative standards:

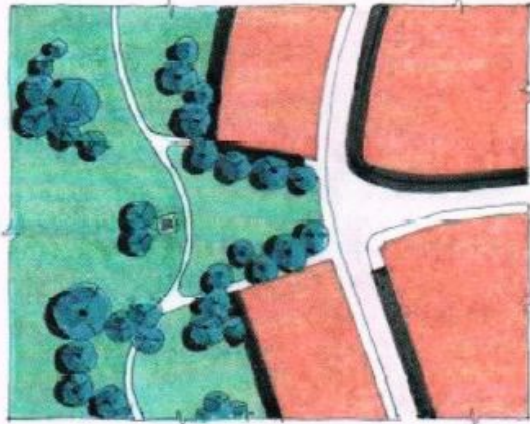

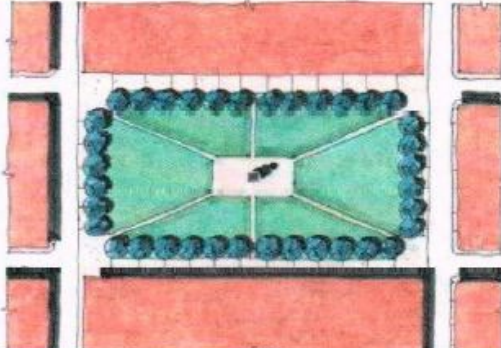
<p>a. Park</p> <p>A natural area available for unstructured recreation. A park may not be framed by building frontages. Parks shall be composed of trails, paths, meadows, tree stands and open shelters. Parks may be linear, following natural corridors and waterways. The minimum size shall be fifteen (15) acres.</p>	
<p>b. Green</p> <p>An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees laid out naturally. The minimum size shall be two (2) acres and the maximum size shall be fifteen (15) acres.</p>	
<p>c. Square</p> <p>An open space available for unstructured recreation and civic purposes. A square is spatially defined by buildings. Its landscape shall consist of paths, lawns, and trees laid out formally. Squares shall be located at the intersection of important streets. The minimum size shall be one (1) acre and the maximum size shall be five (5) acres.</p>	

Exhibit "A" Proposed PD, Planned Development

<p>d. Plaza</p> <p>A primarily hardscaped open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings. Plazas should be dimensioned at an approximate 3:1 ratio in terms of its width relative to the building heights. It shall not be dimensioned at more than a 6:1 ratio</p>	
<p>e. Playground</p> <p>An 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 and may be placed within a block as illustrated. They may included in parks and greens. There shall be no minimum or maximum size.</p>	

F. ARCHITECTURAL, LANDSCAPE, SIGNAGE AND MISCELLANEOUS STANDARDS

1. Architectural Standards

- a. An expression line shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.

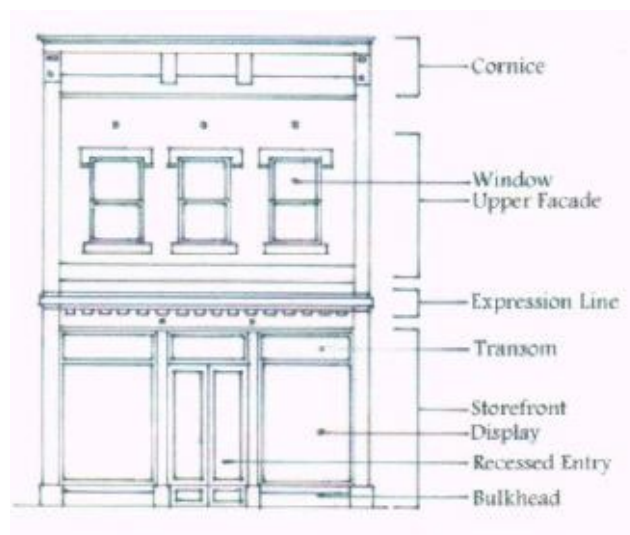


Exhibit "A" Proposed PD, Planned Development

- b. To screen rooftop mechanical equipment, other appurtenances, and flat or built-up roofs, all structures having a footprint of 5,000 square feet or less shall be constructed with a pitched roof. Those structures having a footprint greater than 5,000 square feet shall be constructed with either a pitched or parapet roof system enclosed on all sides.
- c. Mansard roofs and flat membrane-type roofs that are visible are prohibited. Roofs shall be constructed of a process and of materials that shall have a minimum installation and manufacturer's warranty of at least 20 years.
- d. Ground floor retail building plate heights shall be at least fifteen (15) feet in height.
- e. Windows shall be oriented vertically.
- f. Columns and piers shall be spaced no farther than the height of the column or pier.
- g. Transparency: Each floor of any building façade facing a park, plaza, or street shall contain transparent windows covering from 15 to 75 percent of the façade area. In order to provide clear views of merchandise and to provide natural surveillance of exterior street spaces, the street-level floor along the retail storefront façade shall have transparent storefront windows covering no less than fifty (50) percent of the façade area.
- h. Permitted finishes for commercial or mixed-use buildings – At least eighty percent (80%) of the exterior of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:
 - (1) Brick, stone, cast stone, rock, marble, granite, glass block, metal, and/or tile
 - (2) Exterior Insulating Finishing System (EIFS) as an accent (abuse resistant EIFS above 8 feet above grade)
 - (3) Cementitious-fiber clapboard with at least a 30-year warranty
 - (4) Split face concrete block, poured-in-place concrete, and tilt-wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics to enhance the façade on at least twenty-five (25) percent of each façade.
- i. The following permitted finishes for residential buildings and live/work units shall be allowed: Cementitious-fiber clapboard; brick; stone; manmade stone and stucco utilizing a three-step process. The following shall be allowed up to thirty percent (30%) as an accent material: wood, Exterior Insulating Finishing System (EIFS) (abuse resistant EIFS above 8 feet above grade) or similar material over a cementitious base, rock, glass block and tile.
- j. Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall

Exhibit "A" Proposed PD, Planned Development

or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.

- k. On single family residences, at least one of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. Those architectural elements may encroach into the build-to-line.
 - l. Plate Heights for single-family residential homes shall be no less than ten (10) feet for the first floor and nine (9) feet for the second or higher floors.
 - m. Garages for residential buildings generally shall be located at the rear on alleys, except in order to preserve trees at the rear of the lots. Pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. If front-loaded garages are utilized on single-family residential lots, the garages shall be no greater than twenty-four (24) feet wide, and set back at least ten (10) feet measured from the face of the main structure closest to the garage, or rotated ninety (90) degrees with windows on the wall facing the street. All garage doors shall be divided into single bays separated by at least an 18-inch column. Front-loaded garages on residential lots less than sixty (60) feet wide shall not be allowed. Town homes and courtyard apartments shall utilize rear-loaded garages.
 - n. An enclosed garage or carport shall be designed and constructed of the same material as the primary building.
 - o. The exterior walls of buildings may be lit with wall washer type lights, natural gas lamps, or low wattage decorative electric lamps.
2. Landscaping. Requirements for landscaping shall be in accordance with Chapter 86 of the Burleson Code of Ordinances, with the following exceptions:
- a. Required canopy trees shall be a minimum of four caliper inches; and
 - b. Required ornamental trees shall be a minimum of three caliper inches.
 - c. One canopy street tree or two ornamental trees, for each 40 linear feet of frontage, at a minimum four-inch caliper.
3. Signage. Requirements for signs shall be in accordance with the provisions of the Zoning Ordinance.
4. Dumpster Screening. All freestanding dumpsters shall be screened on all four sides with an opaque closure measuring to a height of at least six (6) inches above the top of the dumpster. A dumpster located in an alley on the perimeter of the project shall be screened from view on all sides with an opaque enclosure or building niche measuring at least six (6) inches above the top of the dumpster. The building niche shall be constructed

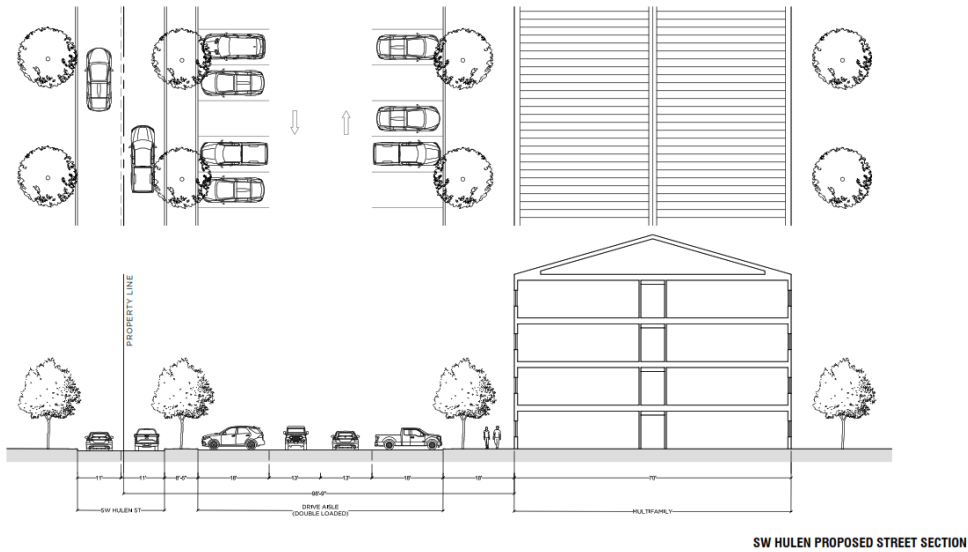
Exhibit "A" Proposed PD, Planned Development

of material that matches the building. All dumpster enclosures utilized for non-residential uses shall include a pedestrian door.

