



# WEEKLY REPORT

JUNE 30, 2023

TO: MAYOR FLETCHER AND COUNCIL MEMBERS  
FROM: TOMMY LUDWIG, INTERIM CITY MANAGER

THE CITY OF  
**BURLESON**  
TEXAS

MARKETING & COMMUNICATIONS  
141 W RENFRO, BURLESON, TX 76028 | (817)426-9622

## I. COUNCIL SCHEDULE

### **THURSDAY, JULY 6, CITY COUNCIL SPECIAL MEETING, 9:00 A.M.**

All meetings will be held at City Hall Council Chambers, 141 W. Renfro St. The meeting will be conducted in the council chambers and is also available via live stream, <https://www.burlesontx.com/watchlive>

### **REPORTS AND PRESENTATIONS:**

- Receive a report, hold a discussion, and give staff direction regarding an update on Benefits and Compensation for Fiscal 2023-2024. *(Staff Presenter: Rick DeOrdio, Director of Human Resources)*
- Receive a report, hold a discussion, and provide staff direction regarding the overview of the Public Works Department and FY24 Supplemental Budget Requests. *(Staff Presenter: Eric Oscarson, Director of Public Works)*
- Receive a report, hold a discussion, and provide staff direction regarding the overview of the Parks and Recreation Department and FY 24 Supplemental budget requests. *(Staff Presenter: Jen Basham, Director of Parks and Recreation)*
- Receive a report, hold a discussion, and give staff feedback, regarding the operational and administrative staffing assessment that considers the Department's needs over the next five years. *(Staff Presenter: K.T. Freeman & Ian Womack Senior Consultant Fitch & Associates, LLC)*
- Receive a report, hold a discussion, and provide staff direction regarding the overview of the Police Department and FY 24 Supplemental budget requests. *(Staff Presenter: Billy J. Cordell, Chief of Police)*

## II. GENERAL AND STATUS UPDATES

### A. GROUND-BASED MOSQUITOES SPRAYING TO OCCUR JUNE 30 AND JULY 1

On the afternoon of June 29, 2023, the City's environmental services division was notified that two mosquito traps tested positive for West Nile virus. This is the second and third West Nile positives of the season.

The areas are:

- **Zone 1**, is in the area of Alsbury Blvd., Summercrest Blvd., Wilshire Blvd., Renfro St., and Brushy Mound. [See map of area.](#)
- **Zone 7**, is in the area of Alsbury Boulevard, Douglas Street, Hemphill Street, the Hwy. 174 service road, and Renfro Street. [See map of area.](#)

[Find out what zone you live in](#)

The City of Burleson will conduct truck-based spraying for mosquitoes between 9 p.m. and 6 a.m. on Friday, June 30 and then again on Saturday, July 1. The spraying will be performed in targeted subdivisions within the designated spray zones.

In the event of rain or if wind speeds are above 10 miles per hour, the spraying may be rescheduled. This method of spraying targets flying mosquitoes that come in contact with the pesticide in the spray. These times have been chosen because they are the times that most mosquitoes are active (flying).

### B. 4<sup>TH</sup> OF JULY HOLIDAY HOURS

Trash/curbside recycling will not be affected by the holiday and will run as scheduled. Please set out trash and recycling at the curb by 7 a.m. on your collection date to ensure pick up.

Many city facilities will be closed on Tuesday, July 4. The exceptions are the BRiCk which will be open from 8 a.m. – 5 p.m., the Burleson Splash pad will also be open from 8 a.m. - 5 p.m. and Hidden Creek Golf Course is open for

regular play from 6:30 a.m. – 6:30 p.m. (last tee time will be 2 p.m.) Of course, public safety will be working on July 4 keeping all of us safe and the parks and recreation staff will be hosting Red, White & BTX, the city's 4th of July event at Chisenhall fields, starting at 5 p.m.

### **C. CHISHOLM SUMMIT DEVELOPMENT PROGRESS**

The Chisholm Summit Development has begun construction on the city's western border. The communications provides drone photos of the development's progress and the Lakewood Boulevard extension that will connect to the Chisholm Trail Parkway. You can see the progress as of the end of June 28, 2023, [here](#).

### **D. OUTDOOR WARNING TEST**

The monthly outdoor warning siren test is scheduled for noon Wednesday, July 5 (tests are held the first Wednesday of every month, if weather permits).

