

## Memorandum

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

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

Date: February 2, 2009

Subject: Preliminary Plat of Lots 1 and 2, Block 1, First Baptist Church Joshua Addition located along the north side of Wilshire Boulevard between Lakewood Drive and Wicker Hill Road. (Case 08-130)

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### **Council Action Requested:**

Approve the Preliminary Plat of Lot 1 and 2, Block 1, First Baptist Church Joshua Addition located along the north side of Wilshire Boulevard between Lakewood Drive and Wicker Hill Road.

### **Background Information:**

First Baptist Church of Joshua is the owner of this 36.89 acre tract located near the Wilshire – Lakewood intersection. The owner is proposing this plat to construct a church. A (SUP) specific use permit request, final plat, commercial site plan have been submitted in conjunction with this request. The SUP was approved by the City Council on first reading on January 5, 2009. Final reading of the SUP is on this agenda.

### **Development Review Analysis:**

Access. The property has access to Wilshire Boulevard. Shared access easements with adjacent properties are provided.

Drainage. The site generally drains to the southwest. Stormwater detention is proposed based on City's requirements.

Utilities. Sanitary sewer service is provided by the City and water service by the Johnson County Special Utility District. The developer will be required to extend the public water and sanitary sewer through the lots 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 at its October 21, 2008 meeting by a four-to-one vote. Commissioner Walter Norwood opposed the plat due to the lack of exact information regarding access to the site from SH 174. This issue has since been resolved and the applicant has shown the exact location of the access to the site on the plat drawing.

**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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