

## Memorandum

To: Honorable Mayor Shetter and members of the Burleson City Council

From: Shai Roos, AICP Director of Community and Economic Development

Date: January 20, 2009

Subject: Preliminary Plat of Lot 1, Block 1, Burleson High School East Addition located along north side of East Renfro Street between Hurst Road and Fox Lane. (Case 08-51)

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### **Council Action Requested:**

Approve the Preliminary Plat of Lot 1, Block 1, Burleson High School East Addition located north of East Renfro Street between Hurst Road and Fox Lane.

### **Background Information:**

Burleson ISD is the developer of this 152.14 acre tract located along the north side of East Renfro Street between Hurst Road and Fox Lane. BISD has submitted this plat for approval by the City to construct a high school. The final plat, commercial site plan, a landscape waiver for parking area and a water well installation waiver have been submitted in conjunction with this development.

The property is vacant except for a gas well at the northern end. The site is located within the City of Burleson and is zoned SF10 on the western portion of the parcel and Agricultural on its eastern portion. The surrounding area consists of existing and future residential developments.

The parcel proposed for development is located within an area designated for single family residential use on the Future Land Use Plan. The site has access on Renfro Street, which is classified as minor arterial, and Hurst Road, which is classified as principal arterial, and Fox Lane, which is classified as a local roadway in the Thoroughfare Plan.

The location of the site within a residential area and near the intersection of two important arterials makes it a good location for a high school. The proposed high school

is a 3-winged building of 411,112 square feet with baseball, softball, soccer and football fields.

As part of the development of this site, a commercial site plan has been submitted and is being reviewed by city staff in order to ensure that building construction, parking, landscaping, utility connections and other site considerations are in accordance with City of Burleson regulations.

**Development Review Analysis:**

Access. Access to the property is provided from East Renfro Street, Hurst Road and Fox Lane. A traffic impact analysis (TIA) has been provided by the BIRD. The City Council and school board held a joint meeting on September 10<sup>th</sup> to discuss construction responsibilities. The BIRD and City will partner to construct 3-lanes of Hurst Road in accordance with TIA recommendations. The agreement for construction of Hurst Road is also on the January 20 agenda.

Drainage. QuilMiller Creek is located at the northeast corner of the site and a significant portion of the site is within the floodway/ floodplain. The BIRD is currently working on a flood study to place fill in the floodplain area for the construction of ball fields. Stormwater retention/detention (wet ponds) will be provided on the site to meet the City's stormwater detention requirement as well as providing water for irrigation.

Utilities. Sanitary sewer service is provided by the City. On December 11, 2008 City Council granted a waiver to the subdivision and development ordinance for the installation of a water well for irrigation. Water service will be provided by Bethesda Water Supply Corporation. The developer will be required to extend the public water and sanitary sewer through the lot to provide service.

The preliminary plat conforms to the requirements of the Subdivision Regulations and other development ordinances.

**Board/Citizen Input:**

The Planning and Zoning Commission recommended approval with a unanimous vote on October 21, 2008.

**Financial Considerations:**

There is no expenditure of municipal funds associated with this item.

**Attachments:**

1. Location/ aerial map
2. Preliminary Plat

**Staff Contact:**

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