### **E. LIBRARY NEWS**

Last week families cooled off with Big Time Bubbles at the Plaza, learned about musical instruments with Tarpley Music and enjoyed singing and dancing to the music of Will Parker. Teens watched *The Neverending Story* and learned how to make their own boba tea.





### NEXT WEEK'S SUMMER READING CLUB PROGRAMS:

- **Little Makers: 4<sup>th</sup> of July (ages 2 to 6)**  
Saturday, July 1, 9-10 a.m.
- **Movie Day (*Puss in Boots: the Last Wish*)**  
Wednesday, July 5, 10 a.m.
- **Teen Craft: Shrinkydinks (ages 10 to 17)**  
Thursday, July 6, 3 p.m.

## F. SENIOR CENTER NEWS

### ASL (BASIC SIGN LANGUAGE)

Thursday, June 29, 9:30-10:30 a.m.

Exercise your brain and work on your manual dexterity as you learn a new way of communicating.

The Senior Activity Center is open to anyone over 50.

[Sign up for the Senior Center newsletter](#)



### G. FEEL GOOD FRIDAY

Students from the Center for ASD had a creative wood shop at Russell Farm Art Center on Wednesday, June 28. Students created a bird feeder and painted signs with a list of vegetables growing in the gardens at Russell Farm. A big thank you to Lee Jarrett for teaching the class. You can see the student's handiwork at the Community Gardens at Russell Farm. The Center for ASD is a non-profit that assist those with Autism and other special needs, as well as their families, both emotionally and financially.



### III. UPCOMING ROAD CONSTRUCTION/CLOSURES

[\(click to view map\)](#)



- **BUFFORD STREET – CONSTRUCTION CONTINUATION**

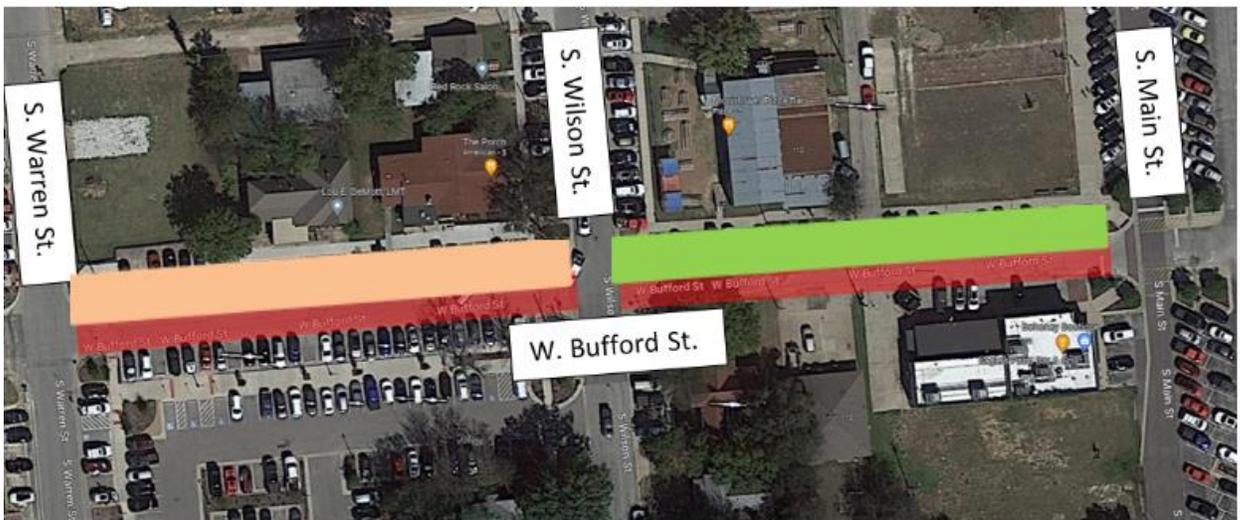
STAFF CONTACT: CITY PROJECT MANAGER, LANCE BARTON

817-426-9621 or [lbarton@burllesontx.com](mailto:lbarton@burllesontx.com)

**WILSON ST. TO MAIN STREET:** Driving lanes paving **completed** on June 16. Parking space fog seal and striping to follow.

**WARREN ST. TO WILSON STREET:** Completion of top layer (surface course) of pavement for driving lanes to be paved with Dobson phase 2 section. Parking space fog seal and striping to follow.