G. STREET TYPES

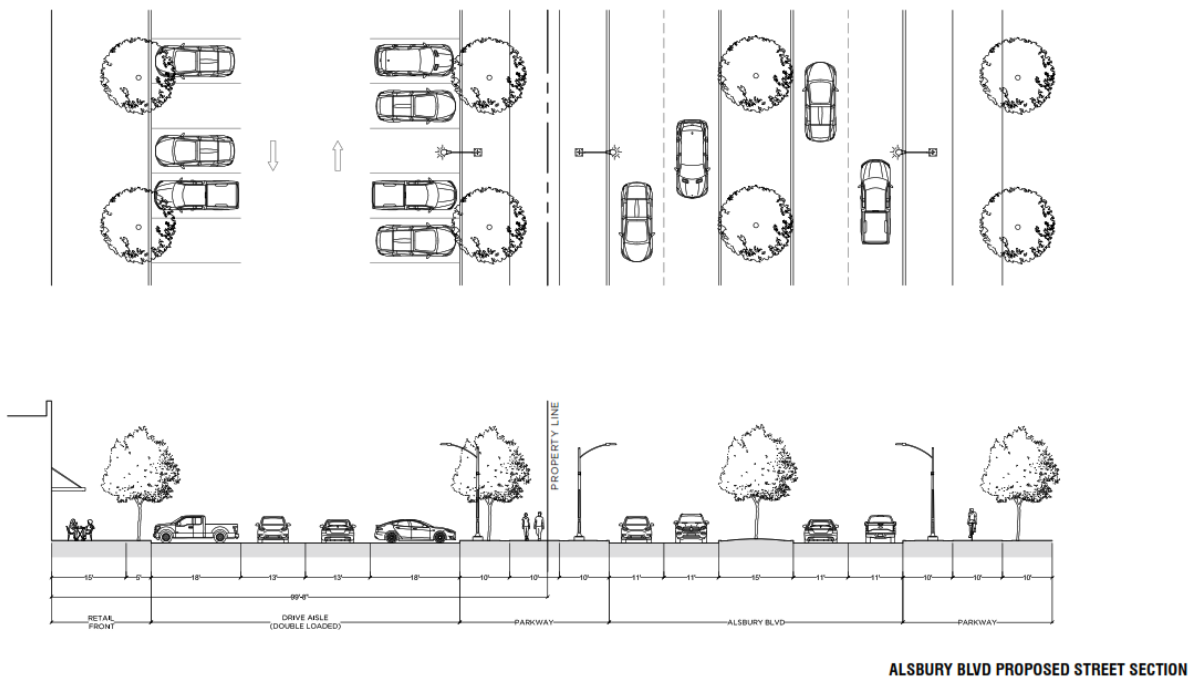
1. SW Hulen

- a. The exhibit below demonstrates the required street plan and section on the development's portion of SW Hulen Street.



2. Alsbury Blvd

- a. The exhibit below demonstrates the required street plan and section on the development's portion of Alsbury Blvd.



ORDINANCE D-065-06

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF APPROXIMATELY 373 ACRES OUT OF THE H.G. CATLETT SURVEY, ABSTRACTS NO. 180, 186 AND 177, AND THE S.M. BLAIR SURVEY, ABSTRACT 65, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, FROM THE A AGRICULTURAL DISTRICT TO THE PD PLANNED DEVELOPMENT DISTRICT; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a zoning change was initiated by the City of Burleson under Case Number 06-030; and

WHEREAS, the City of Burleson has complied with the notification requirements of the Texas Local Government Code and the Burleson Zoning Ordinance; and

WHEREAS, the City Council and Planning and Zoning Commission have held a joint public hearing and the Planning and Zoning Commission has made a recommendation on the proposed zoning amendment; and

WHEREAS, the City Council has determined that the proposed zoning ordinance amendment is in the best interest of the City of Burleson.

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

SECTION 1

The Comprehensive Plan, the Zoning Ordinance, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Burleson, Texas, as shown on the Zoning Map attached as Exhibit "A", and described by metes and bounds description attached as Exhibit "B", by changing the zoning of said property from the A Agricultural district to the PD Planned Development district, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

SECTION 2

The Planned Development, commonly known as the Burleson West Transit Oriented Development, shall be subject to the following conditions:

A. COMMUNITY INTENT

The West Transit-Oriented Development (TOD) District establishes a mixed use community anchored by a planned commuter rail station linking Johnson and Tarrant Counties, surrounded by authentic neighborhoods with roots in the enduring qualities of Burleson—its small town ambience, its traditional downtown and its strong heritage.

The West TOD District provides the design and development standards for the subject area delineated within the West portion of the Burleson TOD, attached as Exhibit 1 and incorporated by reference. The TOD Street Type Matrix, Table A attached hereto and incorporated by reference, the TOD Building Type Matrix, Table B attached hereto and incorporated by reference, and the respective explanatory regulations accompanying those matrices constitute binding regulations and standards for the West TOD District and are incorporated herein by reference. In order to develop and sustain this community, the following standards are hereby established.

1. Walkability. In order to facilitate walkability and livability, all streets shall provide accessible sidewalks with street trees or adjacent trails. Block lengths shall be as short as possible to accommodate a walking environment. Street types and cross-sections are established herein to facilitate an integrated set of transportation choices—driving, walking, cycling and transit, as well as to form a place bounded by building facades creating “street walls.” Carefully designed civic spaces such as greens, squares, plazas and trails shall be integrated into the neighborhoods.
2. Home Occupations. In order to accommodate a community that reflects the modern economy and demographic trends, home occupations shall be allowed in all residential units as follows:
 - a. The occupation function shall be incidental to the primary function of the building as a residence.
 - b. No person outside the residence may be employed unless the residence is a Live-Work unit.
 - c. There shall be no exterior display, no exterior storage of materials and no other variation from the residential character of the principal building, unless the residential unit is a Live-Work Unit or the building has been converted to a non-residential function consistent with applicable building codes.
 - d. A Live-Work Unit shall have separate entry doors and spaces for the respective residential and non-residential functions.
3. Architecture. Architectural standards herein (e.g., “windows shall be oriented vertically”) are functional in nature. Conversely, architectural style (e.g., Victorian, Prairie, Arts & Crafts, etc.) shall be determined through privately enforced conditions, covenants & restrictions (CC&Rs) so that the neighborhoods over time are responsive to evolving market preferences and styles.
4. Applicability of Subdivision Standards
 - a. The standards herein shall establish the street cross-section criteria and lot standards for subdivision within the area depicted in Exhibit 1. Any approved Preliminary and/or Final Subdivision Plat must substantially conform to the adopted site plan and concept plan for zoning.
 - b. Lots utilized for uses within the West TOD District shall conform to the requirements of the Subdivision and Development Ordinance. To the extent any standards therein conflict with standards herein, the standards herein shall control.
5. Applicability of other Requirements the Zoning Ordinance. All other requirements of the Zoning Ordinance shall apply unless they conflict with standards established in the West TOD District.

