

Hot Sounds of Summer



WEEKLY REPORT

MAY 28, 2021

TO: MAYOR FLETCHER AND COUNCIL MEMBERS
FROM: BRYAN LANGLEY, CITY MANAGER

THE CITY OF
BURLESON
TEXAS

Weekly Report | May 21, 2021

I. Council Schedule

Meetings

Monday, June 7: City Council Meeting, City Hall Council Chambers. 141 W. Renfro St., 5 p.m. The meeting will be conducted in the council chambers and is also available via live stream, <https://www.burlesontx.com/watchlive>

Work Session Items/Report & Discussion Items

June 7

- Receive a report, hold a discussion, and provide feedback regarding future potential design options for I-35W within the city limits of Burleson. (Staff Presenter: Aaron Russell, Public Works Director)
- Receive a report, hold a discussion, and provide staff feedback regarding the conceptual design of the Fire Station 16 Memorial Garden. (Staff Presenter: Jen Basham, Director of Parks & Recreation)

II. General Information and Status Updates

A. Runoff Election Early Voting Dates & Times

The runoff Election Day for Place 3 is set for June 5. Early voting dates and times are as follows: May 24 – 28, 8 a.m. to 5 p.m., May 31 – June 1, 7 a.m. to 7 p.m. and Election Day on June 5 from 7 a.m. to 7 p.m. All voting takes place at Burleson City Hall, 141 W Renfro.

All registered voters can vote in the election, you did not need to vote in the May 1 election to vote in this election.

In Place 3, four candidates filed for the seat. Incumbent Katherine Reading garnered 45.21 percent of the vote during the May 1 election. Jimmy Stanford received 44.85 percent. In order to win the seat outright, the person with the highest number of votes would have had to earn 50 percent of the total vote, plus one.

The top two candidates will be the only options on the ballot for council place 3.

B. Dog Park Amenity Review

The City has received 60% of the plans for the dog park at the current Fire Station 2 site. The agility equipment recommendations were provided to the Parks Board on May 13. The Parks Board requested no changes to the plans as they were presented. The presentation is attached to this report.

c. Graffiti Removal Assistance

The Parks and Recreation Department would like to thank BISA for assisting with graffiti abatement at Bartlett Soccer Complex. Graffiti was discovered on the morning of Saturday, May 22. Signage, the playground, and the concession building were all vandalized. By the time Parks staff arrived, BISA had already abated the bulk of the graffiti on the playground and signage. The remaining graffiti was removed from the concession building by Parks staff on Monday, May 24.

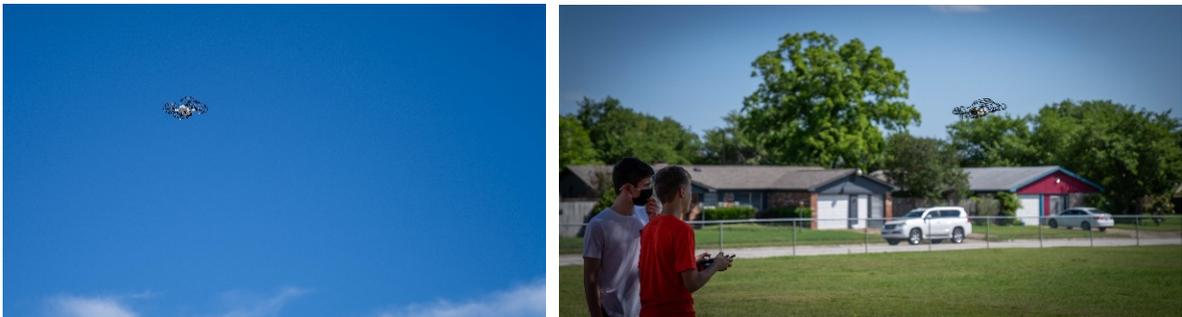


d. Feel Good Friday

The STEAM Drone Academy is a new and multifaceted drone technology program at STEAM Middle School. The academy was taught by Burlison Police Department (BPD) and UAS-Certified Instructor Sergeant Bob Sherman, with the help from STEAM faculty, UAS certified pilots from the BPD, the City of Burlison, and the industry. Students received hands-on experience flying drones and understanding the mechanics of drone technology.

Louise Morgan, one of the volunteer STEAM teachers, said, “It was great to see how much our kids enjoyed Drone Academy every week. Sgt. Sherman and the volunteer instructors worked hard to make it both educational and fun. Our principal, Noel Greenwood, made it happen by providing the resources and support needed for it to be a success. My hope is that this program will continue to grow and spark the interests of our kids to explore more STEAM options when they enter high school,” said Morgan. “The program is going to keep expanding. I can’t wait to see what we do next year,” said Sergeant Sherman.

Do you have a Feel Good Friday story you’d like us to share? [Send us an email.](#)





E. Zoning Code Update

The purpose of this item is to give an update on the work of the Zoning Code Update that has been completed to date and a briefing on the work to come in the future. Periodic updates were requested by the City Council at the time of the approval of the professional services contract, in December 2020.

On December 14, 2020, City Council approved the professional services contract with Clarion Associates to perform various services related to the proposed Burleson Zoning Code Update.

Clarion Associates is a national land-use consulting firm with offices in Colorado and North Carolina. Clarion's Denver office will lead the project and be the principal code drafters. They have significant experience in all the key areas of expertise requested by the City's Request for Qualifications. They are pleased to be joined by Austin-based Lionheart Places, who will assist the Development Services staff with the design graphics and provide guidance on the design standards and assist with community engagement. They have worked on many similar projects in Texas and throughout the country.

A presentation providing an overview and status of the project is attached to this report.

Contact Jennifer Pruitt at 817-426-9686 or jpruitt@burlesontx.com with any questions.

F. Hidden Creek Clubhouse Restoration Update

Restoration of the Hidden Creek Clubhouse is continuing to progress. The drywall installation, taping and bedding was completed on May 20. Painting on the interior of the building started on May 24 and is expected to be complete by June 4. The project is still expected to be complete by the end of June 2021.





G. Silo Mills Overview/Update

Silo Mills is primarily a single-family development with commercial/mixed use components on the far southwest side of the City's ETJ. It contains a total of 835 acres in both the City of Burleson's ETJ and the City of Cleburne's ETJ, with 521 acres in Burleson's ETJ. A total of 2,268 lots are proposed with 1,376 of them in Burleson's ETJ.

Silo Mills is governed by a Municipal Management District (MMD) which is a political subdivision of the State approved by the Texas State Legislature. MMDs allow for financing of infrastructure, parks and other public improvements through assessments to the property owners within them. Because Silo Mills is located within the City's ETJ, a development agreement with the City is required. In 2018, Council approved a development agreement for Silo Mills (formerly Joshua Farms) and in 2019, Council approved a preliminary plat and development standards.

The developer has submitted a revised preliminary plat for the following reasons:

- Silo Mills Blvd. connects to FM 917 at a significant bend in the roadway. The developer has been coordinating with TXDOT on a realignment of FM 917. TXDOT has recently finalized an alignment that is different from what was proposed in 2019 when the preliminary plat was approved. This has forced a fairly significant change to the Silo Mills Blvd. alignment which has changed the lot layout for a portion of the development. This resulted in a need for a revised preliminary plat.
- The development has allocated space for a new Godley ISD school. The currently approved preliminary plat shows the school located in the Burleson ETJ adjacent to FM 917. GISD has selected an alternate site in Cleburne's ETJ, so the revised preliminary plat will show residential lots where the school site was previously.

The developer has also been refining the entry feature signage within the development and has provided updated renderings. These do not create the need for any revisions to the development standards, but they have provided them for information and comment.

Attached is a presentation with a summary of the development, the details of the preliminary plat revisions and new renderings of the entry feature signage. Staff wanted to provide this

information to Council in advance of the preliminary plat since there are new councilmembers that were not involved with the development agreement/standards and the preliminary plat. It is anticipated that the preliminary plat will be on a Council agenda in July.

Contact Jennifer Pruitt at 817-426-9686 or jpruitt@burlesontx.com with any questions.

H. Outdoor Warning System

At 1 p.m. on Wednesday, June 2, the Emergency Management team will test the city's outdoor warning sirens.

At the beginning of the test, a message states, "this is a test," and after a pause, starts the tone test. At the end of the test, another message states, "this concludes the test."

The audible tests were suspended in March 2020 at the beginning of the COVID-19 pandemic as we did not want to confuse or add panic to the community. Even though the audible tests were not taking place, the city runs a weekly "silent" test where we test the system's functions.

The outdoor warning systems will be tested on the first Wednesday of every month at 1 p.m.

I. BRiCk A/C

The HVAC system at the BRiCk is currently in need of repair. Three rooftop units have needed coil replacements since the winter storm. Staff ordered the necessary units promptly, but the units must be manufactured and professionally installed. The units were scheduled to arrive early next week, but the manufacturer has delayed shipment. Staff now hopes to have the units repaired by the week of June 7, although this date is subject to change based on the manufacturer's ability to ship the parts.

In the meantime, staff has several temporary units operating in the facility. Although these units have provided a temporary fix, as time has passed and the weather has gotten warmer, the facility has experienced increased humidity inside. With several upcoming programs, including summer camps, the facility will likely be warmer and more humid than usual. Staff will keep the public informed regarding the situation. We appreciate everyone's patience as we wait for the parts to repair the HVAC system.

III. Upcoming Road Construction/Closures

UPCOMING ROAD CONSTRUCTION / CLOSURES			
Projects & Limits	Current Status	Traffic Affected	Estimated Completion
Turkey Peak Ground Storage Tank Construction & Brushy Mound Tank Demolition at existing City Facilities	General Contractor is at both Turkey Peak and Brushy Mound Sites.	Intermittent construction traffic to and from both sites. Anticipated Routes include: NW Renfro, SW Brushy Mound Rd, SW Alsbury Blvd, NW Summercrest Blvd, Nicole Dr & NW Jayellen Ave.	Fall 2021

Fire Station #16	Work on building at finish-out stage.	None anticipated	May 2021
Irene/Gardens Safe Routes to School	Construction underway	Outside lanes of Gardens, Irene, Gregory & Johnson Ave will be closed in areas of construction. Closures to move with construction progress	November 2021
SH174 (Wilshire) Landscape Enhancements	Construction underway Flashing message boards are in place.	Construction will require temporary daytime lane closures as necessary. These closures will only affect the inside lanes. Remaining lanes, including left-turn lanes, will always remain open.	July 2021

IV. Events

- **Hot Sounds of Summer – Le Freak**
May 28, 7:30 p.m. at Mayor Vera Calvin Plaza
- **Hot Sounds of Summer – ZZ Tex**
June 4, 7:30 p.m. at Mayor Vera Calvin Plaza
- **Texas Heritage Festival**
June 5, 9 a.m. - 4 p.m. at Russell Farm Art Center
- **Hot Sounds of Summer – Emerald City**
June 11, 7:30 p.m. at Mayor Vera Calvin Plaza
- **Father’s Day Fishing Trip**
June 19, 9 a.m. at Bailey Lake

V. Attachments

- A. April 2021 Residential Building Permit Report.....p. 8-22
- B. Dog Park Amenities Presentation.....p. 23-32
- C. Zoning Code Update Presentation.....p. 33-50
- D. Silo Mills Overview.....p. 51-69

Residential Building Permit Yearly Comparison

FY-2020	SINGLE FAMILY DWELLING	SQUARE FOOTAGE	AVERAGE SQ. FEET
October-19	19	60,901	3205.3
November-19	15	53,558	3570.5
December-19	16	55,431	3464.4
January-20	28	86,509	3089.6
February-20	31	102,587	3309.3
March-20	39	115,556	2963.0
April-20	39	130,424	3344.2
May-20	21	67,161	3198.1
June-20	52	172,817	3323.4
July-20	25	79,932	3197.3
August-20	40	129,377	3234.4
September-20	47	80,550	1713.8
FY 20 TOTALS:	372	1,134,803	3050.5

FY-2021	SINGLE FAMILY DWELLING	SQUARE FOOTAGE	AVERAGE SQ. FEET
October-20	26	83,447	3209.5
November-20	32	107,467	3358.3
December-20	34	108,375	3187.5
January-21	33	109,310	3312.4
February-21	19	64,202	3379.1
March-21	28	90,888	3246.0
April-21	13	40,910	3146.9
May-21			
June-21			
July-21			
August-21			
September-21			
FY 21 TOTALS:	185	604,599	3268.1

FISCAL YEAR 2020			
	DWELLINGS	SQUARE FOOTAGE	AVERAGE SQ. FEET
1st Quarter	50	169,890	3397.8
2nd Quarter	98	304,652	3108.7
3rd Quarter	112	370,402	3307.2
4th Quarter	112	289,859	2588.0

FISCAL YEAR 2021			
	DWELLINGS	SQUARE FOOTAGE	AVERAGE SQ. FEET
1st Quarter	92	299,289	3253.1
2nd Quarter	80	264,400	3305.0
3rd Quarter	13	40,910	3146.9
4th Quarter	0	-	#DIV/0!

FISCAL YEAR 2019-2020 / 2020-2021 COMPARISON			
	DWELLINGS	SQUARE FOOTAGE	AVERAGE SQ. FEET
2020	372	1,134,803	3100.4
2021	185	604,599	3268.1
DIFFERENCE:	-187	(530,204)	167.7
PERCENTAGE:	49.7%	53.3%	107.1%