Currently all Bufford St. parking spaces and travel lanes are open. Future Bufford St. parking spaces fog seal and striping work notification to follow.



- **CINDY COURT PAVING & DRAINAGE IMPROVEMENTS – CONSTRUCTION CONTINUATION**

STAFF CONTACT: CITY PROJECT MANAGER, TRAVIS ROSENBAUM

817-426-9620 or [trosenbaum@burllesontx.com](mailto:trosenbaum@burllesontx.com)

Reliable Paving is continuing with the demolition, grading, and subgrade preparation of Cindy Court. Work is taking place in 3 phases as detailed in the image below.



Due to unanticipated problematic subgrade soils encountered while excavating Phase 1 of the court, the contractor may move ahead to Phase 2 before Phase 1 is fully complete while the City works with a geotechnical engineer to resolve the subgrade soil issue.

Residents should anticipate access delays during the working hours of 7:30 am to 4 pm. During this time, the contractor will work to provide access around equipment whenever possible. However, some wait may be required due to the large equipment involved.

Future asphalt paving notification to follow.

Residents were distributed flyers notifying them of the upcoming construction impact.

- **DOBSON STREET – CONSTRUCTION CONTINUATION**

STAFF CONTACT: CITY PROJECT MANAGER, LANCE BARTON  
817-426-9621 or [lbarton@burllesontx.com](mailto:lbarton@burllesontx.com)

Contractors began the Demolition, Grading, and Subgrade Preparation of S. Dobson St. on May 30. The following phase schedule is anticipated for the picture below:

**PHASE 1 (MAY 30- JUNE 16)**

Dobson St. between Renfro St. and the Town Creek Bridge (south of Miller St.) Paving Complete; Striping and seal coat to follow

**PHASE 2 (JUNE 19- JULY 26)**

Reconstruction of Dobson St. from south of the Town Creek bridge to Hidden Creek Pkwy will last approximately five weeks. This section will also be closed to through traffic but local access to residences and/or businesses will be maintained.



Traffic control plan with signage, message boards, and detour routes will be implemented during these phases.

Residents and/or Business Owners were distributed flyers of this notification the week of May 22, as well as social media posts from the City on May 27.

Future notification for Dobson St. fog seal and striping work from E. Renfro St. to Bufford St. to follow.

- **KING ST, WARREN ST, JOHNSON AVE – CONSTRUCTION CONTINUATION**

STAFF CONTACT: CITY PROJECT MANAGER, TRAVIS ROSENBAUM  
 817-426-9620 or [trosenbaum@burlesontx.com](mailto:trosenbaum@burlesontx.com)

Weather permitting, JR West Texas Concrete will begin the Demolition, Grading, and Subgrade Preparation of NE Johnson Ave, N Warren St, and W King St on June 28.

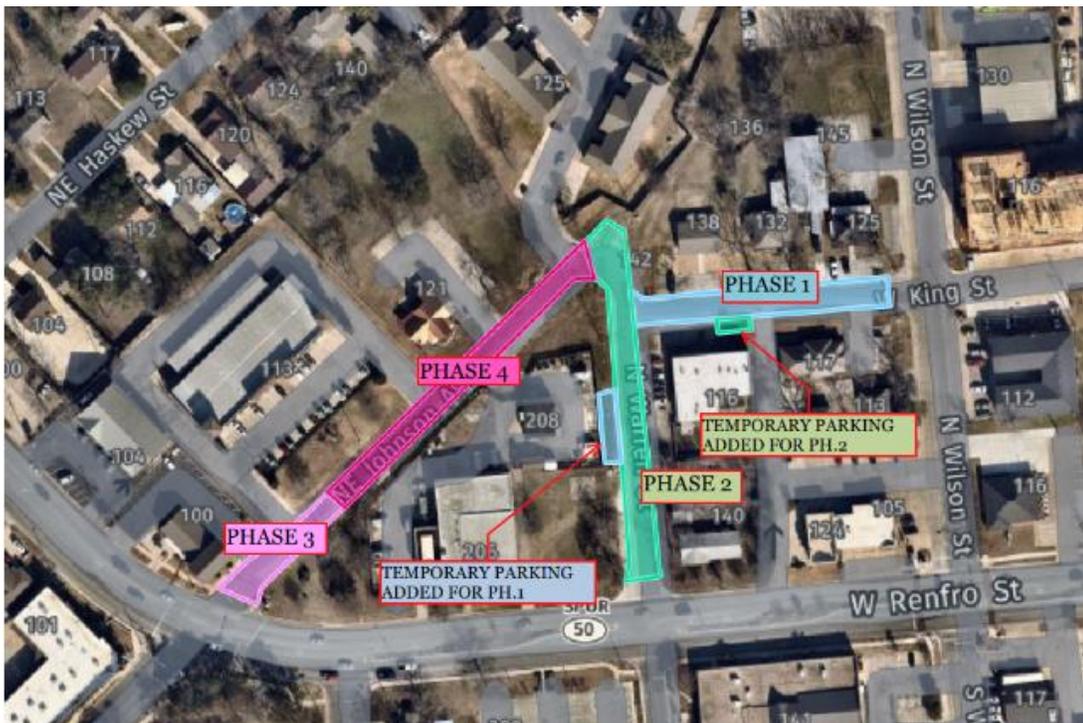
The contractor will start work on W King St first, then N Warren St, before transitioning to NE Johnson Ave.