B. LAND USES, BUILDING HEIGHTS, AND OTHER ACTIVITIES

1. This section shall apply to areas designated “mixed use,” “destination retail/mixed use” or the area within Hulen Street, Alsbury Street and the Railroad delineated in Exhibit 1.
 - a. A premises on a legal lot shall be used for the following:
 - (1) retail services
 - (2) retail goods sales

- (3) art, furniture or electronics studio (retail, repair or fabrication)
 - (4) restaurant, café, bakery, deli or coffee shop
 - (5) coffee roasting
 - (6) beer, wine or other alcoholic beverage on premises sales in conjunction with a restaurant
 - (7) movie and/or performance theater
 - (8) museum or philanthropic institutions
 - (9) fraternal or other private social club
 - (10) structured parking garage provided that the frontage on the ground floor addressing the primary street is another use delineated herein
 - (11) hotel
 - (12) bed & breakfast professional offices
 - (13) health services office, clinic or laboratory
 - (14) government/civic offices
 - (15) transit
 - (16) farmer's market, parade, cultural events (requires special use permit)
 - (17) gas station (subject to specific use permit based on design and location accommodating an urban environment)
 - (18) Residential uses per the Building Type Matrix (Table B) and per the applicable street established in the Street Type Matrix (Table A), except for Estate, Large, Medium and Small House
- b. Buildings may not exceed three (3) stories in height. Up to an additional five (5) stories may be constructed if structured parking is utilized and at least five (5) of the eight (8) of the following elements are utilized at the primary address of the building.
 - (1) patio/café seating
 - (2) plaza or courtyard
 - (3) water feature/fountain
 - (4) bicycle racks
 - (5) overhangs providing shade/colonnade
 - (6) recessed front entryway of at least forty (40) square feet
 - (7) sculpturing of the ground floor, utilizing cornices, corbelling, molding, string coursing, change in materials, and/or change in color
 - (8) recessed windows, or arches, pediments or mullions to distinguish windows
- c. Buildings shall be sited according to the build-to-line established by street type in the Street Type Matrix (Table A)
2. This section applies to areas not designated "mixed use," or "destination retail/mixed use"; and the area west of Hulen Street or the area west of Alsbury Street delineated in Exhibit 1.
 - a. Premises on a legal lot shall be used for residential or live-work (if applicable) uses per any of the housing types allowed in the Building Type Matrix (Table B) and per the applicable street established in the Street Type Matrix (Table A).
 - b. Building heights are established by the applicable building in the Building Type Matrix (Table B).
 - c. Buildings shall be sited according to the build-to-line established by street type in the Street Type Matrix (Table A)
3. Outdoor Displays. Outdoor displays for retail uses shall be limited to no more than fifty percent (50%) of the building's private frontage for lots fifty (50) feet or less in width and no more than twenty-five percent (25%) for lots greater than fifty (50) feet in width. Displays shall be allowed with functional restrictions within the building's public frontage (i.e., the public right-of-way) upon the approval of the City Manager or designee, subject to appeal to the City Council.
4. Café Seating. Outdoor café seating for restaurant, café, deli or coffee shop uses shall be limited to the building's private frontage unless café seating is licensed with functional restrictions with the

building's public frontage (i.e., the public right-of-way) upon the approval of the City Manager or designee, subject to appeal to the City Council.

5. Accessory Building Uses. The massing and use of accessory buildings shall comply with those standards contained in the Burleson Zoning Ordinance.
6. Prohibited Uses. Uses not specifically enumerated in the West TOD District, but are substantially similar, may be permitted upon the approval of the City Manager or designee, subject to appeal to the City Council. All other uses shall be prohibited, including but not limited to vehicle sales/services/repair, industrial, heavy manufacturing, and warehousing.

C. STREET CONNECTIVITY AND VISTAS

1. All streets shall be located so that all streets terminate at other streets except where not feasible due to natural site conditions. Cul-de-sacs shall be permitted only when warranted by natural site conditions.
2. Alleys should be utilized where feasible.
3. At every termination point of a street, or where it makes a ninety-degree turn (plus or minus fifteen degrees), the street shall terminate on a building or vertical element to establish a terminated vista, unless the street terminates into a park, a monumented trail entrance or natural area.

D. OFF-STREET PARKING

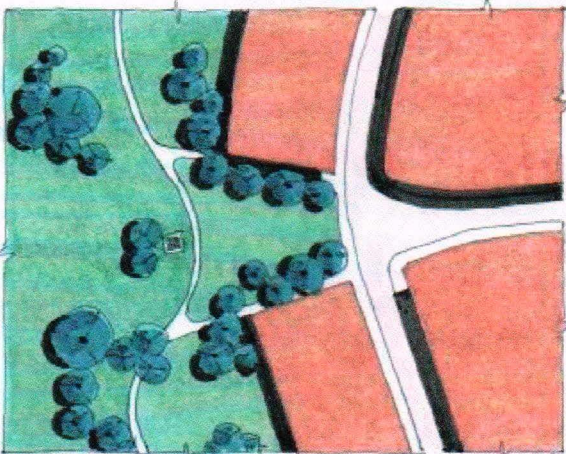
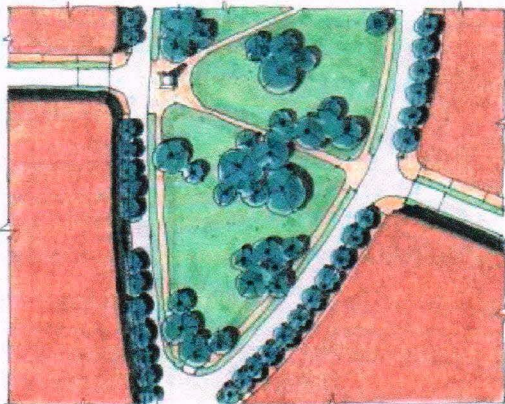
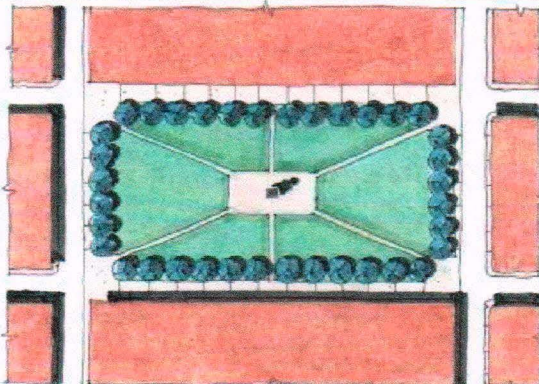
1. Location Generally. Off-street parking shall not be located between the primary address of the building and the public right-of-way.
2. Area within Hulen Street, Alsbury Street and the Railroad delineated in Exhibit 1. An off-street parking lot on the side of a building shall not be wider than sixty-five (65) feet, and a street-screen shall be provided such that the side of the parking bays closest to the street shall be screened by a wall or landscaped wrought iron fence three (3) feet in height.
 1. Spaces Required
 - (a) Residential Uses—As required by the applicable housing type in the Building Type Matrix (Table B)
 - (b) Non-residential Uses—As required by the Burleson Zoning Ordinance
 - (c) Neighborhood Commercial Incentive—The number of off-street parking spaces required for retail services, retail goods sales; pharmacies; dry cleaners; art, antique, furniture or electronics studios (retail, repair or fabrication); restaurants, cafés, delis or coffee shops; and retail bakeries shall be waived for the first 1,500 square feet of retail floor space (excluding kitchen, administrative and storage space) for a particular use as long as the total square footage of the use is no greater than 5,000 square feet.
3. Shared Parking. Off-street parking requirements for any and all uses permitted in the West TOD District may be waived subject to a shared parking agreement or a coordinated parking plan approved by the City Manager or designee, subject to appeal to the City Council.

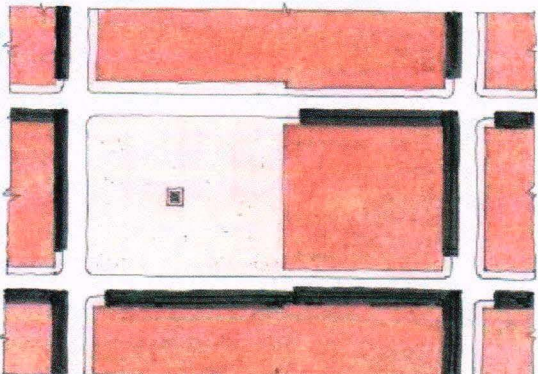
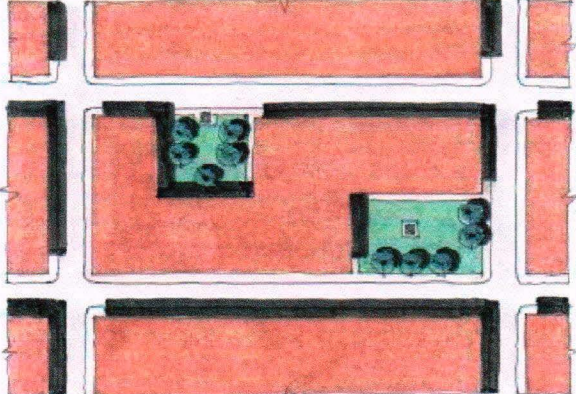
E. CIVIC SPACE

1. Each platted project shall assign at least five (5) percent of the acreage (not including public right of way or flood plain) to civic space as graphically depicted below. This standard shall not be satisfied through the option of payment into a parkland dedication fund.
2. Seventy (70) percent of all residential or mixed-use lots shall be located within 800 feet of green or

civic space for any given platted project.