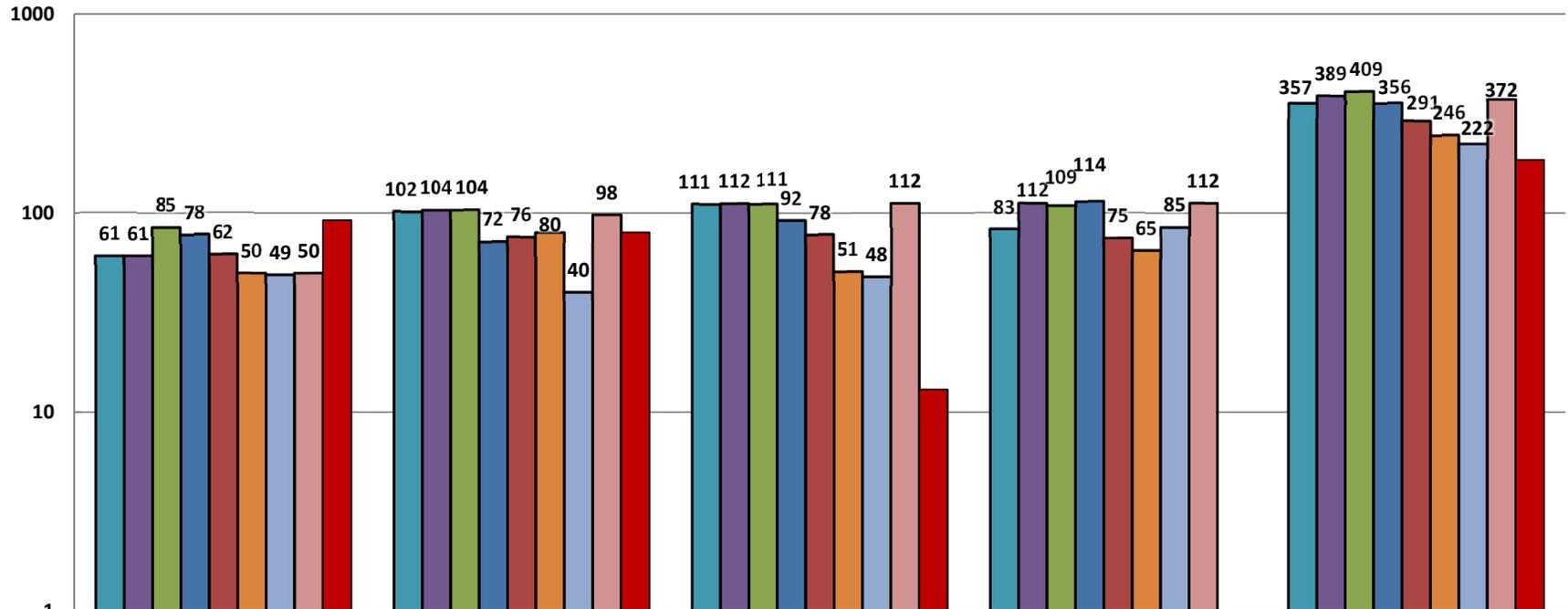


Issued Residential Permits

Date Range Between 4/1/2021 and 4/30/2021

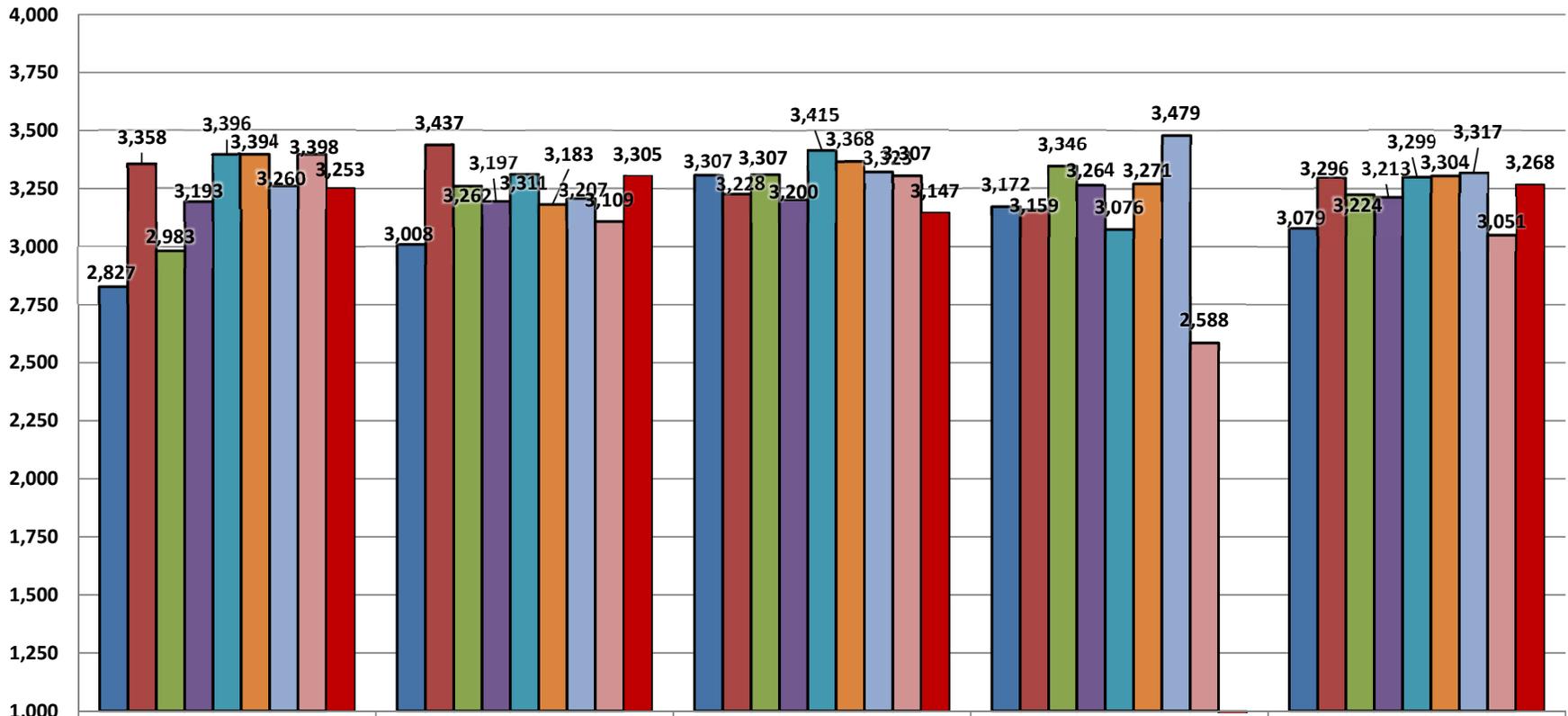
Permit #	Issued Date	Address	Subdivision	Builder	Total Sq. Ft.	Garage Sq. Ft.	Living Sq.Ft.	Stories
21-00713	4/1/2021	6830 FM 1902	SCOTTS CROSSING	FRANKS DEVELOPMENT CORP	2976	0	2497	1
RES21-00037	4/1/2021	590 PRAIRIE TIMBER RD	PRAIRIE TIMBER ESTATES	APEX OF TEXAS HOMES	4014	816	2775	1
21-00698	4/6/2021	1108 RUSHMORE DR	HIDDEN VISTAS PH IX	KINDRED HOMES	2937	406	2392	2
21-00817	4/6/2021	116 EVEREST CT	HIDDEN VISTAS PH IX	KINDRED HOMES	2957	436	2159	1
21-00964	4/6/2021	1112 RUSHMORE DR	HIDDEN VISTAS PH IX	KINDRED HOMES	4098	607	3068	2
21-00966	4/6/2021	1216 RUSHMORE DR	HIDDEN VISTAS PH IX	KINDRED HOMES	3066	417	2322	2
21-00962	4/7/2021	1225 RUSHMORE DR	HIDDEN VISTAS PH IX	KINDRED HOMES	3162	649	2328	2
RES21-00034	4/7/2021	1113 RUSHMORE DR	HIDDEN VISTAS PHASE IX	LILLIAN CUSTOM HOMES	2502	456	2276	2
RES21-00040	4/14/2021	2100 LONE COTTONWOOD CT	PRAIRIE TIMBER ESTATES	WINDMILLER CUSTOM HOMES	5085	910	3857	2
RES21-00039	4/15/2021	3236 GREENWAY DR	MOUNTAIN VALLEY LAKE TRACT A PHASE 4	MOUNTAIN VALLEY JOINT VENTURE	2597	422	1926	1
RES21-00035	4/23/2021	1244 RUSHMORE DR	HIDDEN VISTAS PHASE 3A	LILLIAN CUSTOM HOMES	2634	527	2003	1
RES21-00036	4/23/2021	109 EVEREST CT	HIDDEN VISTAS PHASE 9	LILLIAN CUSTOM HOMES	2785	441	2212	2
RES21-00045	4/23/2021	3133 ARBOR VIEW DR	MOUNTAIN VALLEY LAKE TRACT A PHASE 4	MOUNTAIN VALLEY JOINT VENTURE	2097	388	1566	1

NEW SINGLE FAMILY DWELLINGS



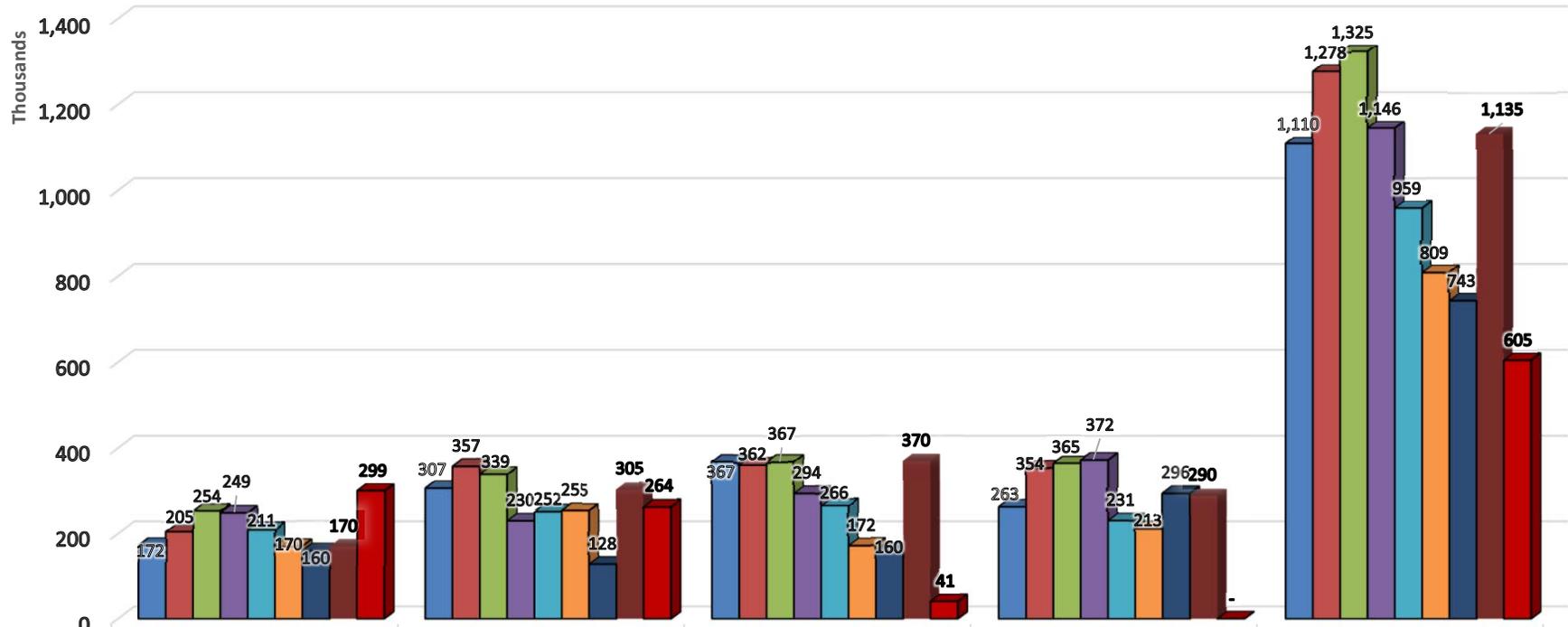
	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	TOTALS:
FY 2013	61	102	111	83	357
FY 2014	61	104	112	112	389
FY 2015	85	104	111	109	409
FY 2016	78	72	92	114	356
FY 2017	62	76	78	75	291
FY 2018	50	80	51	65	246
FY 2019	49	40	48	85	222
FY-2020	50	98	112	112	372
FY 2021	92	80	13	0	185

AVERAGE SQUARE FOOTAGE FOR SINGLE FAMILY DWELLINGS

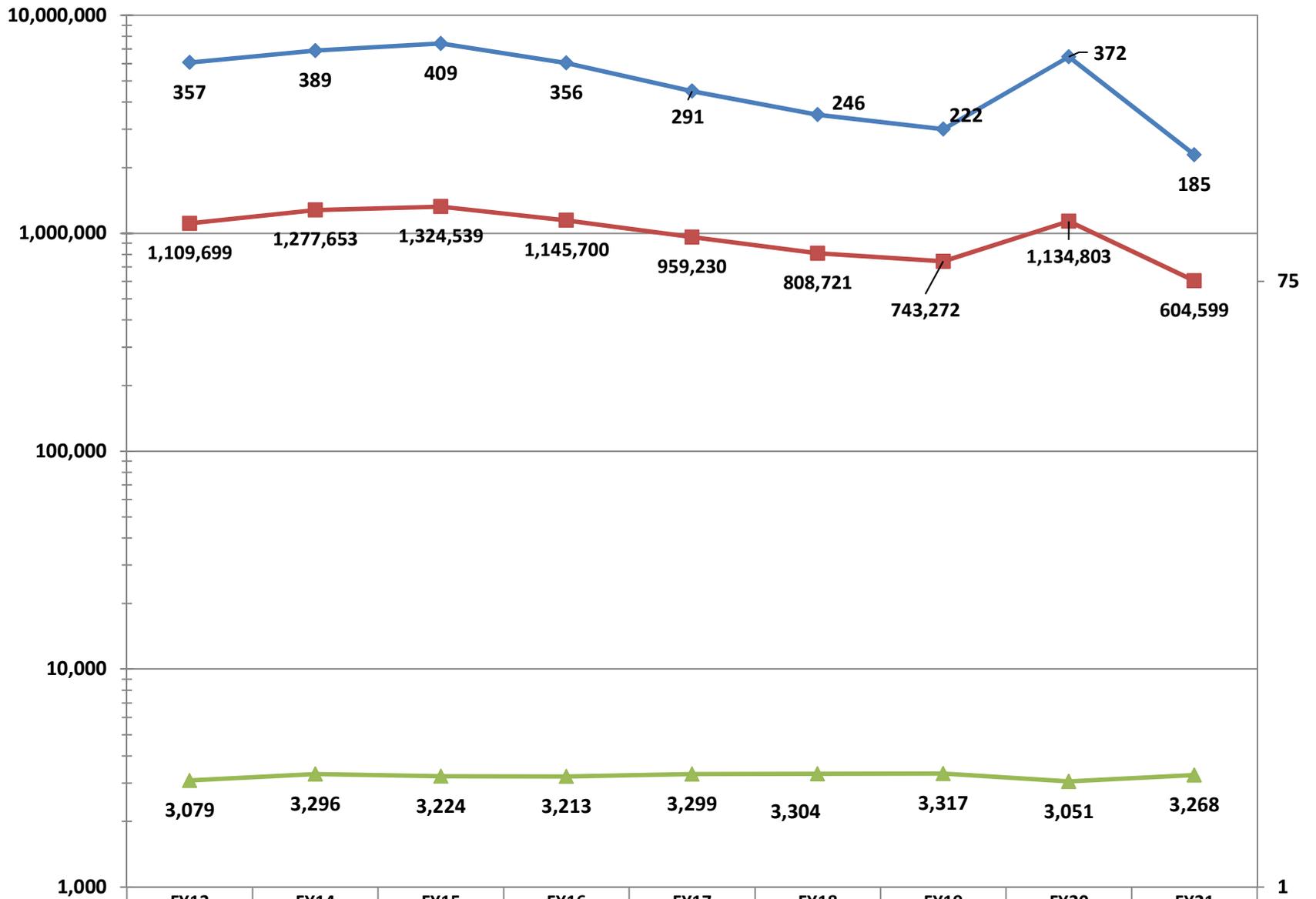


	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Overall
FY 2013	2,827.3	3,008.4	3,307.5	3,171.7	3,078.7
FY 2014	3,357.7	3,437.4	3,227.8	3,159.2	3,295.5
FY 2015	2,982.9	3,261.5	3,306.7	3,346.3	3,224.4
FY 2016	3,192.6	3,197.3	3,200.3	3,263.5	3,213.4
FY 2017	3,396.0	3,310.6	3,415.2	3,075.8	3,299.4
FY 2018	3,393.8	3,183.3	3,367.6	3,271.1	3,303.9
FY 2019	3,260.2	3,206.9	3,323.3	3,479.2	3,317.4
FY 2020	3,397.8	3,108.7	3,307.2	2588.0	3,050.5
FY 2021	3253.1	3305.0	3146.9	0.0	3268.1

TOTAL SQUARE FOOTAGE FOR SINGLE FAMILY DWELLINGS



	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total
FY 2013	172,466	306,856	367,129	263,248	1,109,699
FY 2014	204,820	357,491	361,513	353,829	1,277,653
FY 2015	253,550	339,201	367,045	364,743	1,324,539
FY 2016	249,020	230,209	294,429	372,042	1,145,700
FY 2017	210,553	251,605	266,387	230,685	959,230
FY 2018	169,691	254,660	171,750	212,620	808,721
FY 2019	159,750	128,275	159,517	295,730	743,272
FY 2020	169,890	304,652	370,402	289,859	1,134,803
FY 2021	299,289	264,400	40,910	-	604,599



■ Total Sq. Ft.	1,109,699	1,277,653	1,324,539	1,145,700	959,230	808,721	743,272	1,134,803	604,599
▲ Avg Sq. Ft.	3,078.7	3,295.5	3,224.4	3,213.4	3,299.4	3,303.9	3,317.4	3,050.5	3,268.1
◆ # of Single Family Permits	357	389	409	356	291	246	222	372	185

Commercial Building Permit Yearly Comparison

FY-2020	NEW COMMERCIAL	VALUATION	SQUARE FEET	AVERAGE \$ / SQ. FT.
October-19	3	\$ 6,064,000.00	20,217	\$ 299.95
November-19	1	\$ 200,000.00	2,400	\$ 83.33
December-19	1	\$ 2,500,000.00	16,335	\$153.05
January-20	5	\$ 21,127,244.00	243,895	\$86.62
February-20	0	\$ -	0	#DIV/0!
March-20	2	\$ 3,450,000.00	28,119	\$122.69
April-20	2	\$ 577,500.00	8,440	\$68.42
May-20	2	\$ 10,700,000.00	107,887	\$99.18
June-20	0	\$ -	0	#DIV/0!
July-20	0	\$ -	0	#DIV/0!
August-20	2	\$ 9,225,000.00	48,548	\$190.02
September-20	1	\$ 7,625,000.00	33,855	\$225.23
TOTALS:	19	\$61,468,744.00	509,696	\$ 120.60

FISCAL YEAR 2019

	TOTAL	VALUATION	SQUARE FEET
1st Quarter	5	\$ 8,764,000.00	38,952
2nd Quarter	7	\$ 24,577,244.00	272,014
3rd Quarter	4	\$ 11,277,500.00	116,327
4th Quarter	3	\$ 16,850,000.00	82,403

FY-2021	NEW COMMERCIAL	VALUATION	SQUARE FEET	AVERAGE \$ / SQ. FT.
October-20	0	\$ -	0	#DIV/0!
November-20	0	\$ -	0	#DIV/0!
December-20	2	\$ 40,696,414.00	407,540	\$99.86
January-21	1	\$ -	308	\$0.00
February-21	0	\$ -	0	#DIV/0!
March-21	1	\$ 25,000,000.00	296,175	\$84.41
April-21	1	\$ 3,400,000.00	14,800	\$229.73
May-21				#DIV/0!
June-21				#DIV/0!
July-21				#DIV/0!
August-21				#DIV/0!
September-21				#DIV/0!
TOTALS:	5	\$69,096,414.00	718,823	\$ 96.12

FISCAL YEAR 2020

	TOTAL	VALUATION	SQUARE FEET
1st Quarter	2	\$ 40,696,414.00	407,540
2nd Quarter	2	\$ 25,000,000.00	296,483
3rd Quarter	1	\$ 3,400,000.00	14,800
4th Quarter	0	\$ -	0

FISCAL YEAR 2019-2020 / 2020-2021 COMPARISON

	TOTALS	VALUATION	SQUARE FEET
2020	19	\$ 61,468,744.00	509,696
2021	5	\$ 69,096,414.00	718,823
DIFFERENCE:	-14	\$7,627,670.00	209,127
PERCENTAGE:	26.3%	112.4%	141.0%

Commercial Building Permit Yearly Comparison

FY-2020	COMMERCIAL REMODEL	VALUATION	SQUARE FEET	AVERAGE \$ / SQ.FT.
October-19	2	\$ 23,500.00	4,264	\$ 5.51
November-19	1	\$ 90,000.00	2,239	\$ 40.20
December-19	4	\$ 1,041,000.00	16,246	\$ 64.08
January-20	5	\$ 164,500.00	9,501	\$ 17.31
February-20	1	\$ 15,000.00	650	\$ 23.08
March-20	5	\$ 509,300.00	10,786	\$ 47.22
April-20	0	\$ -	0	#DIV/0!
May-20	5	\$ 378,450.00	13,205	\$ 28.66
June-20	5	\$ 378,050.00	57,879	\$ 6.53
July-20	0	\$ -	0	#DIV/0!
August-20	3	\$ 105,700.00	7,260	\$ 0.07
September-20	6	\$ 276,903.00	18,331	\$ 0.07
TOTALS:	37	\$2,982,403.00	140,361	\$ 21.25

FY-2021	COMMERCIAL REMODEL	VALUATION	SQUARE FEET	AVERAGE \$ / SQ.FT.
October-20	2	\$ 12,400.00	2,157	\$ 5.75
November-20	0	\$ -	0	#DIV/0!
December-20	3	\$ 1,788,500.00	155,301	\$ 11.52
January-21	1	\$ 500,000.00	4,660	\$ 107.30
February-21	5	\$ 507,250.00	46,472	\$ 10.92
March-21	7	\$ 2,570,943.00	80,337	\$ 32.00
April-21	3	\$ 6,100,000.00	36,299	\$ 168.05
May-21				#DIV/0!
June-21				#DIV/0!
July-21				#DIV/0!
August-21				#DIV/0!
September-21				#DIV/0!
TOTALS:	21	\$11,479,093.00	325,226	\$ 35.30