**PHASE 1 (KING):** 6/28 – 7/5

**PHASE 2 (WARREN):** 7/6 – 7/13

**PHASE 3 (JOHNSON, PT.1):** 7/14 – 7/19

**PHASE 4 (JOHNSON, PT.2):** 7/20 – 7/27



Citizens should anticipate access delays during this work. During this time, the contractor will work to provide access around equipment whenever possible. However, some wait may be required due to the large equipment involved.

Completion of this work will leave a drivable surface for access until asphalt paving begins.

Future asphalt paving notification to follow.

Adjacent residents and business owners were distributed flyers notifying them of the upcoming construction impact.

#### **IV. PARKS CAPITAL PROJECTS**

PROJECT	STATUS	TIMELINE
<b>Oak Valley Playground and Parking Lot</b>	Parking lot and playground substantially complete. Awaiting sod, irrigation, and surfacing installation.	Scheduled ribbon-cutting ceremony: July 7, 2023, 11 a.m.
<b>Wakefield Playground</b>	Under construction	Scheduled ribbon-cutting ceremony: July 7, 2023, 10 a.m.
<b>Park Monument Signs</b>	Installations to begin August 2023 for the following parks: Centennial, Elk Ridge, Mistletoe Hill, Prairie Timber, Oak Valley, and Wakefield Heights.	Project completion: Summer 2023
<b>Bailey Lake/ Chisenhall Parking Expansions</b>	Chisenhall parking lot under construction.	Construction began 5/11/23 at Chisenhall and will begin 6/27/23 at Bailey Lake
<b>Village Creek Trail</b>	90% plans underway - acquiring easements and TXDOT LOSA	Staff has submitted the plans for consideration for grant approval. Grant award will be announced late Fall 2023.
<b>Parks Building</b>	Paving and interior walls substantially complete. Exterior paneling underway. Flooring installation and concrete finishes underway.	Project Completion: late-July 2023
<b>Shannon Creek Nature Park</b>	Sharing Parks Board and Council feedback on schematic design with design consultant.	Schematic design revisions to be presented to Council and Parks Board in August 2023
<b>City Gateway Signage</b>	Conceptual renderings approved	Council will be presented final options in August 2023 to consider.

<b>Bartlett Soccer Complex Field Renovation</b>	Substantially complete – turf grow-in currently in process	Scheduled to open for use late-August 2023. Coordinating ribbon-cutting date/ceremony with BISA.
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## V. EVENTS

Event Information can be found at [www.burlesontx.com/events](http://www.burlesontx.com/events)

- **RED, WHITE & BTX: 4<sup>TH</sup> OF JULY CELEBRATION**  
 July 4, Lions Club Parade starts at 9 a.m. in Old Town  
 Concert starts at 7:30 p.m. at Chisenhall Sports Complex  
 Fireworks start at approximately 9:20 p.m. | Free Event
  
- **OLD TOWN ART WALK**  
 July 7, 6 p.m. in conjunction with Burleson Farmer’s Market Date Night  
 Mayor Vera Calvin Plaza, 141 W Renfro St  
 Free event