3. Backing buildings onto trails or natural areas is strongly discouraged. If a building backs onto trails or natural areas, it shall utilize a rear fence that is metal and not opaque in order to enhance visual security of the Public Space, trails or natural areas. If a rear-loaded garage or pull through garage is utilized, the garage shall be located within three (3) feet of the side property line or utilize a common wall with an adjacent garage to enhance the visual security.
4. The civic space shall be designed in accordance with the following illustrative standards.

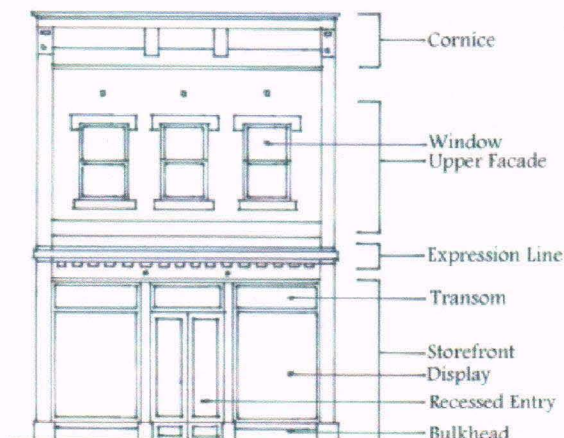
<p>a. Park</p> <p>A natural area available for unstructured recreation. A park may not be framed by building frontages. Parks shall be composed of trails, paths, meadows, tree stands and open shelters. Parks may be linear, following natural corridors and waterways. The minimum size shall be fifteen (15) acres.</p>	
<p>b. Green</p> <p>An open space, available for unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees laid out naturally. The minimum size shall be two (2) acres and the maximum size shall be fifteen (15) acres.</p>	
<p>c. Square</p> <p>An open space available for unstructured recreation and civic purposes. A square is spatially defined by buildings. Its landscape shall consist of paths, lawns, and trees laid out formally. Squares shall be located at the intersection of important streets. The minimum size shall be one (1) acre and the maximum size shall be five (5) acres.</p>	

<p>d. Plaza</p> <p>A primarily hardscaped open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings. Plazas should be dimensioned at an approximate 3:1 ratio in terms of its width relative to the building heights. It shall not be dimensioned at more than a 6:1 ratio</p>	
<p>e. Playground</p> <p>An 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 and may be placed within a block as illustrated. They may included in parks and greens. There shall be no minimum or maximum size.</p>	

F. ARCHITECTURAL, LANDSCAPE, SIGNAGE AND MISCELLANEOUS STANDARDS

1. Architectural Standards

- a. An expression line shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.



- b. To screen rooftop mechanical equipment, other appurtenances, and flat or built-up roofs, all structures having a footprint of 5,000 square feet or less shall be constructed with a pitched roof. Those structures having a footprint greater than 5,000 square feet shall be constructed with either a pitched or parapet roof system enclosed on all sides.

- c. Mansard roofs and flat membrane-type roofs that are visible are prohibited. Roofs shall be constructed of a process and of materials that shall have a minimum installation and manufacturer's warranty of at least 20 years.
- d. Ground floor retail building plate heights shall be at least fifteen (15) feet in height.
- e. Windows shall be oriented vertically. Windows on single family or town house residential buildings shall also utilize significant surrounds or shutters, as well as mullions between grouped windows.
- f. Columns and piers shall be spaced no farther apart than the height of the column or pier.
- g. Transparency: Each floor of any building façade facing a park, plaza or street shall contain transparent windows covering from 15 to 75 percent of the façade area. In order to provide clear views of merchandise and to provide natural surveillance of exterior street spaces, the street-level floor along the retail storefront facade shall have transparent storefront windows covering no less than fifty (50) percent of the façade area.
- h. Permitted finishes for commercial or mixed use buildings – At least eighty percent (80%) of the exterior of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:
 - (1) Brick, stone, cast stone, rock, marble, granite, glass block and/or tile
 - (2) Exterior Insulating Finishing System (EIFS) as an accent (abuse resistant EIFS above 8 feet above grade)
 - (3) Cementitious-fiber clapboard with at least a 50-year warranty
 - (4) Split face concrete block, poured-in-place concrete, and tilt-wall concrete. Any use of concrete products shall have an integrated color and be textured or patterned. Tilt-wall concrete structures shall include reveals, punch-outs, or other similar surface characteristics to enhance the façade on at least twenty-five (25) percent of each façade.
- i. The following permitted finishes for residential buildings and live/work units shall be allowed: Cementitious-fiber clapboard (not sheets) with at least a 50-year warranty; brick; stone; man-made stone and stucco utilizing a three-step process. The following shall be allowed up to thirty percent (30%) as an accent material: wood, Exterior Insulating Finishing System (EIFS) (abuse resistant EIFS above 8 feet above grade) or similar material over a cementitious base, rock, glass block and tile.
- j. Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.
- k. On single-family residences, at least one of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. Those architectural elements may encroach into the build-to-line.
- l. Plate Heights for single-family residential homes shall be no less than ten (10) feet for the first floor and nine (9) feet for the second or higher floors.
- m. Garages for residential buildings generally shall be located at the rear on alleys, except in order to preserve trees at the rear of the lots. Pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. If front-loaded garages are utilized on single-family residential lots, the garages shall be no greater than twenty-four (24) feet wide, and set back at least ten (10) feet measured from the face of the main structure closest to the garage, or rotated ninety (90) degrees with windows on the wall facing the street. All garage doors shall be divided into single bays separated by at least an 18-inch column. Front-loaded garages on

residential lots less than sixty (60) feet wide shall not be allowed. Town homes and courtyard apartments shall utilize rear-loaded garages.

- n. An enclosed garage or carport shall be designed and constructed of the same material as the primary building.
 - o. The exterior walls of buildings may be lit with wall washer type lights, natural gas lamps, or low wattage decorative electric lamps.
2. Landscaping. Requirements for landscaping shall be in accordance with Chapter 10 of the Burleson Code of Ordinances.
 3. Signage. Requirements for signs shall be in accordance with the provisions of the Zoning Ordinance.
 4. Dumpster Screening. All freestanding dumpsters shall be screened on all four sides with an opaque closure measuring to a height at least six (6) inches above the top of the dumpster. A dumpster located in an alley on the perimeter of the project shall be screened from view on all sides with an opaque enclosure or building niche measuring at least six (6) inches above the top of the dumpster. The building niche shall be constructed of material that matches the building.