FISCAL YEAR 2019			
	TOTAL	VALUATION	SQUARE FEET
1st Quarter	7	\$ 1,154,500.00	22,749
2nd Quarter	11	\$ 688,800.00	27,986
3rd Quarter	10	\$ 756,500.00	71,084
4th Quarter	9	\$ 382,603.00	25,591

FISCAL YEAR 2020			
	TOTAL	VALUATION	SQUARE FEET
1st Quarter	5	\$ 1,800,900.00	157,458
2nd Quarter	13	\$ 3,578,193.00	131,469
3rd Quarter	3	\$ 6,100,000.00	36,299
4th Quarter	0	\$ -	0

FISCAL YEAR 2019-2020 / 2020-2021 COMPARISON			
	TOTALS	VALUATION	SQUARE FEET
2020	37	\$ 2,982,403.00	140,361
2021	21	\$ 11,479,093.00	325,226
DIFFERENCE:	-16	\$8,496,690.00	184,865
PERCENTAGE	56.8%	384.9%	231.7%

Commercial Building Permit Yearly Comparison

FY-2020	COMMERCIAL ADDITIONS	VALUATION	SQUARE FEET	AVERAGE \$ / SQ. FT.
October-19	0	\$ -	0	#DIV/0!
November-19	1	\$ 125,000.00	1,200	\$ 104.17
December-19	0	\$ -	0	#DIV/0!
January-20	0	\$ -	0	#DIV/0!
February-20	0	\$ -	0	#DIV/0!
March-20	0	\$ -	0	#DIV/0!
April-20	0	\$ -	0	#DIV/0!
May-20	1	\$ 48,750.00	1,950	\$ 25.00
June-20	2	\$ 175,000.00	5,300	\$ 33.02
July-20	0	\$ -	0	#DIV/0!
August-20	1	\$ 5,750,000.00	22,058	\$ 260.68
September-20	0	\$ -	0	#DIV/0!
TOTALS:	5	\$6,098,750.00	30,508	\$199.91

FY-2021	COMMERCIAL ADDITIONS	VALUATION	SQUARE FEET	AVERAGE \$ / SQ. FT.
October-20	0	\$ -	0	#DIV/0!
November-20	1	\$ 1,494,546.00	11,720	\$ 127.52
December-20	0	\$ -	0	#DIV/0!
January-21	0	\$ -	0	#DIV/0!
February-21	0	\$ -	0	#DIV/0!
March-21	0	\$ -	0	#DIV/0!
April-21	0	\$ -	0	#DIV/0!
May-21				#DIV/0!
June-21				#DIV/0!
July-21				#DIV/0!
August-21				#DIV/0!
September-21				#DIV/0!
TOTALS:	1	\$1,494,546.00	11,720	\$127.52

FISCAL YEAR 2019			
	TOTAL	VALUATION	SQUARE FEET
1st Quarter	1	\$ 125,000.00	1,200
2nd Quarter	0	\$ -	0
3rd Quarter	3	\$ 223,750.00	7,250
4th Quarter	1	\$ 5,750,000.00	22,058

FISCAL YEAR 2020			
	TOTAL	VALUATION	SQUARE FEET
1st Quarter	1	\$ 1,494,546.00	11,720
2nd Quarter	0	\$ -	0
3rd Quarter	0	\$ -	0
4th Quarter	0	\$ -	0

FISCAL YEAR 2019-2020 / 2020-2021 COMPARISON			
	TOTALS	VALUATION	SQUARE FEET
2020	5	\$ 6,098,750.00	30,508
2021	1	\$ 1,494,546.00	11,720
DIFFERENCE:	-4	-\$4,604,204.00	(18,788)
PERCENTAGE:	20.0%	24.5%	38.4%

Commercial Building Permit Yearly Comparison

FY-2020	SHELL BUILDINGS	VALUATION	SQUARE FEET	AVERAGE \$ / SQ.FT.
October-19	1	\$ 300,000.00	1,552	\$ 193.30
November-19	0	\$ -	0	#DIV/0!
December-19	0	\$ -	0	#DIV/0!
January-20	0	\$ -	0	#DIV/0!
February-20	0	\$ -	0	#DIV/0!
March-20	0	\$ -	0	#DIV/0!
April-20	1	\$ 300,000.00	1,552	\$ 193.30
May-20	0	\$ -	0	#DIV/0!
June-20	0	\$ -	0	#DIV/0!
July-20	0	\$ -	0	#DIV/0!
August-20	0	\$ -	0	#DIV/0!
September-20	0	\$ -	0	#DIV/0!
TOTALS:	2	\$600,000.00	3,104	\$ 193.30

FY-2021	SHELL BUILDINGS	VALUATION	SQUARE FEET	AVERAGE \$ / SQ.FT.
October-20	0	\$ -	0	#DIV/0!
November-20	0	\$ -	0	#DIV/0!
December-20	0	\$ -	0	#DIV/0!
January-21	0	\$ -	0	#DIV/0!
February-21	0	\$ -	0	#DIV/0!
March-21	0	\$ -	0	#DIV/0!
April-21	0	\$ -	0	#DIV/0!
May-21				#DIV/0!
June-21				#DIV/0!
July-21				#DIV/0!
August-21				#DIV/0!
September-21				#DIV/0!
TOTALS:	0	\$0.00	0	#DIV/0!

FISCAL YEAR 2019			
	TOTAL	VALUATION	SQUARE FEET
1st Quarter	1	\$ 300,000.00	1,552
2nd Quarter	0	\$ -	0
3rd Quarter	1	\$ 300,000.00	1,552
4th Quarter	0	\$ -	0

FISCAL YEAR 2020			
	TOTAL	VALUATION	SQUARE FEET
1st Quarter	0	\$ -	0
2nd Quarter	0	\$ -	0
3rd Quarter	0	\$ -	0
4th Quarter	0	\$ -	0

FISCAL YEAR 2019-2020 / 2020-2021 COMPARISON			
	TOTAL	VALUATION	SQUARE FEET
2020	2	\$ 600,000.00	3,104
2021	0	\$ -	0
DIFFERENCE:	-2	-\$600,000.00	(3,104)
PERCENTAGE	0.0%	0.0%	0.0%

Commercial Building Permit Yearly Comparison

FY-2020	SHELL COMPLETIONS	VALUATION	SQUARE FEET	AVERAGE \$ / SQ.FT.
October-19	0	\$ -	0	#DIV/0!
November-19	1	\$ 134,328.00	1,297	\$ 103.57
December-19	1	\$ 125,000.00	1,600	\$ 78.13
January-20	2	\$ 555,000.00	7,022	\$ 79.04
February-20	1	\$ 220,100.00	2,425	\$ 90.76
March-20	0	\$ -	0	#DIV/0!
April-20	1	\$ 300,000.00	4,944	\$ 60.68
May-20	0	\$ -	0	#DIV/0!
June-20	0	\$ -	0	#DIV/0!
July-20	0	\$ -	0	#DIV/0!
August-20	1	\$ 288,200.00	2,661	\$ 0.01
September-20	0	\$ -	0	#DIV/0!
TOTALS:	7	\$1,622,628.00	19,949	\$ 81.34

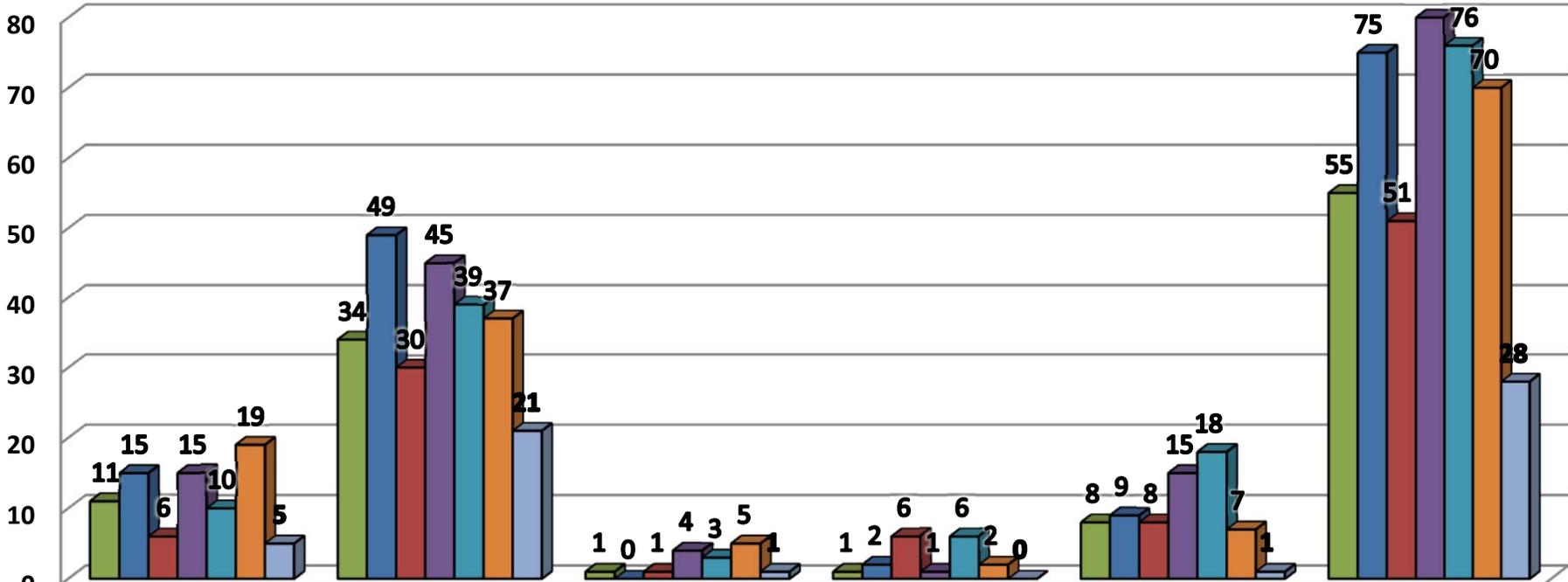
FY-2021	SHELL COMPLETIONS	VALUATION	SQUARE FEET	AVERAGE \$ / SQ.FT.
October-20	1	\$ 50,000.00	1,409	\$ 35.49
November-20	0	\$ -	0	#DIV/0!
December-20	0	\$ -	0	#DIV/0!
January-21	0	\$ -	0	#DIV/0!
February-21	0	\$ -	0	#DIV/0!
March-21	0	\$ -	0	#DIV/0!
April-21	0	\$ -	0	#DIV/0!
May-21				#DIV/0!
June-21				#DIV/0!
July-21				#DIV/0!
August-21				#DIV/0!
September-21				#DIV/0!
TOTALS:	1	\$50,000.00	1,409	\$ 35.49

FISCAL YEAR 2019			
	TOTAL	VALUATION	SQUARE FEET
1st Quarter	2	\$ 259,328.00	2,897
2nd Quarter	3	\$ 775,100.00	9,447
3rd Quarter	1	\$ 300,000.00	4,944
4th Quarter	1	\$ 288,200.00	2,661

FISCAL YEAR 2020			
	TOTAL	VALUATION	SQUARE FEET
1st Quarter	1	\$ 50,000.00	1,409
2nd Quarter	0	\$ -	0
3rd Quarter	0	\$ -	0
4th Quarter	0	\$ -	0

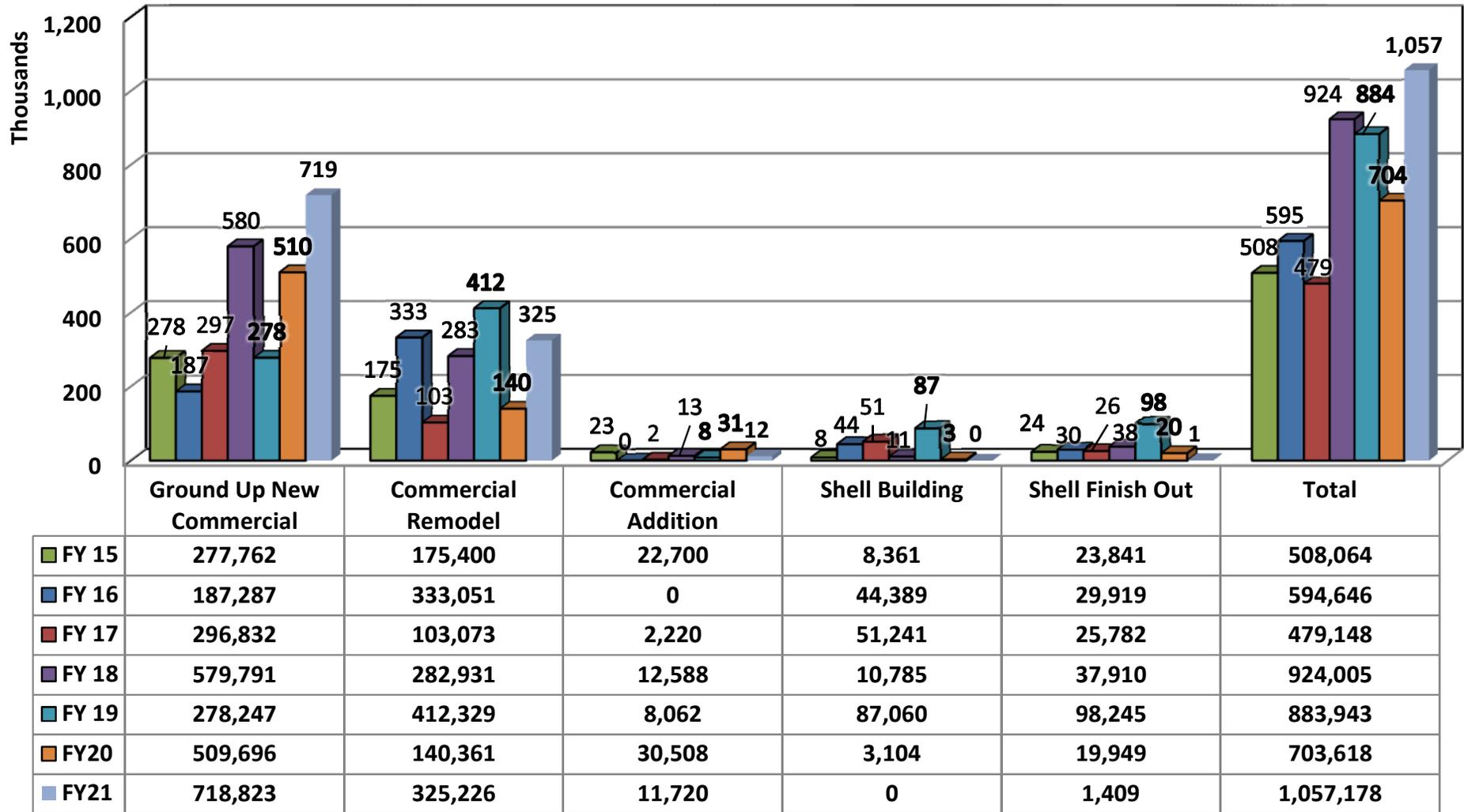
FISCAL YEAR 2019-2020 / 2020-2021 COMPARISON			
	TOTALS	VALUATION	SQUARE FEET
2020	7	\$1,622,628.00	19,949
2021	1	\$50,000.00	1,409
DIFFERENCE:	-6	-\$1,572,628.00	-18,540
PERCENTAGE:	14.3%	3.1%	7.1%

Commercial Permits Issued

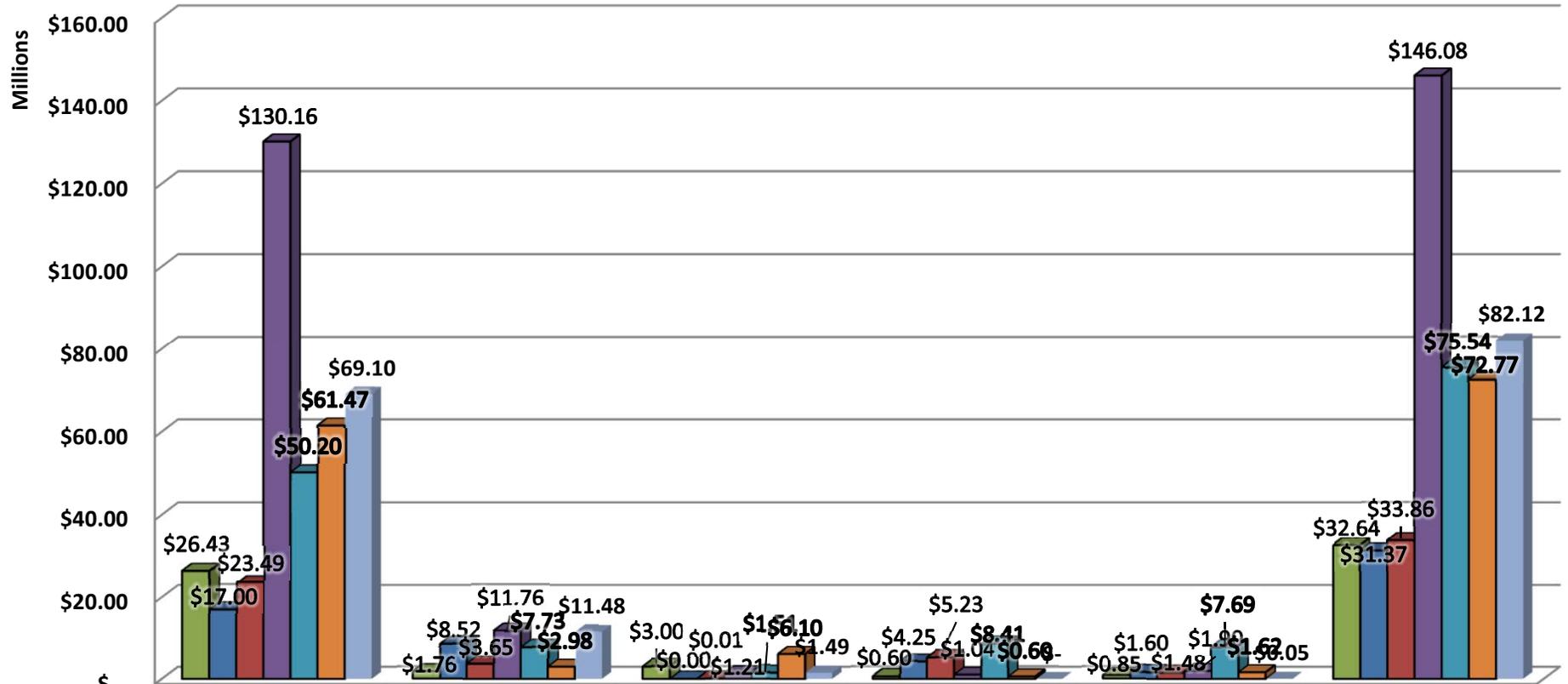


	Ground Up New Commercial	Commercial Remodel	Commercial Addition	Shell Building	Shell Finish Out	Total
FY 15	11	34	1	1	8	55
FY 16	15	49	0	2	9	75
FY 17	6	30	1	6	8	51
FY 18	15	45	4	1	15	80
FY 19	10	39	3	6	18	76
FY 20	19	37	5	2	7	70
FY 21	5	21	1	0	1	28