## VI. ATTACHMENTS

- BPD Monthly Top 10 Most Wanted.....page 12
- Cemetery Board June 21 Meeting Summary.....page 13
- CIPAC June 22 Meeting Summary .....page 16
- Planning and Zoning June 27 Meeting Summary.....page 20

**CRIME  
STOPPERS**  
817-469-8477  
TARRANT COUNTY

# BURLESON POLICE DEPARTMENT

1161 SW Wilshire Blvd, Burleson TX, 76028  
Call Burleson PD 817-426-9903 or Crime Stoppers 817-469-8477



## TOP 10 MOST WANTED

**AS OF JULY 1, 2023**

The Burleson Police Department is seeking the community's help in locating these wanted subjects. If you have any information on their location, please contact **BPD** at **817-426-9903** or [top10@burlesontx.com](mailto:top10@burlesontx.com). If you would like to remain anonymous, you can call **Crime Stoppers** anytime 24 hours a day at **817-469-TIPS (8477)**. These subjects may be armed and dangerous. **DO NOT** attempt to apprehend these individuals yourself.



**John ARREDONDO**  
**THEFT**



**Jessica GARZA**  
**TAMPER GOV DOC**



**Juanrico GUEVARA**  
**Fail to Reg. Sex Offd**



**Richard HREJSA**  
**FORGERY**



**David HUNTSBERGER**  
**THEFT**



**Roger RODEN**  
**FRAUD**



**William SLATER**  
**STALKING**



**Robert TURNER**  
**FORGERY**



**Todd WILLIAMS**  
**ASSAULT**



**Laura ZAMORA**  
**THEFT**

The Burleson Police Department Top 10 Most Wanted is updated on the 1<sup>st</sup> of every month and available online at [www.burlesontx.com/bpdmotwanted](http://www.burlesontx.com/bpdmotwanted)



## Cemetery Board Meeting Summary

Wednesday, June 21, 2023  
 6:00 PM

City Hall - 141 W Renfro  
 Burleson, TX 76028

1. **CALL TO ORDER: 6:00 PM:** All present, except for Jaime Ibarra and John Weeks.
2. **APPROVE THE MINUTES FROM THE PARK BOARD MEETING**
  - A. Consider approval of the May 17, 2023 meeting minutes. (*Staff presenter: Kerry Montgomery, Senior Administrative Secretary*)
    - **Approved unanimously, except for absent members**
3. **CITIZEN APPEARANCES:** None
4. **REPORTS AND DISCUSSION ITEMS:**
  - A. Consider recommending approval of contract amendment with Lucas and Blessing (Burleson Cemetery Operators) to include proposed fees for grave and cremation spaces for newly expanded section of Burleson Memorial Cemetery. (*Staff Presenter: Jen Basham, Director of Parks and Recreation*)
 

***The following questions, comments and answers are not exact quotes and are paraphrased:***

    - In similar city cemetery comparisons, which ones remit sales revenues to the city? **Answer:** Mansfield, Bear Creek and Laurel Land.
    - Are the baby spaces flat? **Answer:** Yes, but may accommodate a very small monument.
    - Will the baby spaces in the original side stay the same fee? **Answer:** That is what staff is proposing.
    - **Board comment:** The increase in price for spaces in the new area is understandable because that area is irrigated. The remaining 300 spaces in the old area aren't selling because it is not as desirable, not being irrigated.
    - **Staff comment:** In addition the spaces with monuments in the old section there is no easement for the monuments, and that's why we are having to install piers to straighten them. The new section spaces have 2 ½ feet of easement to accommodate monuments with piers.
    - So you're saying in the old section, the marker is directly over the coffin? **Answer:** Yes, that's what causes the monuments to lean.
    - That is a 72% increase in fee for one space. What does that include? **Answer:** They own that space now.
    - Does that fee include the monument? **Answer:** No.
    - That is a substantial increase, and I think it's too high. **Answer:** Is there a fee you would like to propose? **Board:** I think \$2000 is more reasonable than \$2500. **Answer:** Okay. The board can approve the fee schedule with a recommendation to change the \$2500 proposed fee to \$2000.
    - Is the rule now that monuments require piers in the old section? **Answer:** Yes, they are required for new purchases.