EXHIBIT 1 – BURLESON TOD

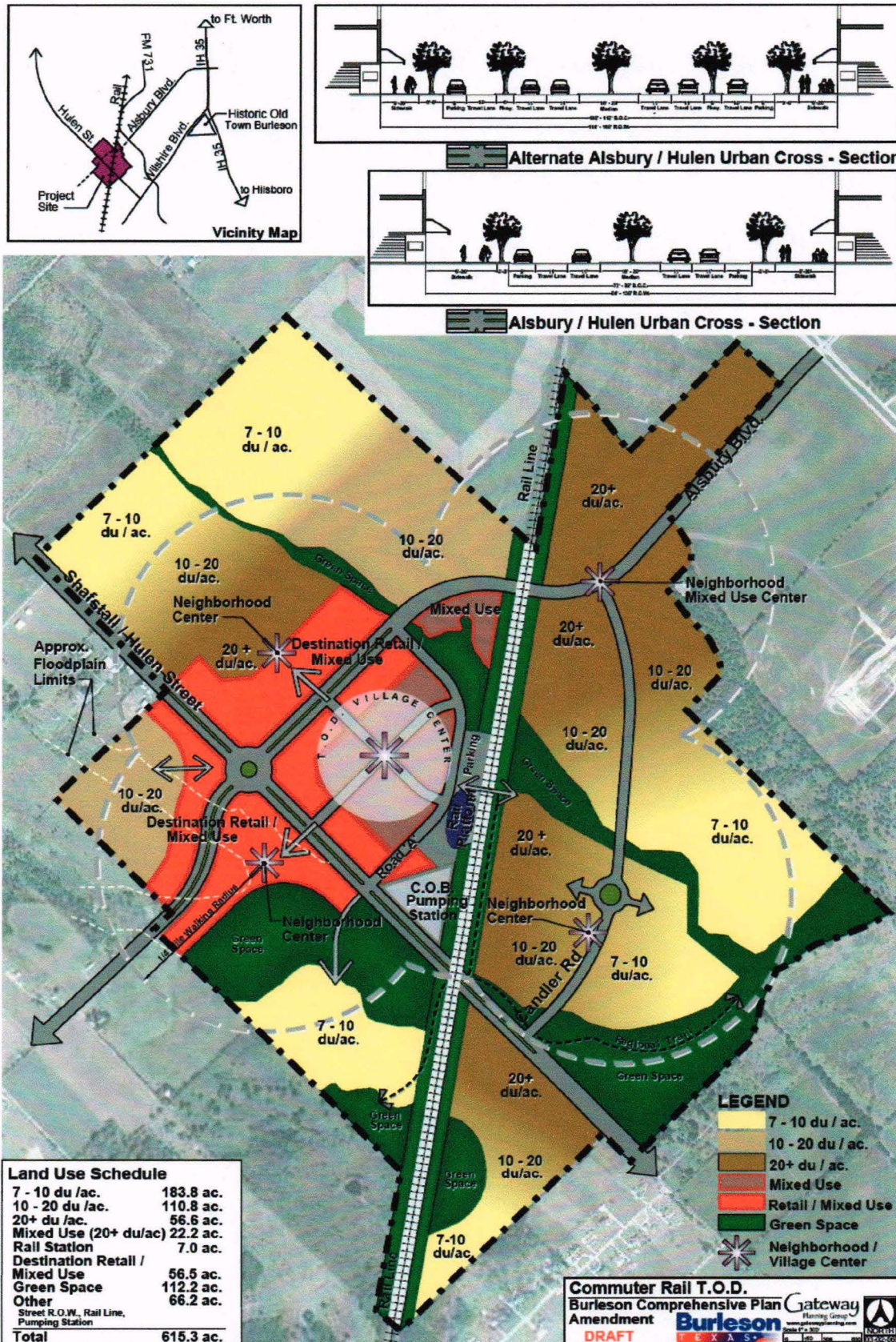


TABLE A – TOD STREET TYPE MATRIX

Street Types (1)		Curb Radii	Speed mph	Build-to-Line (2)	Street Cross Section (3)	Building Types (4)
A-68-34	Two-way Avenue with Parking	15'	30	20'-30'		All
S-56-30	Two-way Street with Parking	15'	25	20'-30'		All
S-50-26	Two-way Street with Parking	10'	20	15'-25'		All except non-residential, apartment, and Live-Work/Urban Loft
S1W-40-18	One-way Street with Parking	10'	15	15'-20'		All
C-34-23	Two-way Court with Parking	10'	15	10'-25'		All except non-residential and apartment
RA-20-14	Residential Alley (5)	15'	15	3'-7' or ? 16' (6)		All except non-residential and urban loft
CA-20-20	Commercial Alley - Temporary Parking	15'	15	0'-5'		All except House and Townhome/Stacked Condo
PA-138-62	Primary Arterial (Ailsbury--Hulen)	15'	35	varies		All except House
PA-168-80	Primary Arterial (Alternative Ailsbury--Hulen)	15'	35	varies		All except House

Gateway Planning Group

Explanatory Regulations:

- The first number in the type name establishes the right-of-way width; the second number establishes the paved section width.
The paved section width dimensions are set curb face to curb face except primary arterials, and the parkway includes the top of curb. Mountable curbs shall be allowed. Curbless streets shall be allowed adjacent to greenways, Public Space, and trails for storm water management purposes.
- A Build-to-Line (BTL) shall be established and platted for each street. No less than 80% of the buildings along a block shall conform to the BTL.
For the Side Street side of buildings on corner lots, the minimum side yard dimension shall serve as the BTL.
- Trees denote required street trees.
- The West TOD Zoning District Building Types Matrix establishes the building types and core uses allowed.
- For houses fronting on greens, the RA-20-14 alleys may serve as sole street access for the lot if the BTL is established at 7 feet or greater than 16 feet, or on-street parking is located within 100 feet of the front door, or additional off-street parking is provided.

TABLE B – TOD BUILDING TYPE MATRIX

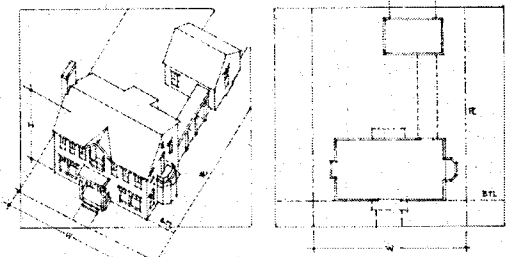
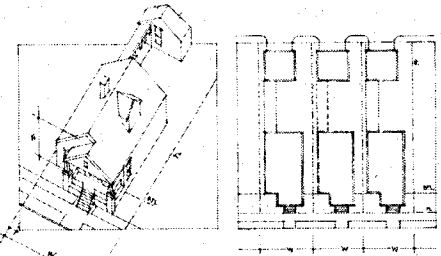
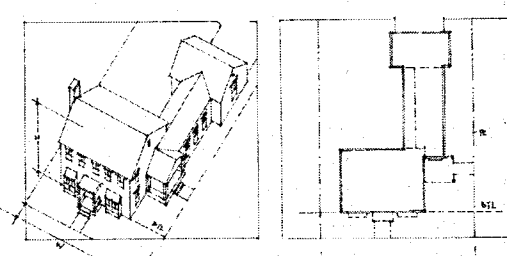
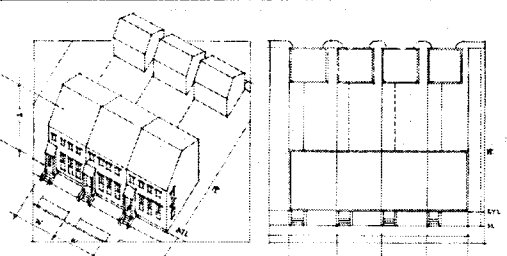
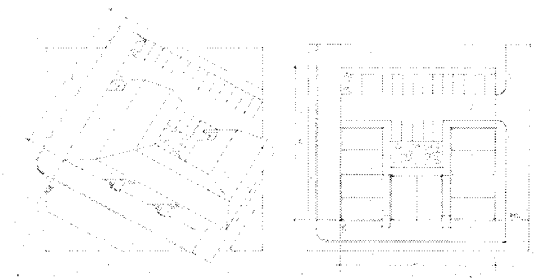
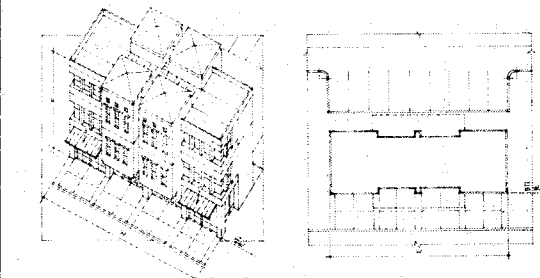
Development Standards														Prototypical Building Types	
Types	Lot Widths Minimum (W)	Lot Depth Minimum	Minimum Side Yard/Rear Yard	Rear-loaded Covered Parking ⁽¹⁾	Off Street Parking Spaces Minimum Per Dwelling Unit ⁽¹⁾	Garage Set Back (front-loaded) ⁽²⁾	Maximum Height (H)	Square Foot Minimum-Maximum Per Dwelling Unit	Porch or Stoop / Depth Minimum	Accessory Unit/Max Square Footage	Maximum Lot Coverage				
Estate House	70'-80'	110'	5'	A	2	10'	2 story	3000 - No max	A/6'	A(5)/ 1000'	50%				
Large House	60'-69'	110'	5'	A	2	10'	2 story	2400-3600	A/6'	A(5)/ 800'	60%				
Medium House	50'-59'	100'	5'	R ⁽³⁾	2	n/a	2 story	1600-2600	R/6'	A(5)/ 800'	50%				
Small House	40'-49'	100'	4' ⁽⁶⁾	R	1	n/a	2 story	1400-2200	R/6'	A(5)/ 400'	60%				
Cottage House	25'-39'	90'	4' ⁽⁶⁾	R	1	n/a	2 story	900-1800	R/6'	A(5)/ 400'	70%				
Multi-Unit House ⁽⁷⁾⁽⁸⁾	60'-100'	110'	5'	R	1	10'	2 story	1700 - No max	R/6'	A(5)/ 400'	60%				
Townhome/ Stacked Condo	20'-30'	80'	0'/5'	R	1	n/a	3 story	1000 - No Max	R/0'	A(5)/ 400'	70%				