Total Square Feet for Commercial Permits



Total Value of Commercial Permits Issued



	Ground Up New Commercial	Commercial Remodel	Commercial Addition	Shell Building	Shell Finish Out	Total
FY 15	\$26,429,015.00	\$1,763,989.00	\$3,000,790.00	\$600,000.00	\$847,700.00	\$32,641,494.00
FY 16	\$16,996,060.00	\$8,523,341.00	\$-	\$4,250,000.00	\$1,597,850.00	\$31,367,251.00
FY 17	\$23,485,837.00	\$3,653,187.00	\$10,000.00	\$5,230,210.00	\$1,477,820.00	\$33,857,054.00
FY 18	\$130,159,924.00	\$11,762,592.00	\$1,210,000.00	\$1,043,140.00	\$1,900,130.00	\$146,075,786.00
FY 19	\$50,200,660.00	\$7,734,225.00	\$1,507,300.00	\$8,411,000.00	\$7,686,760.00	\$75,539,945.00
FY 20	\$61,468,744.00	\$2,982,403.00	\$6,098,750.00	\$600,000.00	\$1,622,628.00	\$72,772,525.00
FY 21	\$69,096,414.00	\$11,479,093.00	\$1,494,546.00	\$-	\$50,000.00	\$82,120,053.00

**Commercial Activity Report
April 2021**

NEW COMMERCIAL PERMITS ISSUED

PERMIT #	Project Name	ADDRESS	VALUATION	SUBMITTAL DATE	APPROVAL DATE	DATE ISSUED	
1	21-00942	Kay Jewelers	130 NW John Jones Dr 220	\$ 50,000.00	1/11/2021	1/29/2021	4/13/2021
2	COMM21-00030	Christ Chapel Bible Church	390 N Burlison Blvd	\$ 3,400,000.00	11/1/2020	12/22/2020	3/30/2021
3	COMM21-00031	Cell Tower - Remodel	415 N Burlison Blvd	\$ 50,000.00	3/17/2021	3/30/2021	4/16/2021
4	COMM21-00038	BISD - REALM Remodel	510 SW Wilshire Blvd	\$ 6,000,000.00	3/9/2021	4/7/2021	4/21/2021
5							
6							
7							
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13							
14							
15							

ACTIVE PERMITS

PERMIT #	Project Name	ADDRESS	VALUATION	SUBMITTAL DATE	APPROVAL DATE	DATE ISSUED	
1							
2	18-5177	Windmill Properties - Shell Building	301 W Hidden Creek Pkwy	\$ 861,000.00	9/25/2018	11/26/2018	11/27/2018
3	18-5210	W P Standard - Shell Building	305 W Hidden Creek Pkwy	\$ 400,000.00	10/25/2018	11/28/2018	11/28/2018
4	19-2137	Lone Star Insurance - Remodel	240 NW Newton Dr	\$ 10,000.00	5/15/2019	5/29/2019	5/29/2019
5	19-3029	Brazos Electric Substation - New	3180 S Burlison Blvd	\$ 86,490.00	6/17/2019	7/16/2019	7/19/2019
6	19-3660	Waverly Place - Apartment	1700 Fairfield Pkwy Bldg 4	\$ 1,865,491.00	5/14/2019	8/5/2019	8/29/2019
7	19-3661	Waverly Place - Apartment	1700 Fairfield Pkwy Bldg 5	\$ 2,306,626.00	5/14/2019	8/5/2019	8/29/2019
8	19-3662	Waverly Place - Apartment	1700 Fairfield Pkwy Bldg 6	\$ 1,865,491.00	5/14/2019	8/5/2019	8/29/2019
9	19-3663	Waverly Place - Apartment	1700 Fairfield Pkwy Bldg 7	\$ 1,865,491.00	5/14/2019	8/5/2019	8/29/2019
10	19-3664	Waverly Place - Apartment	1700 Fairfield Pkwy Bldg 8	\$ 2,306,626.00	5/14/2019	8/5/2019	8/29/2019
11	19-3163	Abby Development - Assisted Living / Memory Care	1600 Greenridge Dr	\$ 9,974,556.00	11/13/2017	7/24/2019	8/21/2019
12	19-3088	Abby Development - Independent Living Apartments	1640 Greenridge Dr	\$ 14,300,536.00	11/13/2017	7/18/2019	8/21/2019
13	19-1430	Ballard Plaza - New	115 SW Anderson St	\$ 370,000.00	10/29/2018	4/18/2019	10/18/2019
14	19-1433	Ballard Plaza - New	119 SW Anderson St	\$ 260,000.00	10/29/2018	4/18/2019	10/18/2019
15	19-4575	Fire Staeion #2 - New	250 E Hidden Creek Pkwy	\$ 5,434,000.00	8/26/2019	10/2/2019	10/25/2019
16	19-4819	Jack in the Box - Remodel	300 SW Wilshire Blvd	\$ 90,000.00	9/24/2019	11/12/2019	11/14/2019
17	19-5248	Gracie Barra - Remodel	201 NE Wilshire Blvd C	\$ 25,000.00	11/8/2019	12/13/2019	12/18/2019
18	20-103	Panchasarp Amenity Center - New	400 Ben Thomas St	\$ 180,000.00	11/4/2019	1/7/2020	1/9/2020
19	19-5328	Village Creek Park Bldg 1 - New	200 Village Creek Pkwy	\$ 3,589,782.00	8/5/2019	11/14/2019	1/8/2020
20	19-5330	Village Creek Park Bldg 3 - New	200 Village Creek Pkwy	\$ 11,702,124.00	8/5/2019	11/14/2019	1/8/2020
21	20-1220	Shannon Creek Apartments	1650 Candier Drive	\$ 577,500.00	1/21/2020	3/29/2020	4/9/2020
22	20-1661	The Residences at Alsbury	749 Ridgehill Dr	\$ 10,200,000.00	10/22/2019	1/15/2020	5/20/2020
23	20-2069	Burlison Land Company Inc	329 NW Renfro St	\$ 10,000.00	3/11/2020	6/4/2020	6/11/2020
24	20-1173	HEB Remodel	165 NW John Jones Dr	\$ 42,000.00	2/28/2020	3/26/2020	6/4/2020
25	20-1174	Hobby Lobby Remodel	620 SW Wilshire Blvd	\$ 235,000.00	2/11/2020	3/27/2020	6/8/2020
26	20-3275	Pathway Church Addition	325 NW Renfro St	\$ 5,750,000.00	5/20/2020	8/5/2020	8/19/2020
27	20-3603	Lashes Y'all Remodel	131 NW Hillery St A	\$ 500.00	8/14/2020	9/1/2020	9/8/2020
28	20-3276	Millis Transfer	3501 S Burlison Blvd	\$ 7,625,000.00	6/29/2020	8/12/2020	9/24/2020
29	20-4485	Ciera Bank	100 S Dobson St	\$ 967,000.00	5/22/2020	8/13/2020	12/18/2020
30	20-5231	Yukon Ventures	6501 Highpoint Pkwy	\$ 39,729,414.00	6/16/2020	12/16/2020	12/18/2020
31	20-4844	Pleasant Valley Corporation	720 NE Alsbury Blvd	\$ 500,000.00	9/25/2020	11/17/2020	1/28/2021
32	21-270	Turkey Peak Water Tank Addition	635 NW Jayellen Ave	\$ -	1/15/2021	1/22/2021	1/22/2021
33	21-419	Star Retina - Remodel	2780 SW Wilshire Bvd	\$ 200,000.00	12/21/2020	1/29/2021	2/1/2021
34	21-223	The Heights Church - Remodel	342 SW Alsbury Blvd	\$ 49,500.00	1/20/2021	2/8/2021	2/10/2021
35	21-624	Basden Steel	535 Memorial Plaza	\$ 200,000.00	2/28/2020	3/26/2020	2/26/2021
36	21-00641	DENTAL VISIONS	116 W RENFRO ST	\$ 300,300.00	1/22/2021	2/9/2021	03/02/2021
37	21-00766	JOHNSON COUNTY SUB COURTHOUSE	247 ELK DR	\$ 1,928,643.00	1/15/2021	3/4/2021	03/08/2021
38	21-00866	CRUMBL COOKIE	140 NW JOHN JONES DR 108	\$ 80,000.00	2/19/2021	3/11/2021	03/15/2021
39	21-00891	WINGSTOP	130 NW JOHN JONES DR 228	\$ 175,000.00	1/27/2021	2/25/2021	03/16/2021
40	COMM21-00027	OFFICE REMODEL	651 N BURLESON BLVD	\$ 1,000.00	3/9/2021	3/21/2021	3/23/2021
41	COMM21-00029	REED PARKE APARTMENTS - CLUBHOUSE	285 SE JOHN JONES DR	\$ 1,750,000.00	11/13/2020	3/17/2021	3/19/2021
42	APTS21-00003	REED PARKE APARTMENTS - BUILDING 1	285 SE JOHN JONES DR	\$ 4,650,000.00	11/13/2020	3/17/2021	3/19/2021
43	APTS21-00004	REED PARKE APARTMENTS - BUILDING 2	285 SE JOHN JONES DR	\$ 4,650,000.00	11/13/2020	3/17/2021	3/19/2021
44	APTS21-00005	REED PARKE APARTMENTS - BUILDING 3	285 SE JOHN JONES DR	\$ 4,650,000.00	11/13/2020	3/17/2021	3/19/2021
45	APTS21-00006	REED PARKE APARTMENTS - BUILDING 4	285 SE JOHN JONES DR	\$ 4,650,000.00	11/13/2020	3/17/2021	3/19/2021
46	APTS21-00007	REED PARKE APARTMENTS - BUILDING 5	285 SE JOHN JONES DR	\$ 4,650,000.00	11/13/2020	3/17/2021	3/19/2021
47	21-00942	Kay Jewelers	130 NW John Jones Dr 220	\$ 50,000.00	1/11/2021	1/29/2021	4/13/2021
48	COMM21-00030	Christ Chapel Bible Church	390 N Burlison Blvd	\$ 3,400,000.00	11/1/2020	12/22/2020	3/30/2021
49	COMM21-00031	Cell Tower - Remodel	415 N Burlison Blvd	\$ 50,000.00	3/17/2021	3/30/2021	4/16/2021
50	COMM21-00038	BISD - REALM Remodel	510 SW Wilshire Blvd	\$ 6,000,000.00	3/9/2021	4/7/2021	4/21/2021
		TOTAL		\$ 160,564,070.00			

COMPLETED PROJECTS

PERMIT #	Project Name	ADDRESS	VALUATION	DATE ISSUED	DATE COMPLETED	
1	20-4379	Doughboy Donuts	291 W Hidden Creek Pkwy	\$ 50,000.00	10/20/2020	4/23/2021
2	20-5012	Guardian Veterinary Center	130 NW John Jones Dr 232	\$ 239,259.00	12/11/2020	4/7/2021
3	20-4275	HEB Grocery Remodel	165 NW John Jones Dr	\$ 25,000.00	2/4/2021	3/5/2021
4	21-640	Tarpley Music	626 SW Wilshire Blvd	\$ 32,750.00	2/26/2021	4/23/2021
5	21-00760	WAGNER SMITH - REMODEL	5701 HIGHPOINT PKWY	\$ 37,000.00	3/8/2021	4/23/2021
6	18-4799	Windmill Properties - Shell	291 W Hidden Creek Pkwy	\$ 200,000.00	10/25/2018	4/23/2021
7	19-3659	Waverly Place - Apartment	1700 Fairfield Pkwy Bldg 3	\$ 2,306,626.00	8/29/2019	4/15/2021
8	21-00872	JOINT CHIROPRACTIC	1169 N BURLESON BLVD 103	\$ 49,000.00	3/12/2021	4/14/2021
9			\$ -			
10			\$ -			

COMMERCIAL CERTIFICATES OF OCCUPANCY APPLICATIONS

PERMIT #	Business Name	ADDRESS	BUSINESS TYPE	APPLICATION DATE	
1	CO21-00008	Tarpley Music	628 SW Wilshire Blvd	Music Store - Sales & Services	4/1/2021
2	CO21-00009	Crank it Up Diesel	317 SW Wilshire Blvd 103	Auto Repair Shop	4/8/2021
3	CO21-00010	Mattress Depot	140 NW John Jones Dr 148		4/9/2021
4	CO21-00011	Texana Training Solutions	228 NE Wilshire Blvd F	Certified Nursing Assistant School	4/9/2021
5	CO21-00012	Morada Burlison	611 NE Alsbury Blvd	Assisted Living	4/9/2021
6	CO21-00013	Crumb Cookies Burlison	140 NW John Jones Dr 108	Gourmet Cookie Store	4/12/2021
7	CO21-00014	Integrated Warehouse Solutions Inc	651 N Burlison Blvd	Manufacture of Dock Assemblies	4/12/2021
8	CO21-00015	Zerka Corporation	1461 E Renfro St	Retail sales of Toys, hobby and related products	4/22/2021
9	CO21-00016	The Dosh	105 W Ellison St	Video game Lounge and Electronic Repairs	4/22/2021

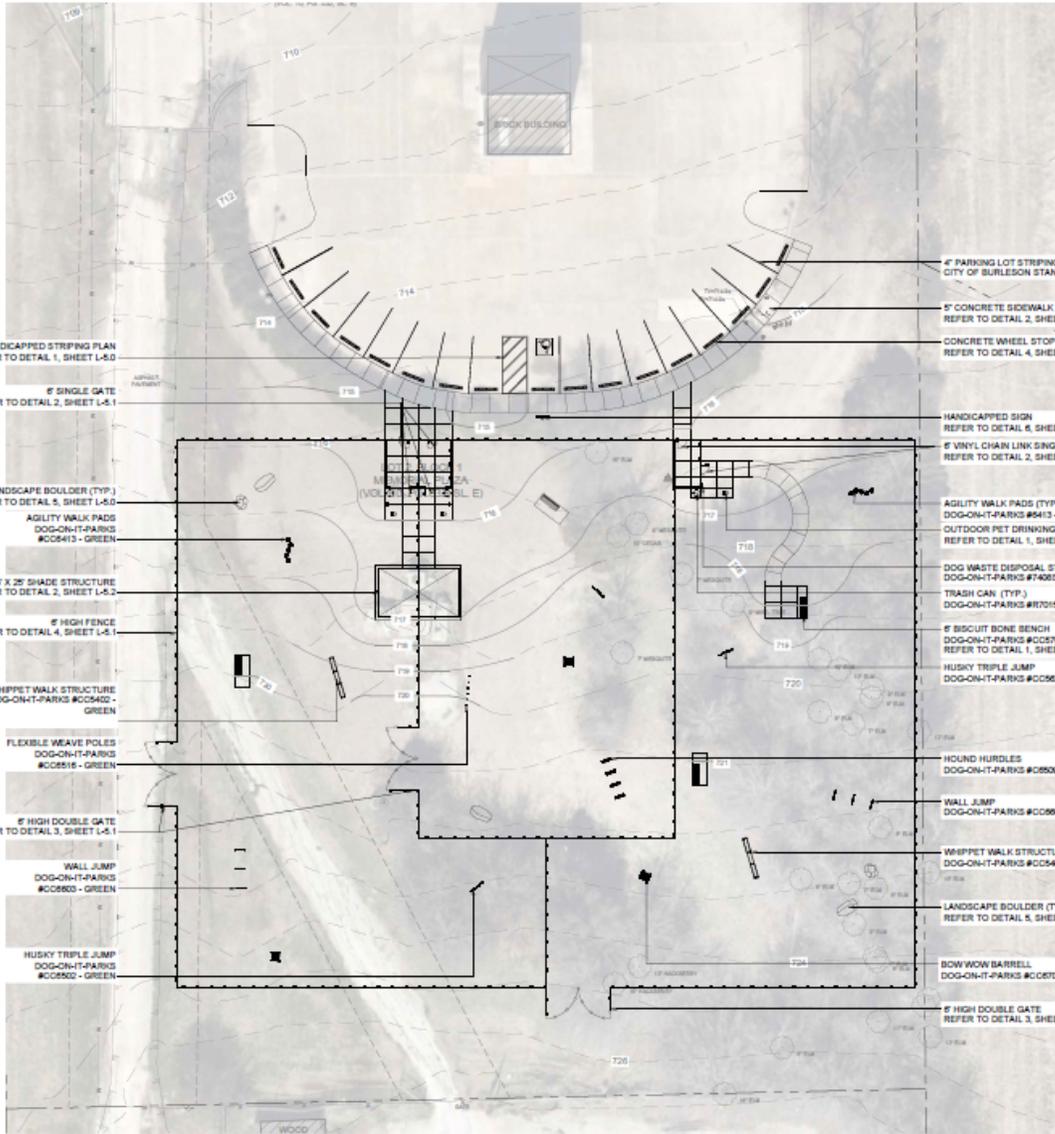
Dog Park Site Amenities

Parks Board
May 13, 2021



Feedback on amenities

- 1 Shelter
- 2 Benches
- 3 Trash Receptacles & Pet Waste Stations
- 4 Boulders
- 5 Agility Equipment
- 6 Drinking Fountain and Landscape



PROJECT DATA:

5" CONCRETE SIDEWALK ± SF

LEGEND

- DOWELED EXPANSION JOINT
- SAWCUT CONTROL JOINT
- 5" SIDEWALK
- LIGHT POLE

NOTES:

1. PROVIDE DOWELED EXPANSION JOINTS WITH SEALER ADJACENT WHERE PAVING ABUTS BUILDINGS.
2. EXPANSION JOINTS AND SAWCUTS SHALL BE CONTINUOUS THROUGH ADJACENT CURBS. (TYP.)
3. ALL QUANTITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND PROVIDING SUFFICIENT MATERIALS TO ACHIEVE THE DESIGN LAYOUT FOR ALL ELEMENTS AS SHOWN.