- Does the flat markers need piers? **Answer:** No, they do not.
- So the markers that are leaning, can the family have piers installed? **Answer:** Yes, but some markers don't have family left, and we've been given direction by council to install and straighten them and have done 83 so far.
- What does it cost us to install piers and straighten the monuments? **Answer:** Approximately \$300.
- **Board comment:** I'm not comfortable with the baby space fee of \$500. I want to suggest \$400.
- The family plots are very expensive, but they can simply buy as many spaces together, if they'd like, right? **Answer:** Yes, they can.
- **Board comment:** That baby space fee increase is 104%. At \$400 that would be 63% increase.
- **Board comment:** That seems more reasonable than 104%.
- What is the difference between a cremation space and cremation niche? **Answer:** In the cremation space the remains are buried in the ground. A niche is located in the columbarium.
- Does that include the engraved plaque on the niche? **Answer:** That is likely an extra fee that will be nominal.
- How are the family plot fees decided? **Answer:** They are little more than multiple single spaces because of the location and desirability.
- Since we're lowering the price of the single spaces, shouldn't we lower the price of the family plots, too?
- **Board comment:** I think they should stay the same. You're getting premium space with a view of the fountain.
- **Board comment:** Since there are only four of those available, I think we should stay with the proposed price.
- **Board comment:** I think we should change on the single space to \$2000 and baby space to \$400.
- So we can make the recommendation, but council has the final decision, right? **Answer:** Correct. You can recommend the proposed fees with an amendment to the items you want to change and we will take that to council.
- Staff reviewed the revenue of potential earnings from the future sales with the proposed fees.
- Is there any other revenue? **Answer:** Gas well royalty funds. We are required to keep a certain amount of the fund balance in case something were to happen at the cemetery to incur unexpected expense. If there wasn't enough left in that fund to cover the expense, we would have to take it out of the general fund.
- Can you recalculate the numbers including our recommended lower fees? **Answer:** We can take a brief break and number crunch now or you can table the item and we will bring it back to you at the next meeting.
- Are we on a time crunch? I know people who are waiting to purchase space for their loved ones. When will it go to council if we recommend tonight? **Answer:** August.
- **Staff comment:** We cannot sell spaces without established fees.
- There is no maintenance for staff in regards to the niches, right? **Answer:** Correct.
- Staff recalculated revenue with the recommended space fees, which would

reduce the revenue by nearly half. **Staff comment:** Keep in mind that we expect to sell all spaces in twenty years, so after that we will have no revenue and still \$74k expense to maintain the cemetery.

- We can't use the land adjacent to expand again? **Answer:** It is park land and we could have it re-designated for cemetery expansion. Or we could purchase property elsewhere and build an additional cemetery.
- Could we limit the sale of plots in the old space to flats only – no monuments. **Answer:** We could.
- **Board comment:** Thank you for presenting this very clearly and easy to understand.
- **Action:** Jamie Jones made a motion to recommend restricting future plot purchases to flat markers only at \$1700 per space, single space in new section fee to \$2000 and baby spaces to \$400. Recommending all other proposed fees. Vanessa Shimek seconded the motion. The motion passed 6-0, with 2 members being absent.

## 5. **COMMUNITY ANNOUNCEMENTS**

A. None

## 6. **BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS**

Add detailed cemetery info to website, such as Frequently Asked Questions in regards to the cemetery. Financial report. Next meeting in September 2023.

## 7. **ADJOURN**

6:57 PM

Jen Basham  
 Director of Parks and Recreation  
 817-426-9201  
 jbasham@burlesontx.com



## Memo

**Date:** June 26, 2023  
**To:** Tommy Ludwig, Interim City Manager  
**From:** Eric Oscarson, Director of Public Works  
**Subject:** June 22 Capital Improvements Program Advisory Committee (CIPAC) Meeting

This memo provides a summary of the fifth meeting of the recently re-constituted CIPAC held on Thursday, June 22, 2023, at City Hall.

All members of the committee were in attendance. The committee **approved the minutes of their previous meeting held on June 6, 2023**. There were no public speakers and one citizen in attendance. The remainder of the meeting was devoted to a robust and interactive working session for the committee to ultimately develop and approve their recommendations for updates to roadway, water, and wastewater impact fees.

Chairwoman Alexa Boedeker led committee discussions on roadway impact fees followed by water and wastewater impact fees.