TABLE B – TOD BUILDING TYPE MATRIX

"End Cap" Apartment (9) (11)	120'	150'	10'	R	1	n/a	2 story	750 - No Max	A	N	80%	
Live-Work/ Urban Loft (12)	25'	100'	5' (13)	R	1	n/a	4 story (6)	750 - No Max	A	N	100%	

A - Allowed

N - Not Allowed

R - Required

Gateway Planning Group

Explanatory Regulations:

- (1) An enclosed garage or a carport shall be constructed of the same material as the main residential structure. Rear-loaded garages may be attached at side property line.
- (2) Garage setback shall be measured from the face of the main structure closest to the garage. Carports shall not be allowed for front-loaded parking.
- (3) "Pull-through" garages shall be allowed if the front façade of the garage is set back behind the rear façade of the house. Covered breezeways connecting the garage and the house shall be allowed.
- (5) The accessory unit shall have cooking facilities and a bathroom; but shall not require a separate water meter.
- (6) Buildings may be sited at side property line so long as buildings on adjacent lots are not within 8'.
- (7) 2 to 6 units shall be allowed.
- (8) The design of the building shall make the multi-unit structure appear as a large single-family house.
- (9) Maximum 24 units shall be allowed per building.
- (10) Courtyard(s) shall face street and provide at least 100 square feet of space per unit.
- (11) Address of building shall face the street at the end of the block so that the building acts as a block "cap."
- (12) Residential Uses shall be allowed on ground floor of building on a commercial streets with a specific use permit and if the ground floor is constructed to meet requirements of the Americans with Disabilities Act and applicable commercial building code and fire code standards; or if the residential use does not front the main address of the building and a separate entrance from the commercial use is provided externally or into a common public hallway. All Live-work units require a separate entrance for the non-residential use.
Buildings 40 units or greater per acre housing shall utilize structured parking within the area bounded by Alsbury, Hulén and the Railroad ROW.
- (13) No side yard required for urban buildings within the area bounded by Alsbury, Hulén and the Railroad ROW.

SECTION 3 CUMULATIVE CLAUSE

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

SECTION 4 SEVERABILITY CLAUSE

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.

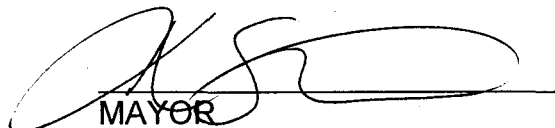
SECTION 5 PENALTY CLAUSE

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

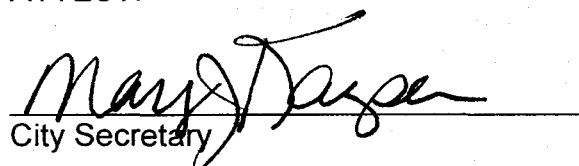
SECTION 6 EFFECTIVE DATE

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

PASSED AND APPROVED this the 23rd day of March 2006


MAYOR

ATTEST:


City Secretary

First Reading: 3/9/06

Exhibit A Zoning Map

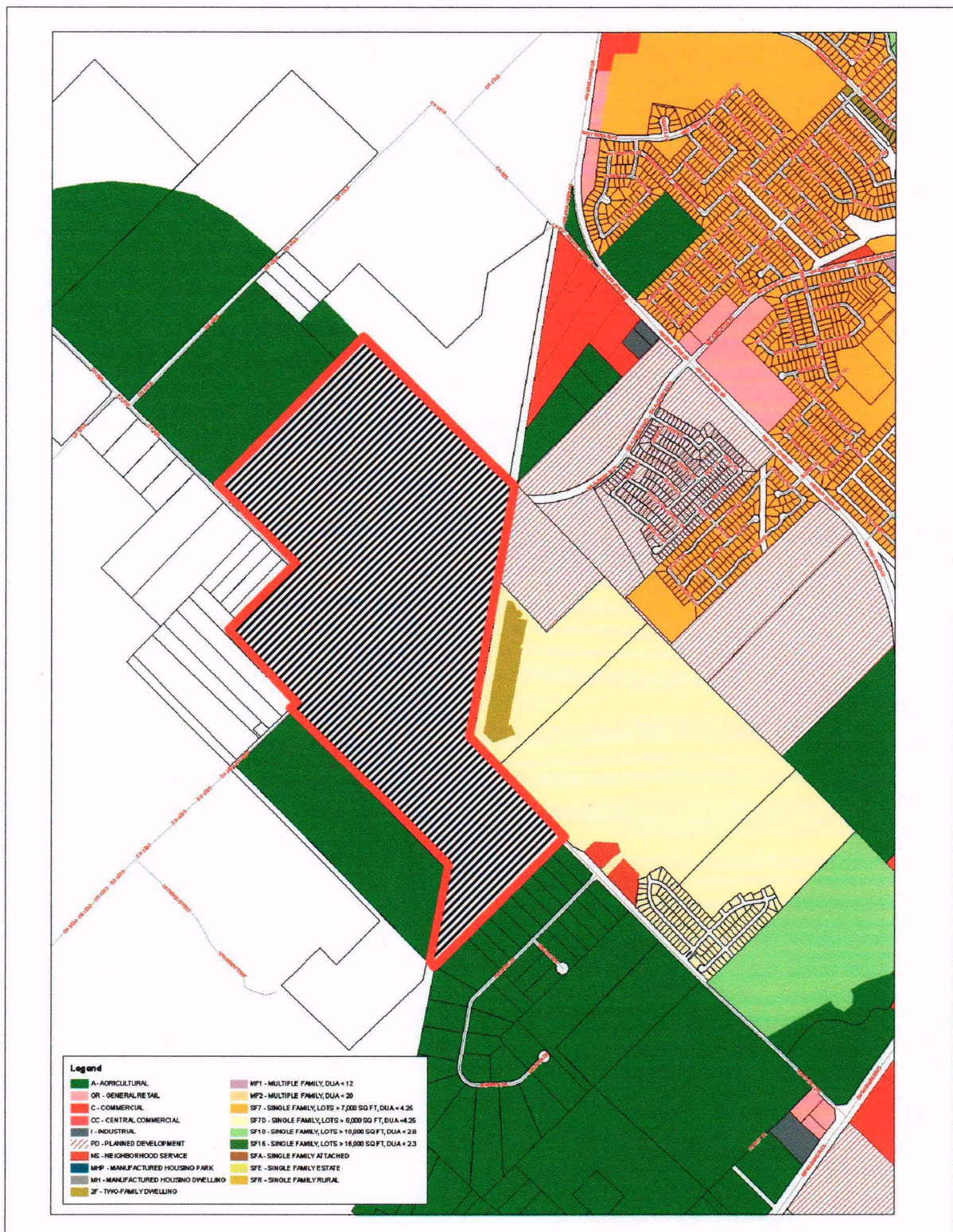


Exhibit B Metes and Bounds Description

Being approximately 373 acres of land out of the H.G. Catlett Survey, Abstract 177; the H.G. Catlett Survey, Abstract 180; the H.G. Catlett Survey, Abstract 186; and the S.M. Blair Survey, Abstract 65, and being more particularly described as follows:

BEGINNING at the east corner of Tract 12C, HG Catlett Survey, Abstract 180, said point being in the south right-of-way line of County Road 920 (Shaffstall Road);

THENCE North 45 degrees West 1,700 feet along the south right-of-way line of County Road 920 (Shaffstall Road) to a point in the east right-of-way line of the BNSF railroad;

THENCE North 9 degrees East, following the east right-of-way line of the BNSF railroad, a distance of 3,390 feet to a point in the west line of Tract 2, SM Blair Survey, Abstract 65;