THIS DEVELOPMENT HAS BEEN DESIGNED TO NOT IMPEDE, IMPOUND OR BLOCK THE NATURAL FLOW OF DRAINAGE FROM OR ACCESS ADJACENT AND CONTIGUOUS PROPERTIES.

NO.	REVISIONS	DATE

Kimley-Horn

AN ENTITY OF THE STATE OF TEXAS
 1000 WEST 10TH STREET, SUITE 200
 DENVER, COLORADO 80202

Kimley-Horn

ARCHITECTS

DATE	SCALE	ASSEMBLY	DESIGNED BY	DRAWN BY	CHECKED BY

DOG PARK
 CITY OF BURLESON
 JOHNSON COUNTY, TEXAS

Parks Board clarified the need for washing stations and the quantity of parking spaces

STOP!
 CALL BEFORE YOU DIG
 TEXAS ONE CALL SYSTEM
 1-800-245-4545
 (Call 72 hours prior to digging)

TOTAL STATION LAYOUT
 KIMLEY-HORN WILL PROVIDE AN AUTOCAD FILE OF THIS PLAN TO THE CONTRACTOR'S SURVEYOR TO USE FOR LAYOUT, VIA TOTAL STATION.

NORTH

GRAPHIC SCALE IN FEET
 0 10 20 40

SITE PLAN

SHEET NUMBER
L-4.0

Shelter

25x15 pre-fabricated shelter. Will match roof color to cemetery committal shelter to tie the two spaces together.

- steel roof

*Parks Board approved of shelter style



Benches

- 6 foot biscuit bone seat with back
- Site plan calls for 7

*Parks board approved of bench style



Trash Receptacles & Pet Waste Station

Trash Receptacles-3



Pet Waste Station-3



*Parks board approved of trash
receptacle and waste stations

Boulders

Boulders will be used for aesthetic as well as functional features for dogs to use to climb and play on

- Site plan calls for 15

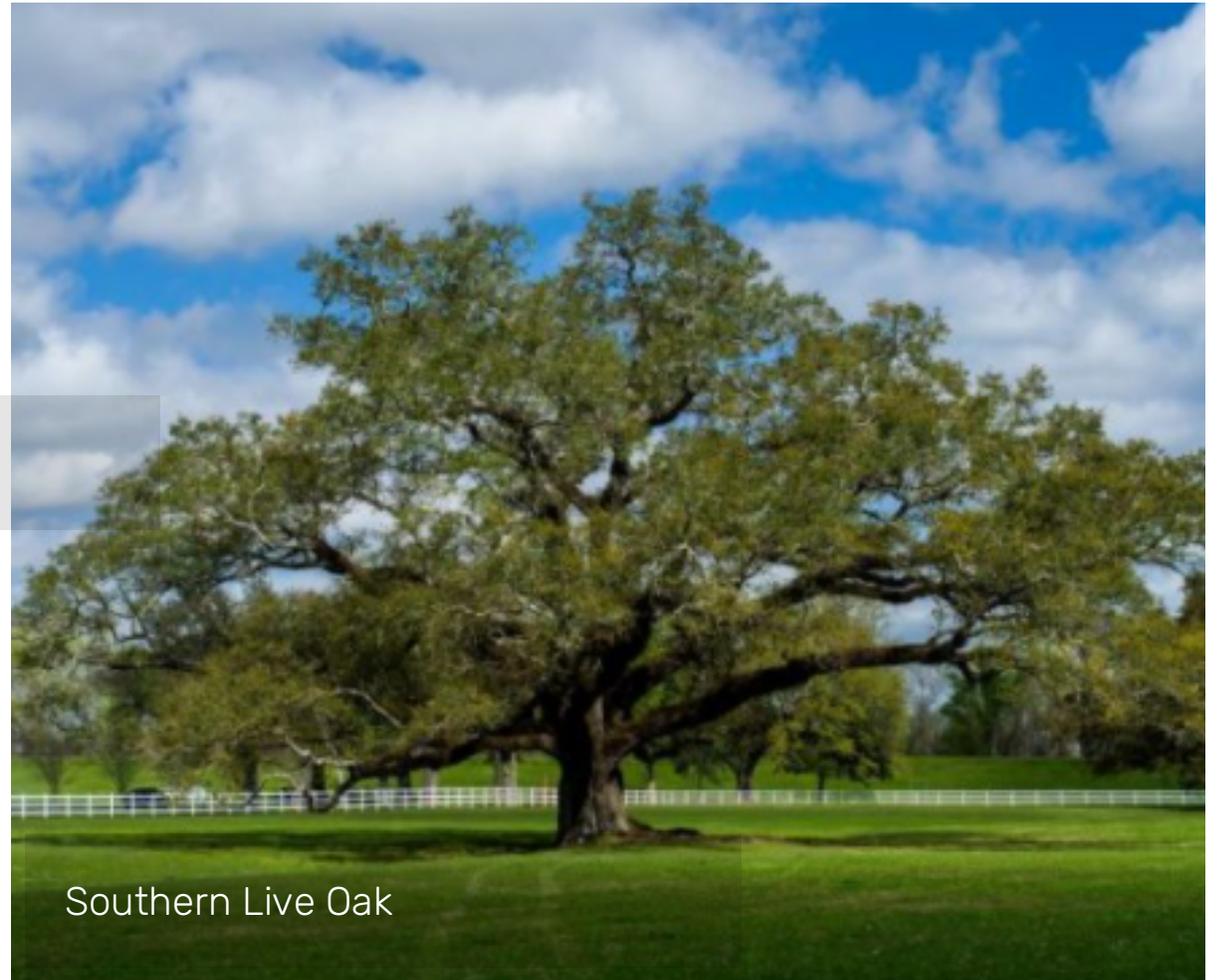
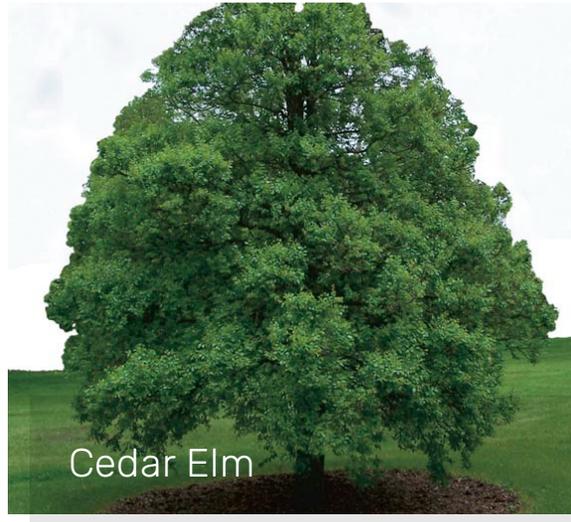


Park Board recommended
all 15 boulders

Agility Features



Landscape Plan



Feedback from Board



Zoning Code Update Project

Jennifer Pruitt AICP, LEEP-AP, CNU-A
May 28, 2021

Zoning Code Update

Last updated 2006

Encourage public and private economic incentives for the re-development of Old Town. - Comprehensive Land Use Plan, January 2000

Promote a built environment that incorporates unique identification elements, such as distinct districts, nonresidential development nodes, and landmarks that create a cohesive identity throughout the City. - Imagine Burleson, April 2010

We value: Great places to gather throughout the City. - Imagine Burleson mid-point update , October 2020

Develop a Comprehensive Plan for city facilities that fosters great place making. - Imagine Burleson mid-point update , October 2020

Encourage place making and a sense of belonging in our neighborhoods, parks and key commercial districts by focusing on long-range planning and comprehensive elements. - FY 20-21 City of Burleson Strategic Plan

Current Zoning Code



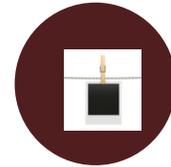
Outdated format



Parking and definition inconsistencies



Does not reflect current practices



Few graphics, photos and tables



Too complex for users



Inconsistent with other ordinances



Zoning Code Update

City initiated the RFQ process for qualified consultants August 2020

Sent RFQ to City website, Planetizen website, TX APA website, National APA website.

- Received 8 submittals.
- Clarion Associates selected

Contract to provide services awarded in 2020.

Zoning Code Update

August 9, 2020 RFP Issued for Zoning Code Update project.

Received eight proposals

Duncan

CGA

Clarion

mma

Kimley
Horn

Kendig
Keast

Code
Studio

TPUDC

Clarion selected

Matt Goeble representing Clarion

December 5, 2020: Minute Order approved by city council to enter into negotiations with Matt Goebel representing Clarion and sub of Lionhart for graphics

Focus Areas



Zoning Code for all

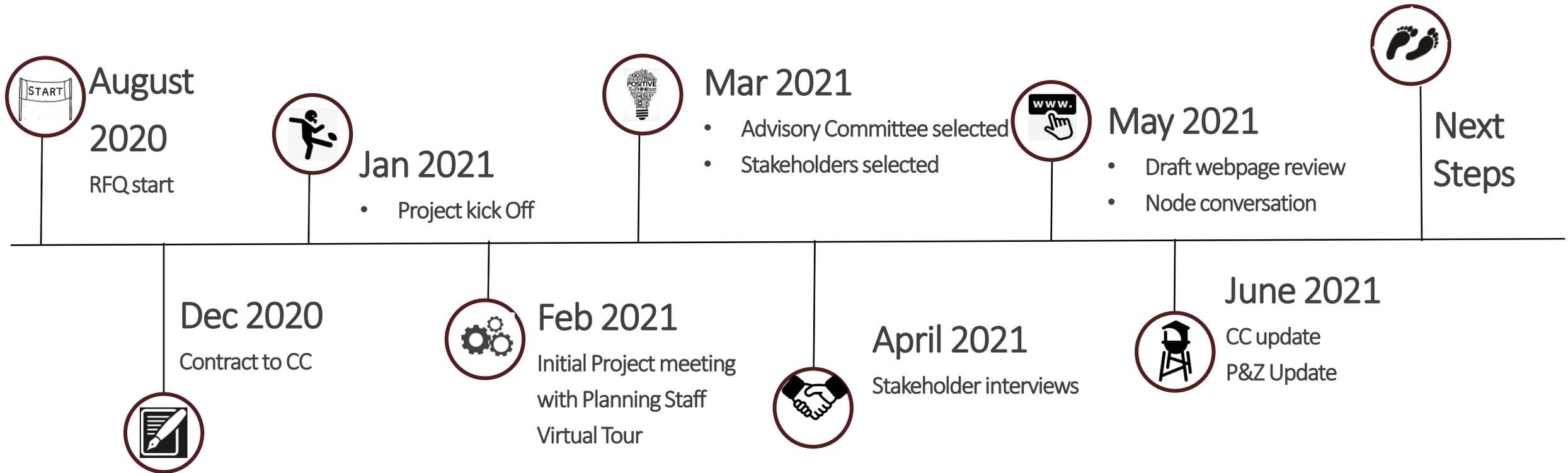


Remember what is “working”



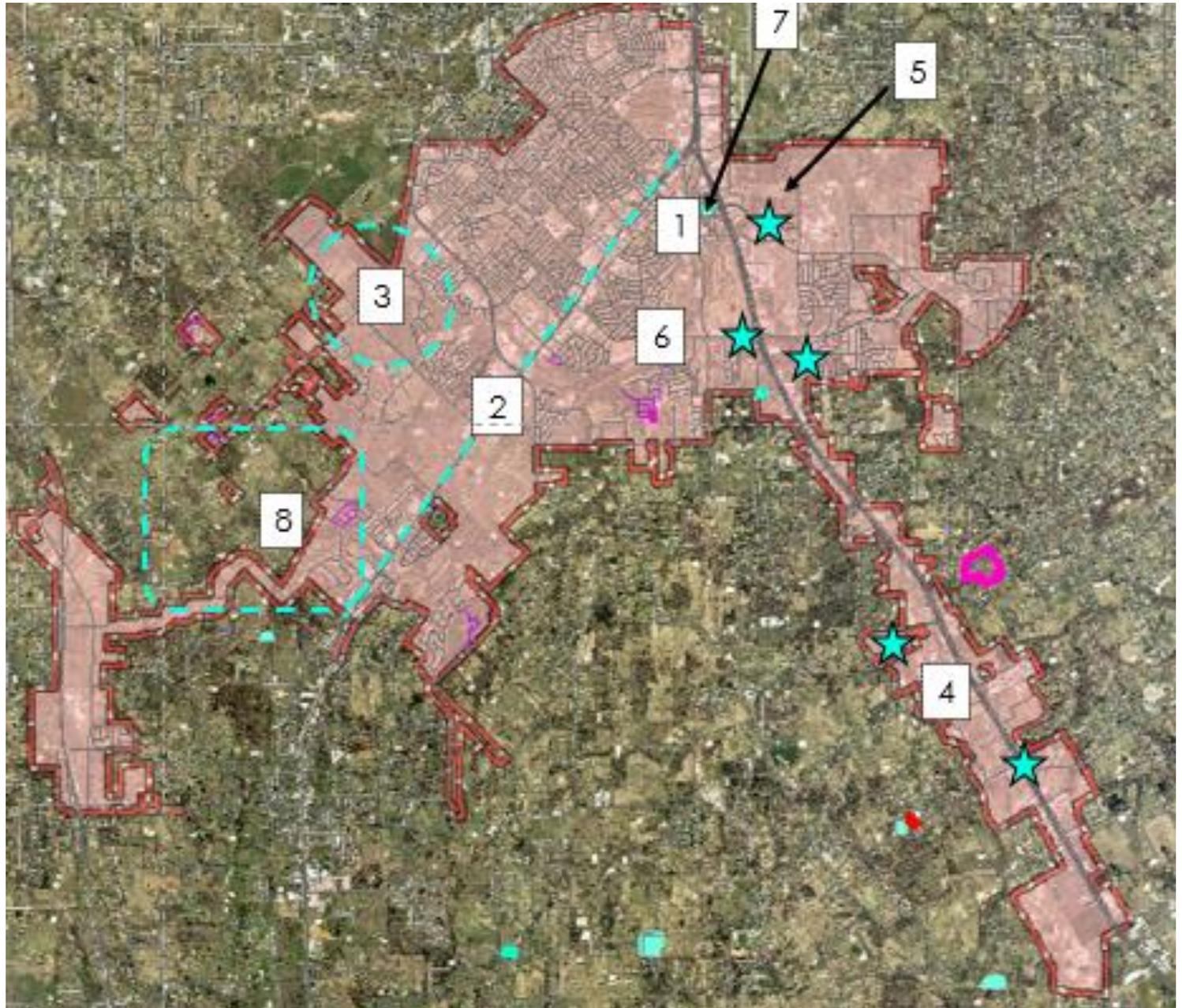
Improve customer experience at city

Overview



Virtual Tour of Burleson

- February 23, 2021
- 1. Downtown:
- 2. Wilshire Corridor:
- 3. TOD:
- 4. Highpoint Business Park:
- 5. I-35 Overlay:
- 6. The Standard at Chisenhall:
- 7. Old Town Station:
- 8. West side development:





The focus of the interviews will be on confirming the findings of the Diagnostic Report, fleshing out the topics covered in greater detail, and developing more specific recommendations for what the new Burleson Code should specifically look like.



Stakeholders

It is essential that the stakeholders represent a broad spectrum of individuals that can provide feedback related to the development regulations and related land use and zoning issues in Burleson.

Members of appointed boards (e.g., Planning and Zoning Commission and City Council) Representatives from staff agencies beyond planning (e.g., engineering, parks and recreation, public works, housing, etc.)

Developers (both residential and nonresidential) Neighborhood representatives and/or business owners.

Zoning Advisory Committee (ZAC) Local architects and/or builders, Consultants familiar with development regulations and who work with local developers and builders Chamber of commerce/economic development groups

Individual meetings with City Council members March 29 and March 30
10 group stakeholder meetings conducted (April 2, 9 and 13)

Zoning Advisory Committee (ZAC)

Joey Couto Builder

Damon Richardson John Houston Homes

Felix Wong Planner/Recent Applicant

Mica Puryear Realtor

Jonathan Cook Realtor

Kerry Branch Business Owner/Structural Steel

Tim Windmiller Developer/Builder

Kason Mobley P&Z Chairperson

Brenda Mize BISD

Staci Eisner, BISD/Developer

Rob Cronin Engineer mma

Matt Aiken P&Zer/CC/Developer

Justin Bond Developer

The Survey



In addition to scheduling stakeholder interviews, the City distributed a brief survey (that was drafted by Clarion) to the interviewees and Committee members, ideally before initial meetings. It was helpful to get participants thinking about key issues before meetings.

125 surveys related to the ZC Update

Still not too late:

<https://www.surveymonkey.com/r/BurlesonSurvey>

The goal is to obtain specific feedback on the strengths and weaknesses of the current Code.

In addition, all City staff members who regularly work with the development regulations were encouraged to respond to the survey.



Diagnostic Report

- A guide to the rewrite of the Zoning Ordinance

Improve Style

Update Table of Contents

Improve Provision for Industrial

Reduce the need to PDs

Integrate overlays to Base Districts

Development of Use Matrix

Mixed Use District evaluation

Remove Conflicts, Modernize Terminology

Project Branding



- Brand Identifier: “Burleson Zoning Code”
- Message: The goal of this update is to align the Code with the priorities identified in Burleson’s Comprehensive Plan and organize the regulations in a more logical, useful, and accessible manner.

