

Memorandum

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

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

Date: January 5, 2009

Subject: Replat of Lots 2-R-1, 2-R-2 and 2-R-3 , Block 1, Seventh Day Adventist Burleson Addition located along the east side of IH35 W and north of Hidden Creek Parkway. (Case 08-127)

Council Action Requested:

Approve the Replat of Lots 2-R-1, 2-R-2 and 2-R-3, Block 1, Seventh Day Adventist Burleson Addition located along the east side of IH35 W and north of Hidden Creek Parkway, subject to DAC comments (Case 08-127).

Background Information:

Planning and Zoning Commission Recommendation.

The Planning and Zoning Commission recommended approval, subject to DAC comments, by a unanimous vote on October 21, 2008.

Proposed development.

Bethesda Water Supply and Southwest Conference of Seventh Day Adventists are the owners of this 48.36 acre tract located east along the IH 35 frontage road and north of Hidden Creek Parkway. The owners propose this lot configuration to enable future expansion of the existing Bethesda service complex.

A portion of Lot 2-R-1 is developed with the Bethesda Water Supply office. Lot 2-R-2 contains a gas well. Lot 2-R-3 contains a frac pond for the gas well with a possibility for future expansion of the Seventh Day Adventist Church offices. The area to the north contains a manufacturing and sales complex for manufactured homes and the other surrounding areas are undeveloped. The property is zoned (PD) planned development and (C) Commercial.

Proposed Lot 2-R-3 and a portion of Lot 2-R-1 were previously platted and remainder of the property has not been platted before.

Development Review Analysis.

Access. The property has access to the service road on IH 35.

Drainage. Drainage is generally from south to north and storm water detention will be provided.

Utilities. Water and sanitary sewer service is provided by the City. The developer will be required to extend the public water and sanitary sewer through the lots to provide service.

Outstanding DAC Comments.

A preliminary utility plan showing fire hydrants and utility services to the future building is required.

Conclusion

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

Financial Considerations:

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

Attachments:

1. Location/ aerial map
2. Replat

Staff Contact:

Shai Roos, AICP

Director of Community and Economic Development

817-447- 5400 ext. 238

sroos@ burlesontx.com