THENCE North 45 degrees West, leaving the east right-of-way line of the BNSF railroad and following the common extra-territorial jurisdiction line with the City of Fort Worth, as shown on the Official City Map dated February 13, 2003, a distance of 2,720 feet to a point, said point being on a line North 43 degrees East 370 feet from the east corner of Tract 9, HG Catlett Survey, Abstract 177;

THENCE, South 43 degrees West, leaving said point a distance of 2,670, following the south line of said Tract 9, to a point in the south right-of-way line of County Road 920 (Shaffstall Road), said point being in the north line of Tract 27A, HG Catlett Survey, Abstract 186;

THENCE South 45 degrees East 1,340 feet, following the south right-of-way line of County Road 920 (Shaffstall Road) to the northwest corner of Tract 33D, HG Catlett Survey, Abstract 186;

THENCE South 43 degrees West, leaving the south right-of-way line of County Road 920 (Shaffstall Road), a distance of 1,200 feet, following the northwest line of said Tract 33D, and passing the southwest line of said Tract 33D to a point in the southwest line of Tract 36, HG Catlett Survey, Abstract 186;

THENCE South 45 degrees East, following the southwest line of said Tract 36, a distance of 1,215 feet to a point in the northwest right-of-way line of County Road 1020;

THENCE South 45 degrees West, following the northwest right-of-way line of County Road 1020, a distance of 120 feet to a point in the southeast line of Tract 37B, HG Catlett Survey, Abstract 186;

THENCE South 45 degrees East, leaving the northwest right-of-way line of County Road 1020, and following the southwest line of Tracts 11A and 11, HG Catlett Survey, Abstract 180, a distance of 2,900 feet to the northwest right-of-way line of the BNSF railroad;

THENCE South 9 degrees West, following the northwest right-of-way of the BNSF railroad, a distance of 1,200 feet to a point, said point also being the most southerly east corner of Tract 10, HG Catlett Survey, Abstract 180;

THENCE South 68 degrees East, a distance of 100 feet to a point in the southeast right-of-way line of the BNSF railroad, said point also being the most westerly corner of Lot 11, Block 1, Tantarra Estates Addition, an addition to Johnson County, Texas, as shown on the plat recorded in Volume 8, Page 368, Plat Records, Johnson County, Texas;

THENCE North 45 degrees East, following the northwest line of said Block 1, Tantarra Estates Addition, a distance of 2,270 feet to the POINT OF BEGINNING, and containing 373 acres of land, more or less.

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF JOHNSON
CITY OF BURLESON

BEFORE ME, a notary public in and for the above named County, on this day personally appeared the person whose name is subscribed below, who having been duly sworn, says upon oath that he or she is a duly authorized officer or employee of the *Burleson Star*, which is a newspaper of general circulation in the above named County, devoting not less than 25% of its total column lineage to the carrying of items of general interest, published not less frequently than once each week, entered as periodical permit postal matter in the county where published, and having been published regularly and continuously for not less than 12 months prior to the making of any publication. The clipping attached to this Affidavit was published in said newspaper on the following date(s):

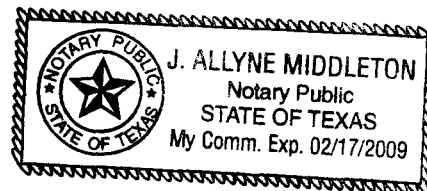
March 29 & April 2, 2006

The Mayor

Authorized Officer or Employee

SUBSCRIBED AND SWORN TO BEFORE ME on this 30 day of March, 2006

J. Allyn Middleton
J. Allyn Middleton
Notary Public



ORDINANCE

D-065-06

An ordinance amending Ordinance B-582, the Zoning Ordinance of the City of Burleson, Texas, by amending the official zoning map and changing the zoning of approximately 373 acres out of the H.G. Catlett Survey, Abstracts No. 180, 186 and 177, and the S.M. Blair Survey, Abstract 65, City of Burleson, Johnson County, Texas, from the A Agricultural District to the PD Planned Development District; making this ordinance cumulative of prior ordinances; providing for the violation of this ordinance; providing a savings clause; authorizing publication; and providing for an effective date.

Be it ordained by the City Council of the City of Burleson, Texas:

SECTION 5

PENALTY CLAUSE

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

Passes and Approved on this 23rd day of March, 2006.