Communications Strategy

City staff and the consultant team will rely on a broad range of approaches to “get the word out” for key events and interactions and build involvement throughout the course of the project. In addition, public meetings will be duly noticed in appropriate locations as per local/state requirements. The Public Participation Plan is based on a multi-faceted communications strategy:



Website



Surveys



In Person Meetings



Social Media



Email Blasts



Virtual Meetings



Website

- 1 — Education tool
- 2 — Clarion will be responsible for establishing/hosting website
- 3 — Primary hub
- 4 — Regularly monitored and updated as needed. Major updates will be noted.



4 major tasks:

Task 1: Project Initial Review and Analysis

1. *Review of the current ordinance and the zoning diagnostic report that was prepared as a part of the Comprehensive Plan Update.*
2. *Meetings with staff, development of an advisory committee and creation of a survey for key staff and stakeholders.*
3. *Development of a website and public participation strategy.*

Task 2: Stakeholder Interviews

1. *Interviews with stakeholders to identify key issues with the current zoning ordinance and process.*
2. *Additional interviews specifically related to nodes and form-based codes.*

Next Steps

Task 3: Draft New Zoning Code

1. Creation of a draft annotated outline for staff and advisory committee review and comment.
2. Creation of a draft outline for public input
3. Creation of the draft ordinance

June 2021

July 2021

September 2021

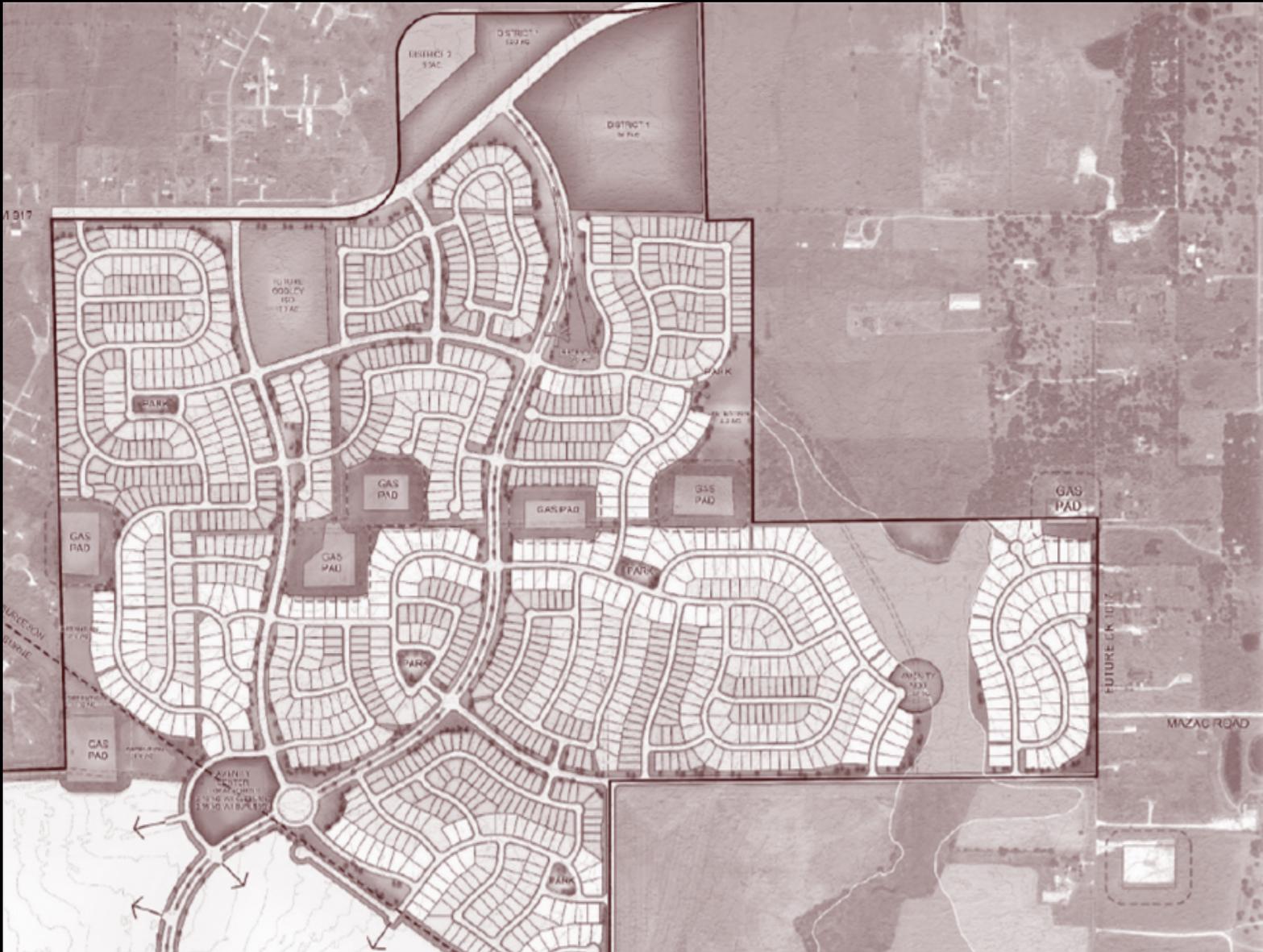
Task 4: Zoning Ordinance Adoption

1. Creation of the final draft ordinance for adoption.
2. Facilitation of public hearings and workshops

April 2022

June 2022

Questions / Comments

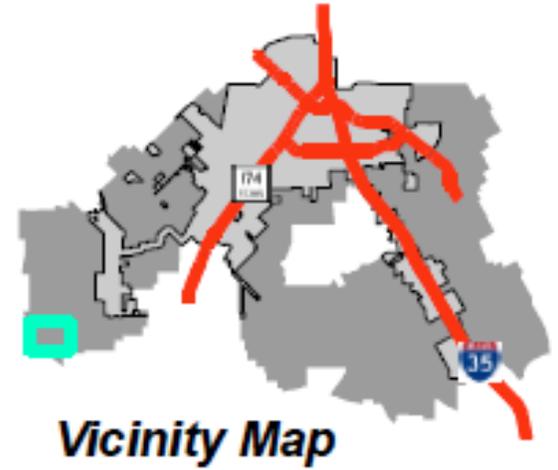
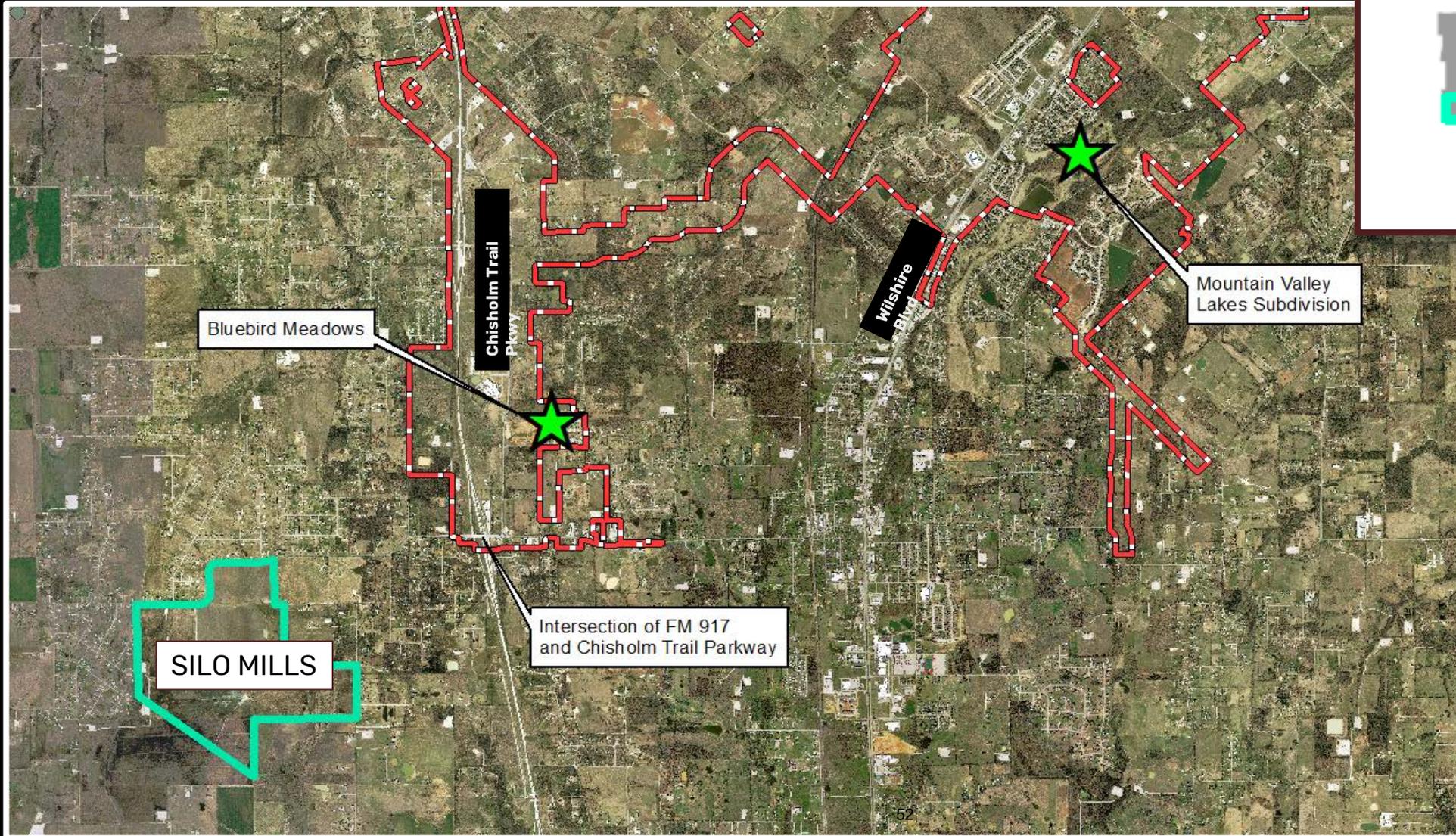


SILO MILLS DEVELOPMENT OVERVIEW

PLANNING AND
ZONING
COMMISSION
MAY 25, 2021

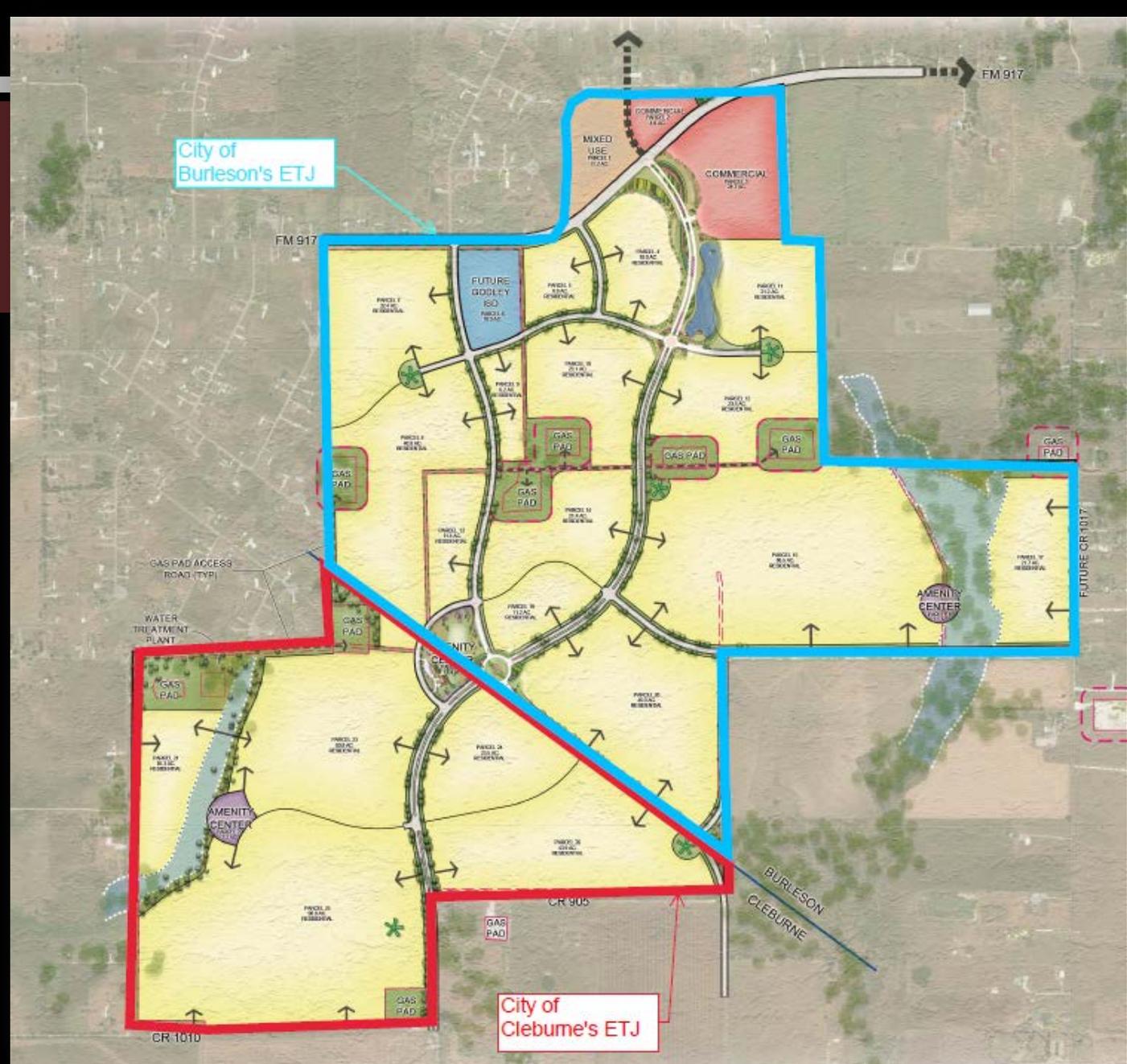


SILO MILLS

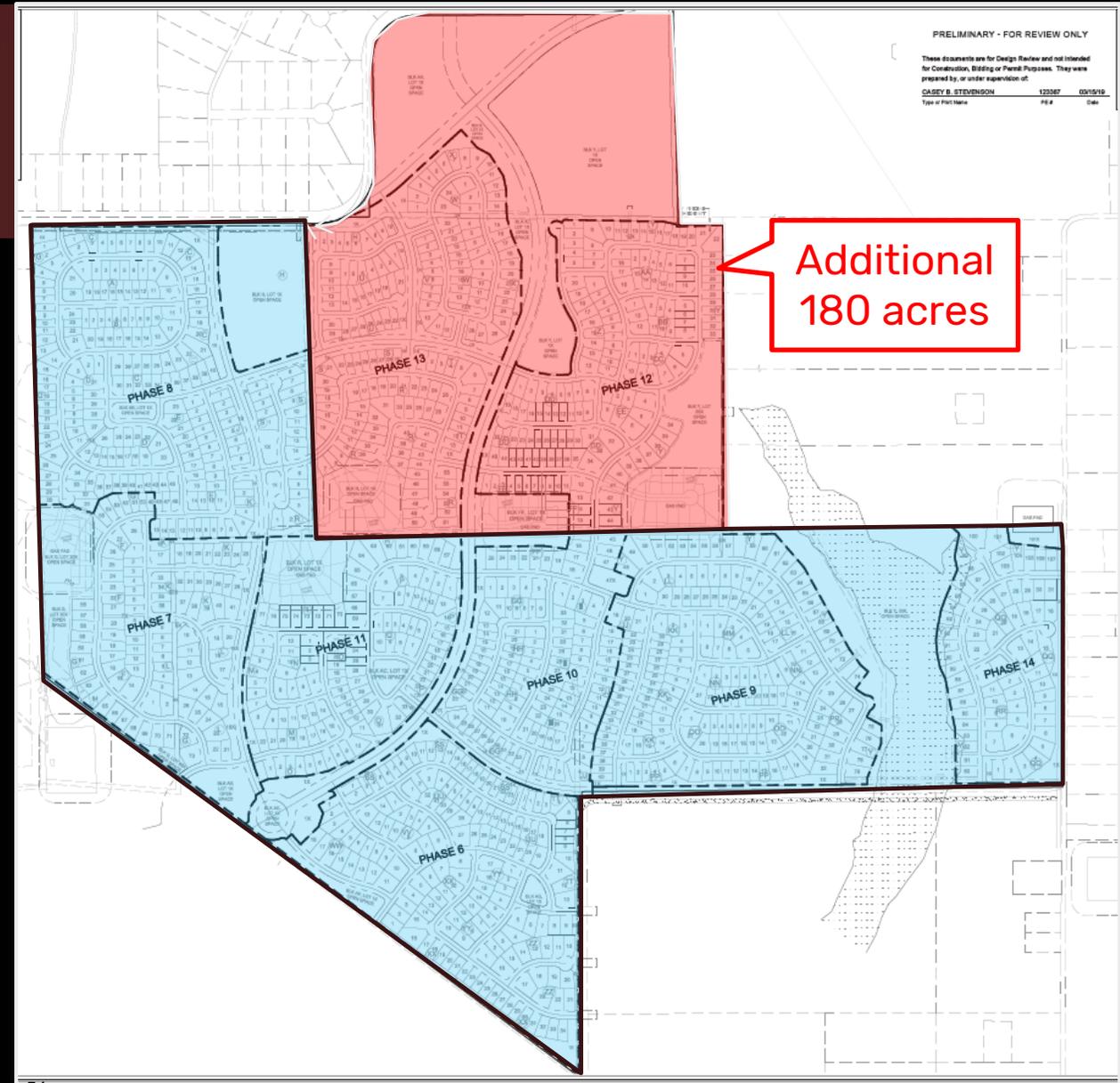


DEVELOPMENT SUMMARY

	Acreage	Lots
Burleson's ETJ	521	1,376
Commercial / Mixed Use	29	NA
Cleburne's ETJ	285	892
Total	835	2,268



DEVELOPMENT HISTORY

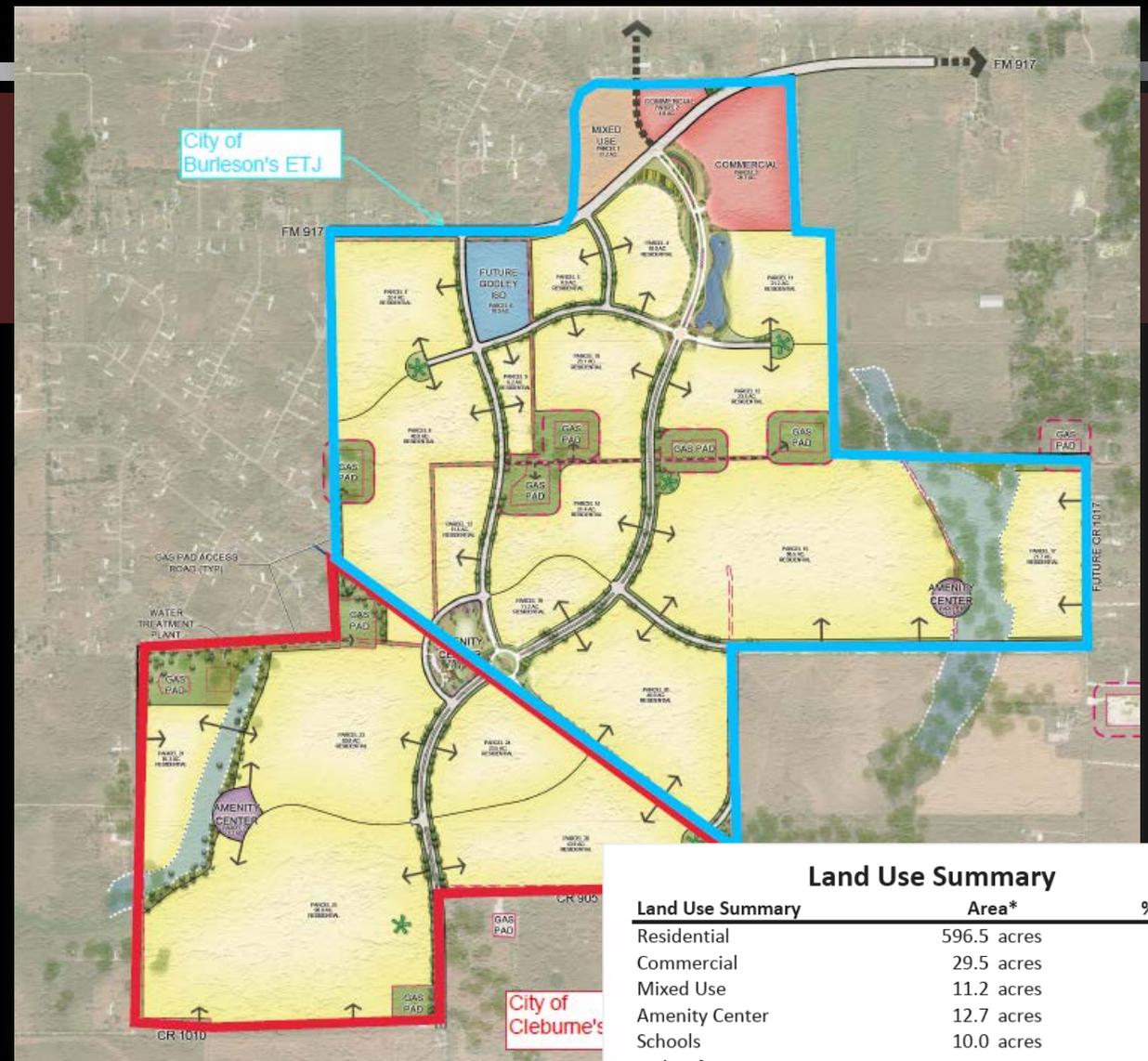


WHAT IS A MUNICIPAL MANAGEMENT DISTRICT?

MMD VS HOA

- MMD Responsible for:
 - Sanitary sewer and package plant
 - Roadways
 - Sidewalks and trails

- HOA Responsible for:
 - Private facilities
 - Landscaping
 - Screening – fencing and buffers
 - Amenities such as ponds, playgrounds, parks



Land Use Summary		
Land Use Summary	Area*	% of Area
Residential	596.5 acres	71.5%
Commercial	29.5 acres	3.5%
Mixed Use	11.2 acres	1.3%
Amenity Center	12.7 acres	1.5%
Schools	10.0 acres	1.2%
Right of way	43.9 acres	5.3%
Floodplain	29.7 acres	3.6%
Gas Pad Sites/ Easements	53.9 acres	6.5%
Open space	47.2 acres	5.7%
Total Site Area	834.6 acres*	100.0%

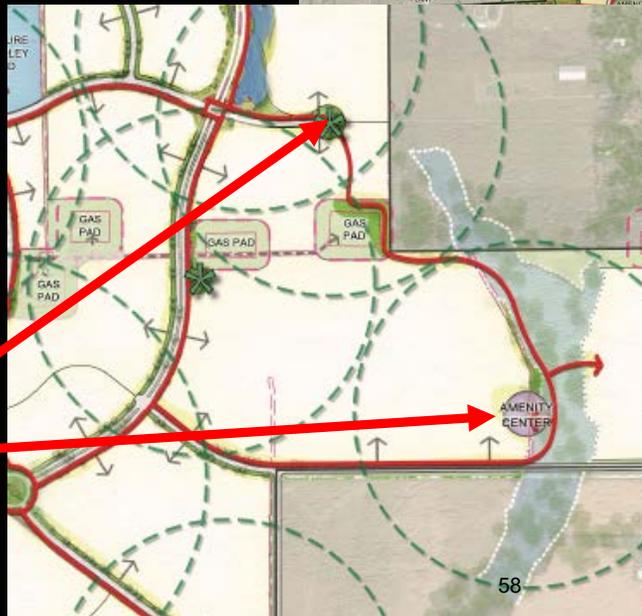
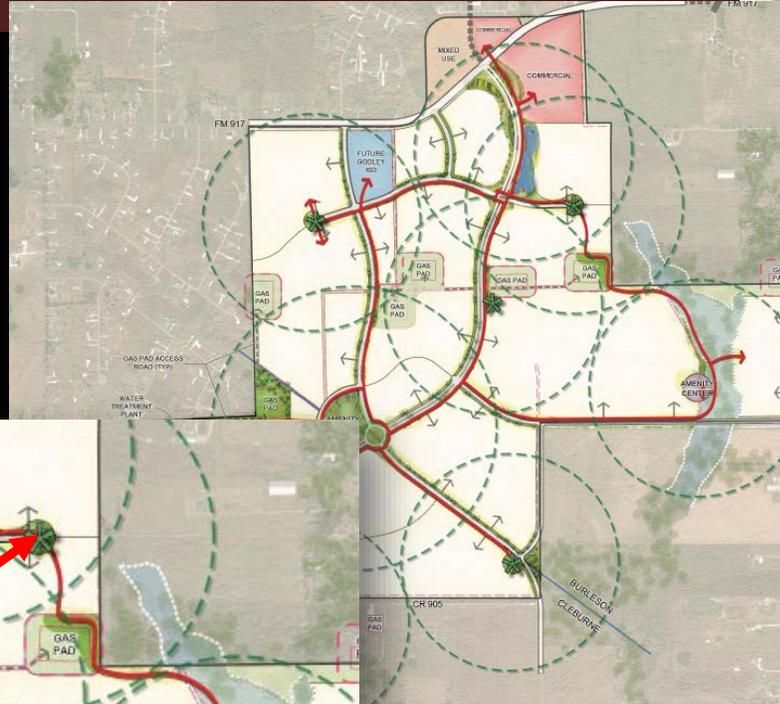
* areas are approximate due to no surveyed base information

DEVELOPMENT STANDARDS – LOT STANDARDS

- No overall lot density restriction
- Must maintain ratio shown in table to right with each plat (ensures overall ratio maintained)

	SFD5	SFD7	SFD10
Percentage of Lots	40%	40%	20%
Lot Area (min.)	5,000 square feet	7,000 square feet	10,000 square feet
Lot Width (min.) ¹	50 ft.	60 ft.	70 ft.
Lot Depth (min.)	100 ft.	115 ft.	125 ft.
Front Yard Setback (min.)	20 ft.	25 ft.	25 ft.
Side Yard Setback (min.)	5 ft.	5 ft.	7 ft.
Rear Yard Setback (min.) ²	15 ft.	15 ft.	20 ft.
Corner Yard Street Side Setback (min.)	15 ft.	15 ft.	15 ft.
Minimum living area	1,350 square feet	1,650 square feet	1,850 square feet
Building Height (max.) ³	2.5 Stories and 35 ft.	2.5 Stories and 35 ft.	2.5 Stories and 35 ft.
Lot Coverage (max.) ⁴	60%	60%	50%

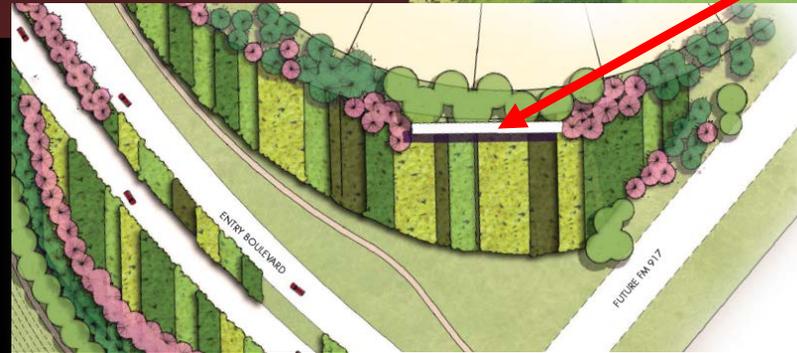
DEVELOPMENT STANDARDS AMENITIES, PARKS, OPEN SPACES



Satellite amenity center and parks



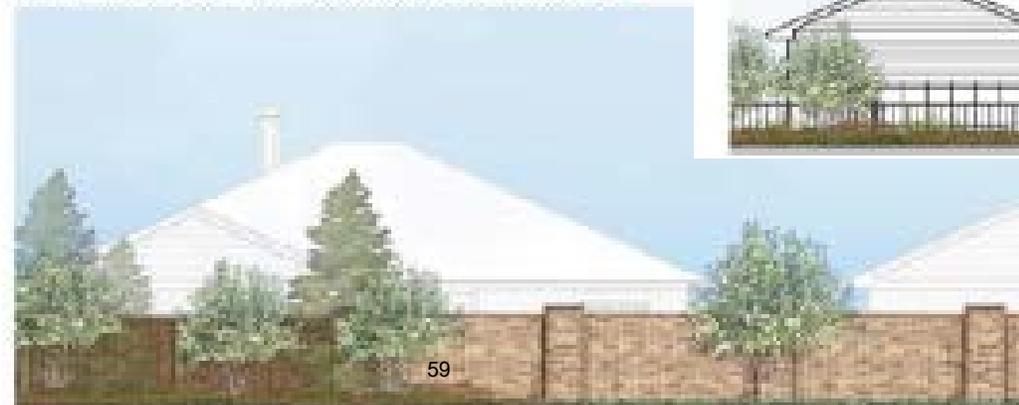
DEVELOPMENT STANDARDS SIGNAGE/SCREENING



Screening Type - 3 (Ornamental Metal Fence)



Screening Type - 1 (Masonry Screenwall)



- palette for development is included with conceptual plans
- Individual lot requirements

DEVELOPMENT STANDARDS

ARCHITECTURAL STANDARDS

Include at least 5 architectural features:

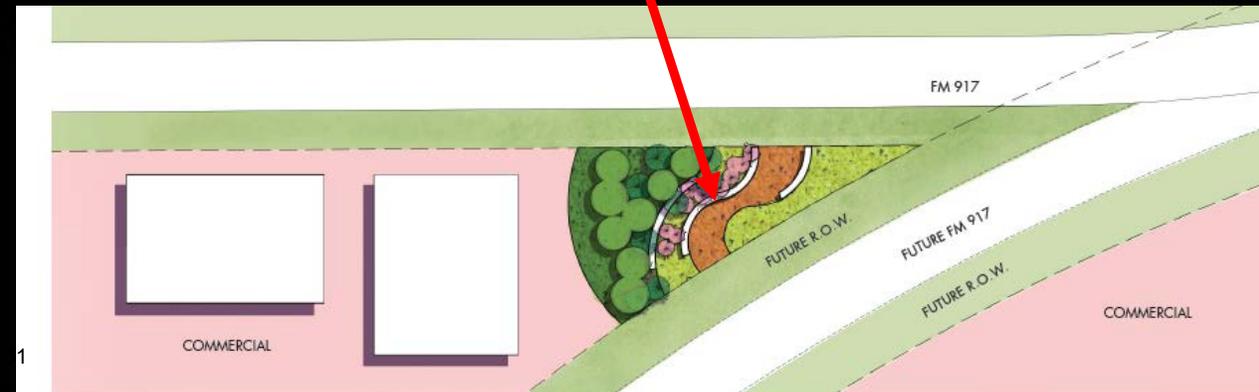
- Carriage style garage door
- Garage door not facing the street
- Bay window, must project no more than 18" in the front or rear yard, and no more than 12" in the side yard.
- Eyebrow or arched front windows
- Cast stone accents on the front elevation, minimum of 3% of front elevation
- Covered front porches of a minimum of 50 square feet
- Front porch railings of either wood or wrought iron
- Front door with at least 20% area covered with decorative glass or wrought iron
- Cupolas or turrets
- Dormers
- Gable
- Decorative attic or gables feature, minimum 2 square feet
- Two or more offsets in the front façade of at least 24" depth
- Metal roof accents
- Recessed entry, an minimum of three (3') deep
- Variable roof pitch equal to or greater than 8:12
- Exterior shutters on at least 75% of the windows on the front façade
- Masonry arches
- At least two types of masonry materials (stone, brick or stucco)