/s/Mayor, Ken Shetter
Attest: City Secretary,
Mary Kayser

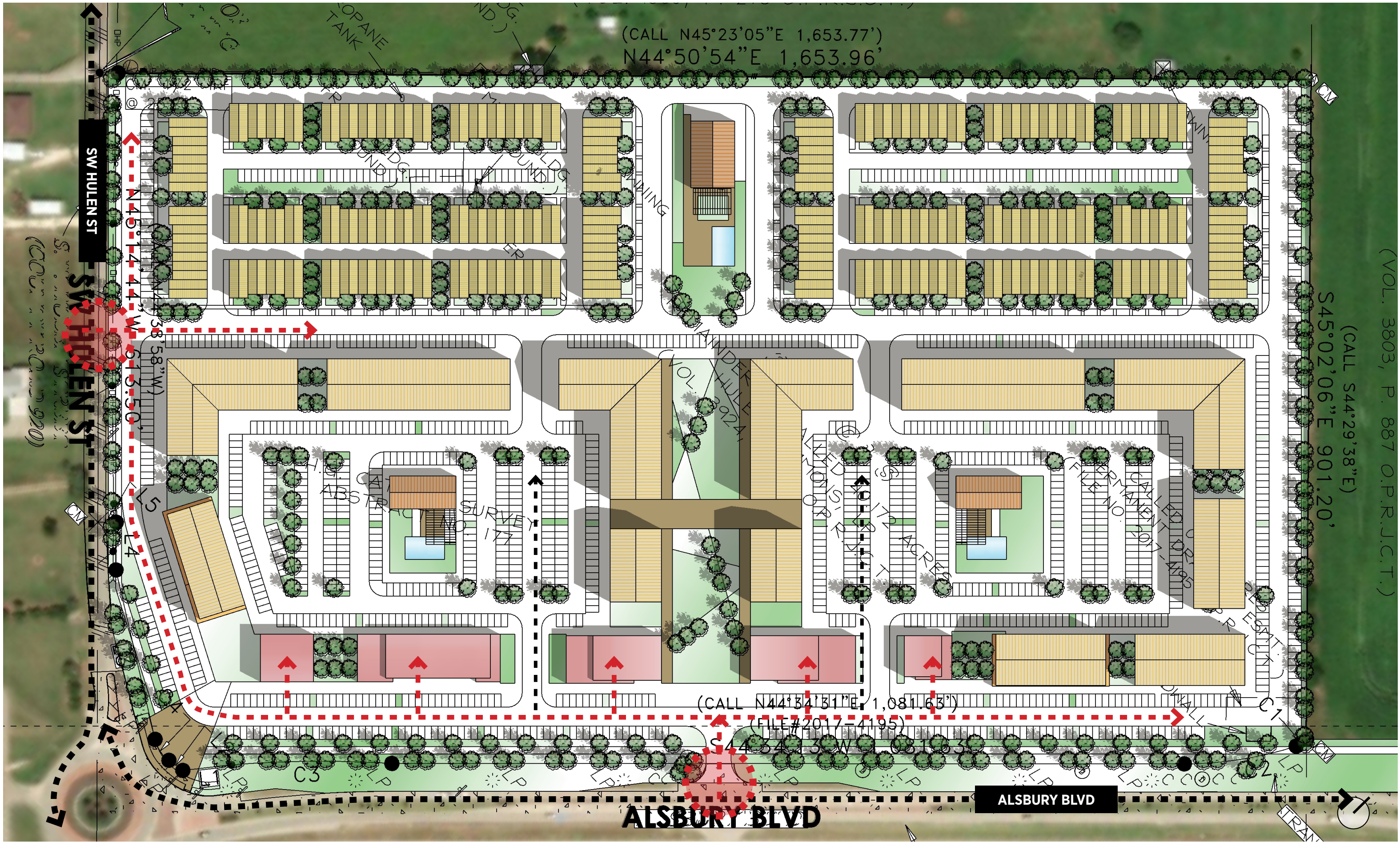


BURLESON MIXED USE

BURLESON, TEXAS

PRELIMINARY PLANNING STUDIES

04 . 15 . 2022

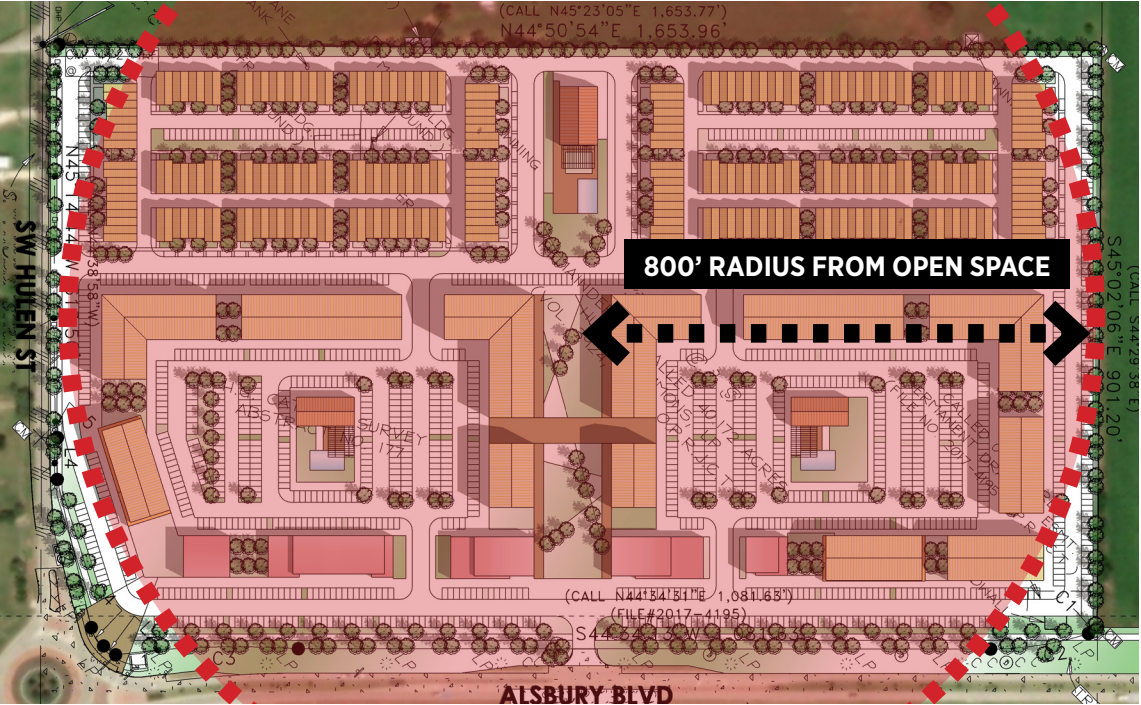
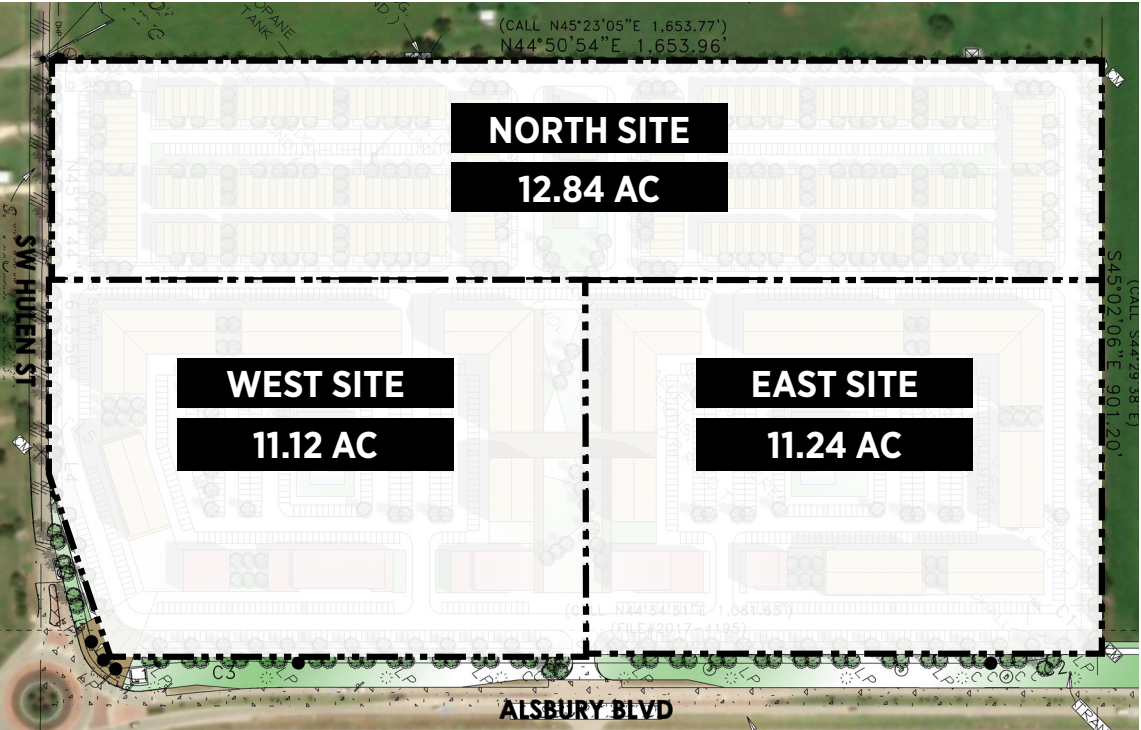








PROPOSED PLANNING



BURLESON TOD EAST RESIDENTIAL SITE	Floorplate - Gross SF	NRSF @ 83% Efficiency	Levels	Average Unit Size	# Units/ Keys	Total Gross Square Footage	Parking Ratio	Required Parking	Proposed Parking Space Count
Restaurant / Retail Total	12,500		1			12,500	7 per 1000	88	
Surface Parking									100
Leasing Office	3,400		1			3,400	3 per 1000	10	
Amenities - Fitness/Coworking (Accessory Use)	4,160		1			4,160			
Clubhouse (Accessory Use)	4,000		1			4,000			
Level 1 Multifamily	85,000	70,550	1	850	83	85,000	1.55 per Unit	129	
Level 2 Multifamily	92,000	76,360	1	850	90	92,000	1.55 per Unit	139	
Level 3 Multifamily	92,000	76,360	1	850	90	92,000	1.55 per Unit	139	
Level 4 Multifamily	92,000	76,360	1	850	90	92,000	1.55 per Unit	139	
Total					353	372,560		546	
Surface Parking									550
GRAND TOTAL				Units per Acre	31.35	385,060		644	650
				Site Square Footage	489,759				
				11.24	Acres				

BURLESON TOD WEST RESIDENTIAL SITE	Floorplate - Gross SF	NRSF @ 83% Efficiency	Levels	Average Unit Size	# Units/ Keys	Total Gross Square Footage	Parking Ratio	Required Parking	Proposed Parking Space Count
Restaurant / Retail Total	20,000		1			20,000	7 per 1000	140	
Surface Parking									140
Leasing Office	3,400		1			3,400	3 per 1000	10	
Amenities - Fitness/Coworking (Accessory Use)	4,160		1			4,160			
Clubhouse (Accessory Use)	4,000		1			4,000			
Level 1 Multifamily	62,000	51,460	1	850	61	62,000	1.55 per Unit	94	
Level 2 Multifamily	69,000	57,270	1	850	67	69,000	1.55 per Unit	104	
Level 3 Multifamily	69,000	57,270	1	850	67	69,000	1.55 per Unit	104	
Level 4 Multifamily	69,000	57,270	1	850	67	69,000	1.55 per Unit	104	
Total					263	280,560		407	
Surface Parking									435
GRAND TOTAL				Units per Acre	23.61	300,560		557	575
				Site Square Footage	484,555				
				11.12	Acres				

BURLESON TOD NORTH RESIDENTIAL SITE	Floorplate - Gross SF	NRSF @ 83% Efficiency	Levels	Average Unit Size	# Units/ Keys	Total Gross Square Footage	Parking Ratio	Required Parking	Proposed Parking Space Count
Amenity/Clubhouse	5,500		1			5,500			
East Townhomes	84,150		2	2,550	66	168,300	1.55 per Unit	102	
West Townhomes	84,150		2	2,550	66	168,300	1.55 per Unit	102	
Total					132	336,600		205	
Surface Parking									210
Garage Parking in Townhome									132
GRAND TOTAL				Units per Acre	10.28	342,100		205	342
				Site Square Footage	559,271				
				12.84	Acres				

TOTAL ACRES	TOTAL UNITS	TOTAL UNITS/ACRE	TOTAL PARKING REQUIRED	TOTAL PROPOSED (APROX)
35.21	747	21.22	1,406	1,567