DEVELOPMENT STANDARDS

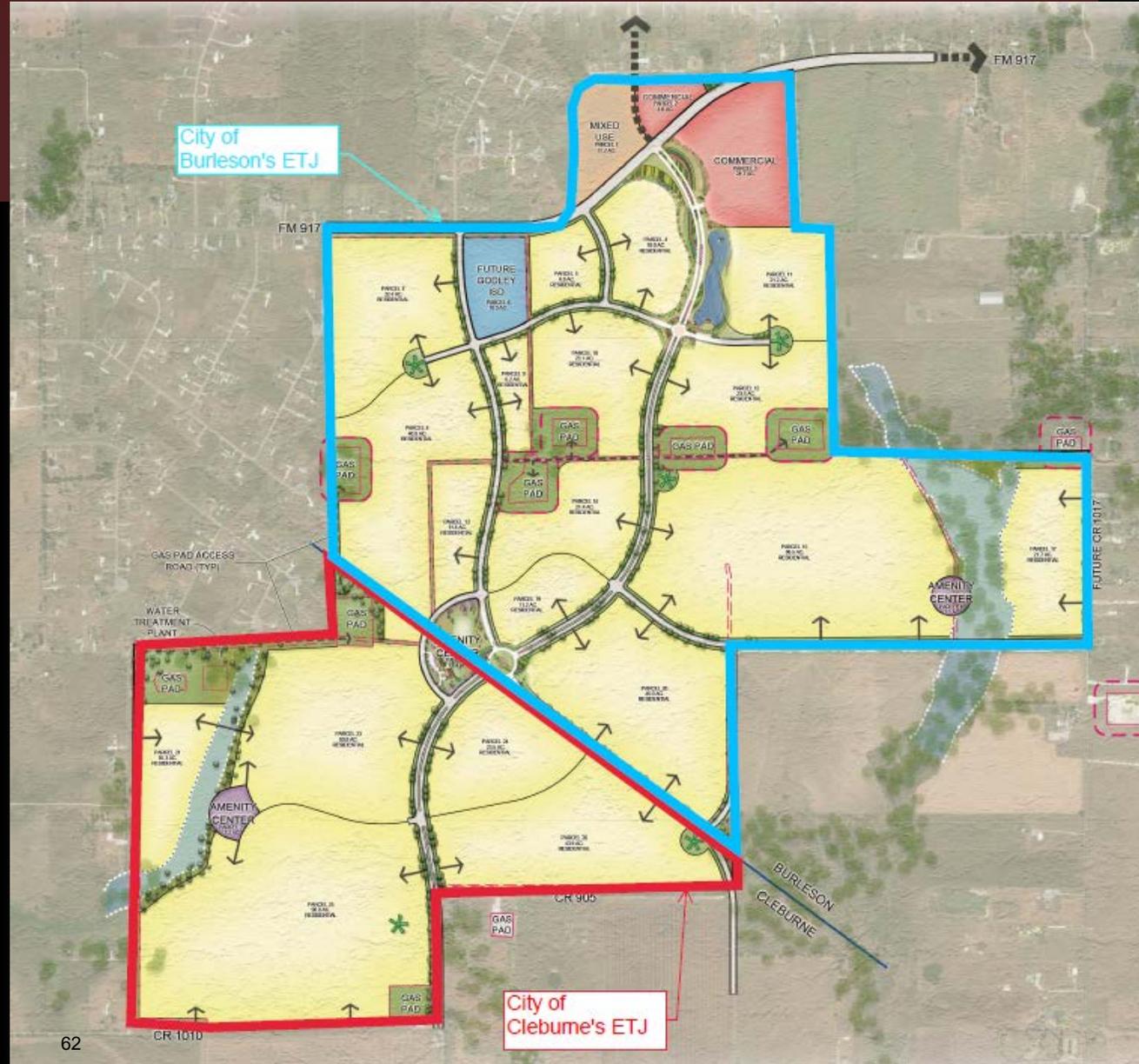
COMMERCIAL STANDARDS



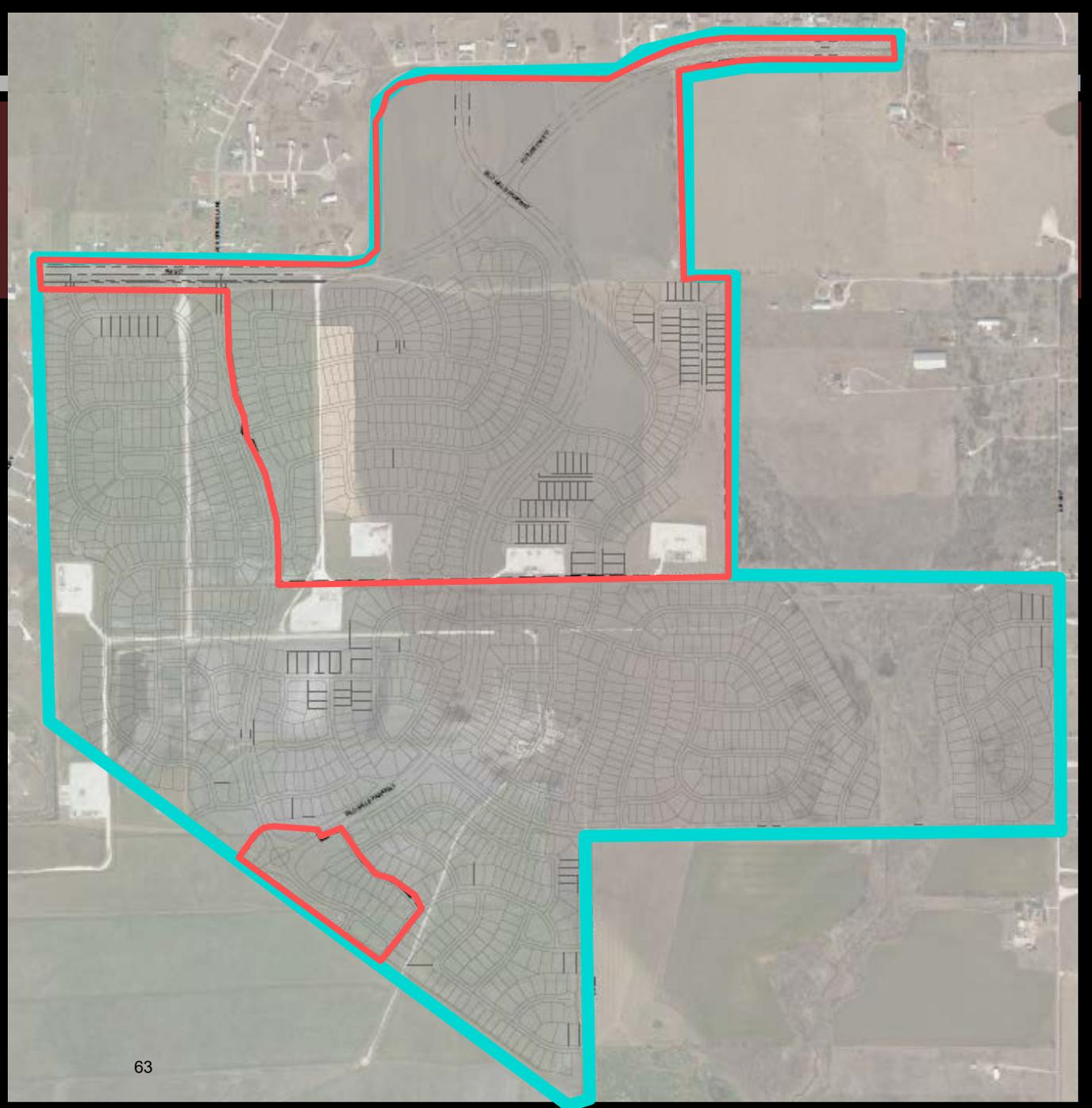
- All entrances shall be articulated and defined to present a strong entry presence
- Under 50,000 sf must include 5 architecture elements
- Over 50,000 sf must include 7 architectural elements
- Over 100,000 sf must include 8 architectural elements



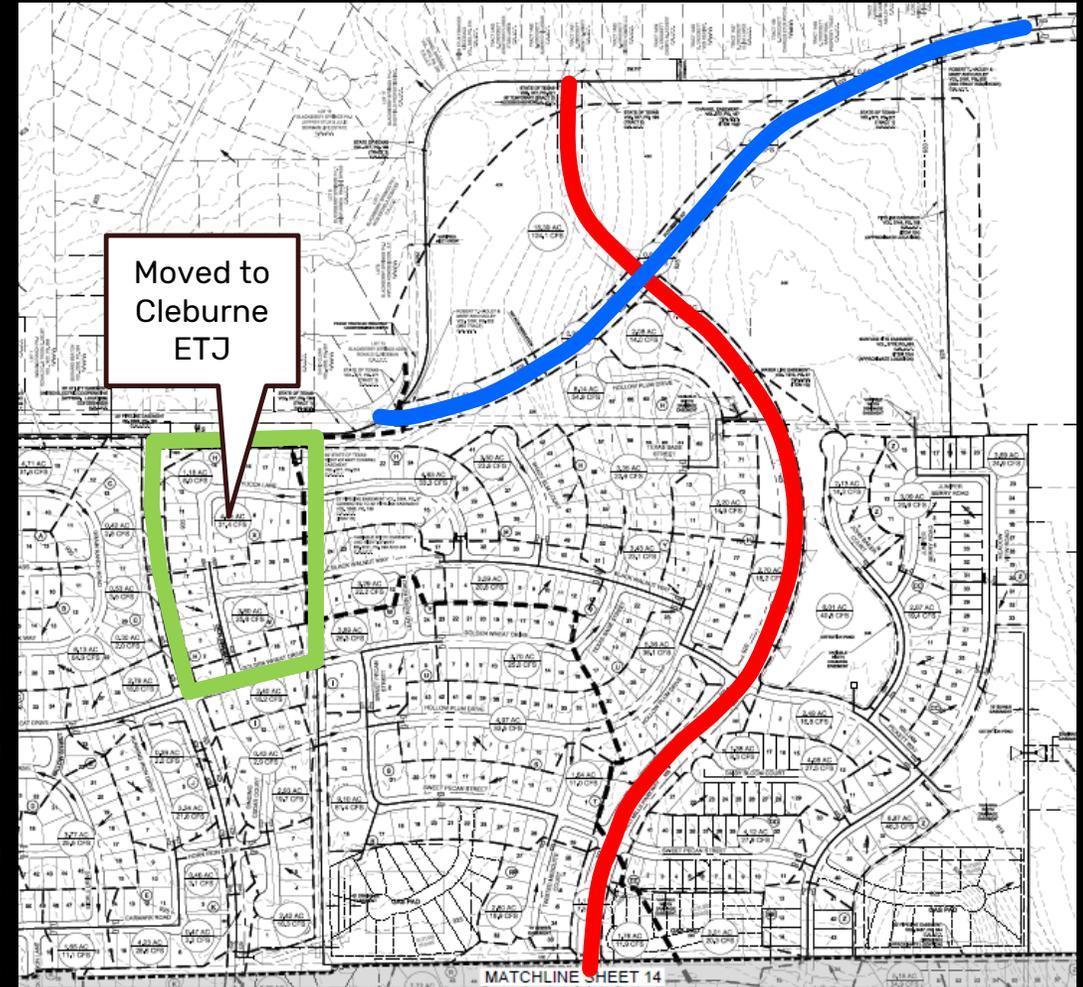
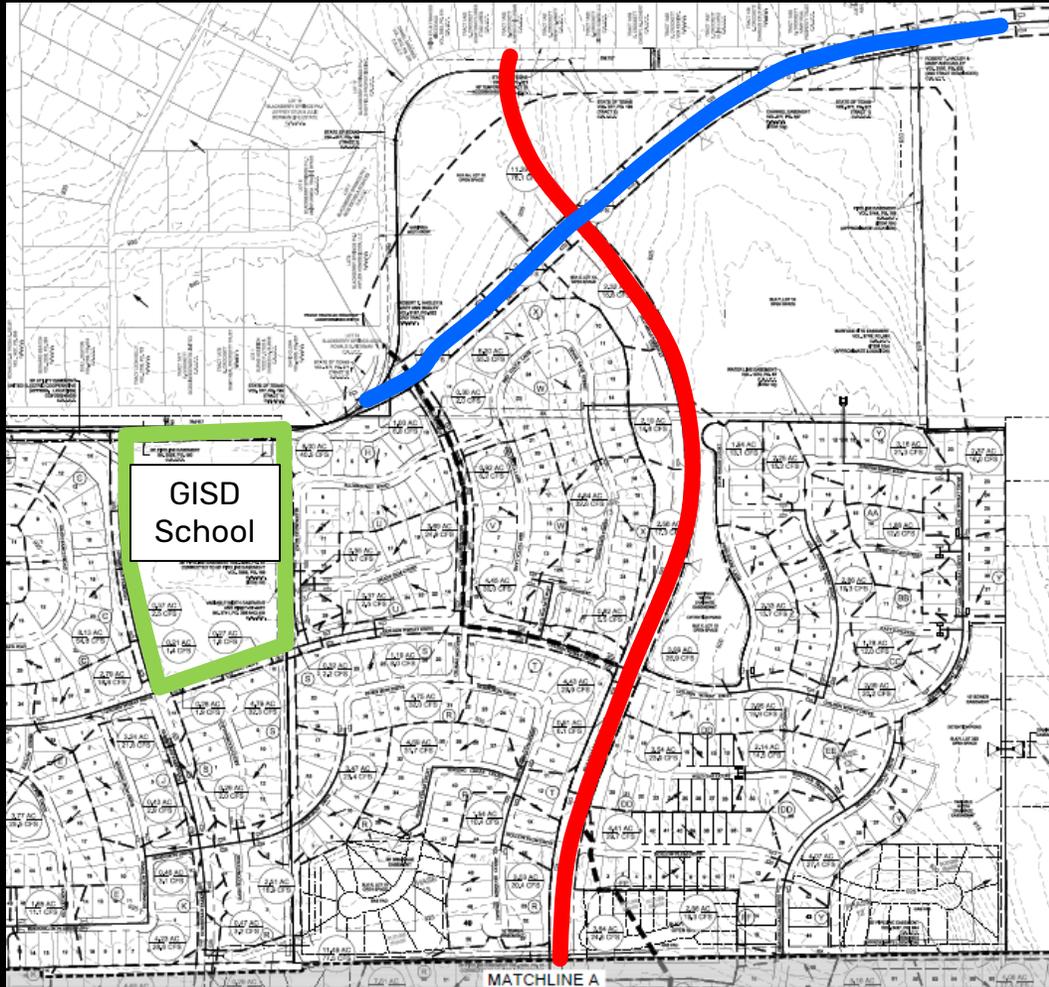
CURRENT PROJECT STATUS



NEW PRELIMINARY PLAT



NEW PRELIMINARY PLAT



PROPOSED

NEW SIGNAGE DESIGN: PRIMARY ENTRY



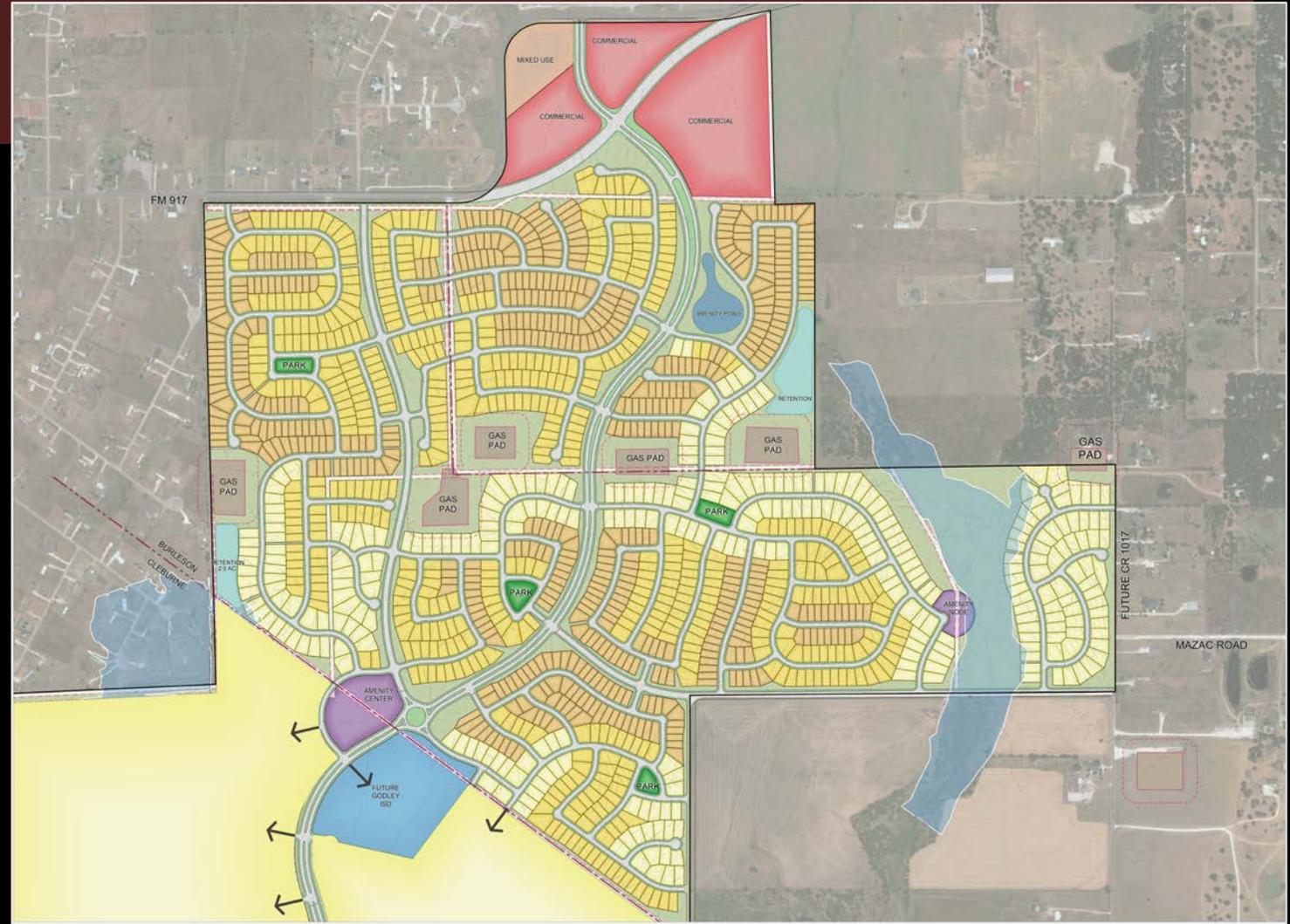
NEW SIGNAGE DESIGN: SECONDARY ENTRY

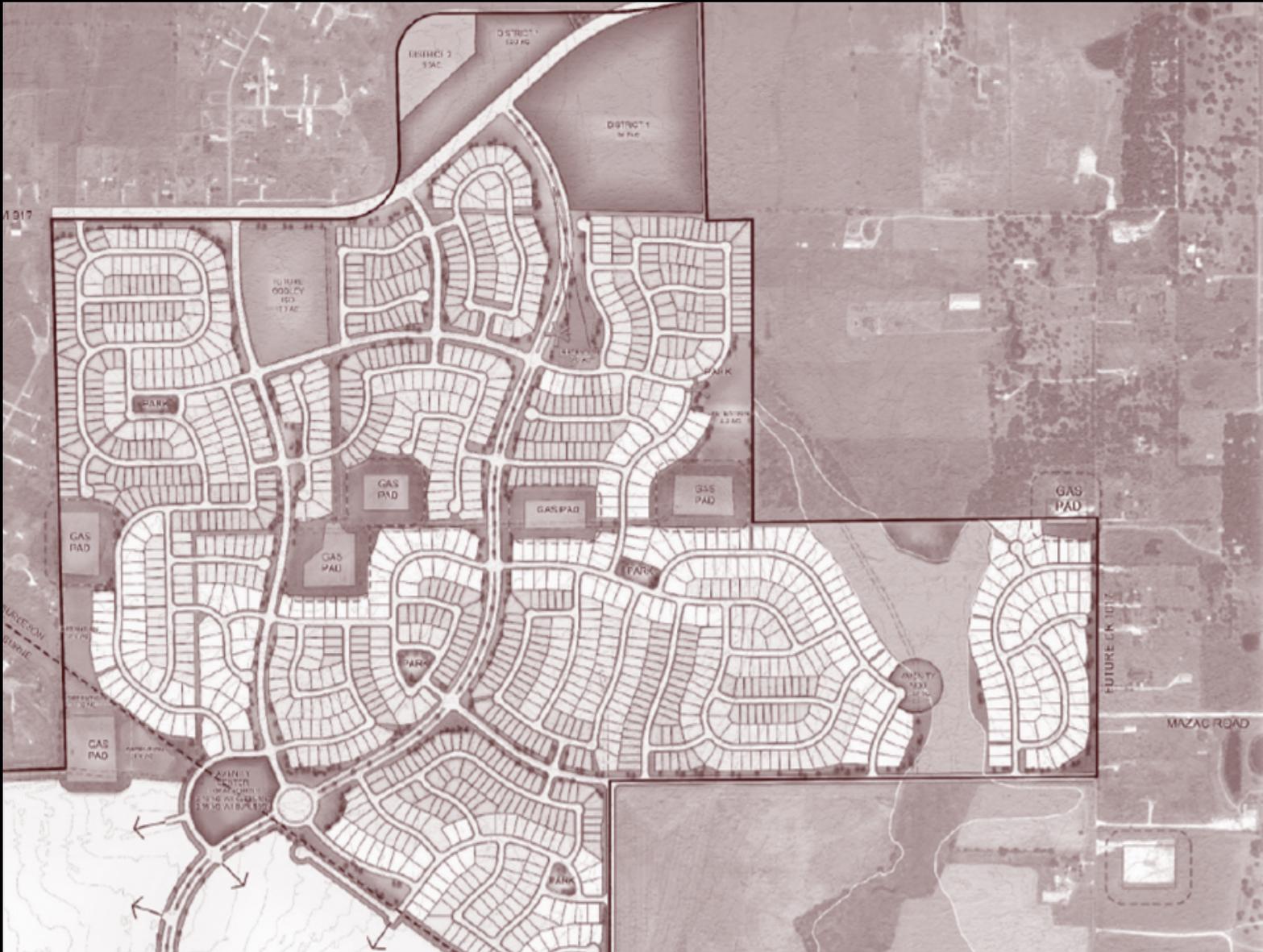


NEW SIGNAGE DESIGN: TERTIARY ENTRY



WHAT'S NEXT?





DISCUSSION