Questions (with responses) and comments from the committee's discussion include:

- Recommended roadway impact fees should follow the analysis and vary by service area as opposed to the current structure.
- Residential, commercial, and industrial impact fees for roadways should be treated the same as other developments in the same service area.
- Given that approximately \$11m in total impact fees (roadway, water, and wastewater) were collected over the previous four years, the recommended fees should increase and we should suggest that the City Council make the new fees effective as soon as possible, like October 1. This should give ample time to publicize the new rates.
- If fees are not increased, it could put us further behind in regards to building the infrastructure for future growth.

- Currently assessed [roadway] fees are very low compared to the maximum allowable fees and that makes less funding available to complete these projects.
- Are other cities experiencing similar significant increases in their impact fees? **Answer:** Each city has its own set of circumstances in terms of how built out the city is, how rates have been assessed historically, etc. There are cities in the region that are currently going through a process similar to Burleson right now. One example is Mansfield where just in the last two weeks the Council voted to increase the roadway impact fee for at least one of their service areas from \$2,200 to \$4,900 per single family residential unit. Again, each city is different, but it is my understanding that part of their rationale was that their fees had been assessed at relatively low levels for several years and this increase was deemed necessary to fund infrastructure resulting from growth.
- Even setting new impact fees at the maximums that came out of the studies won't have a negative effect on development. Developers understand that this is a cost of development and these numbers would not make Burleson less competitive as a place to build.
- Can we set fees to automatically increase annually or on some other schedule? **Answer:** If fees set by a City Council approved ordinance are set at less than the maximum allowable levels, then those fees could be scheduled to automatically increase over time as long as they never exceed the maximum allowable rates established in the current studies. This would have to be included in the ordinance to happen automatically.
- I realize the fee study has to be done every five years according to state law, but is there anything that prohibits the study on a shorter timetable? **Answer:** No, the City can review the fees and programs on a more frequent basis as long as the comprehensive study is conducted, the CIPAC reviews and recommends, and all of the other steps required to modify the fees are completed.
- The water and wastewater fees have been assessed at 100% of the maximum for several years and we should stay at the 100% level to offset some of the costs of these projects.
- How often does Fort Worth update the pass-through fees that projects in Burleson have to pay? **Answer:** The City of Fort Worth is currently on a three-year cycle.
- Do other cities pay the pass-through fees to Fort Worth? **Answer:** Yes, cities who are wholesale water customers of the City of Fort Worth also pay the pass-through impact fees to Fort Worth.
- The goal of the impact fees is to have development pay its fair share of infrastructure costs to support the development. Given that we can't consider 50% of the eligible project costs per state law, impact fees are already discounted even if we recommend the maximum.

- When are the fees assessed on a project? **Answer:** Fees are calculated and assessed at platting and payable when building permits are issued.
- Are developers able to negotiate the impact fees they pay? **Answer:** In general, impact fees are assessed according to the City ordinance approved by Council. Developers are able to get credits against their assessed fees based on infrastructure that they install. Depending on the type of development, developers may seek other financial incentives from the City, but there are no negotiations, per se, of the impact fees.
- If the City Council does not approve increases in impact fees, where does the difference come from to fund the projects? **Answer:** Water and Wastewater operate as an enterprise fund separate and apart from the City's general fund, so projects would most likely be funded from increases in water and wastewater rates paid by all customers necessary to service additional debt issued. Roadway projects would likely be funded from additional property tax levy to service additional short- or long-term City debt.

Once consensus was developed, the **committee voted and unanimously approved recommending the following to the City Council:**

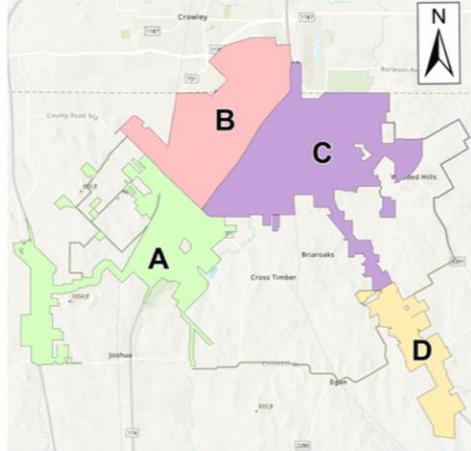
1. Adoption of the Draft Roadway Impact Fee Study developed by Kimley-Horn and Associates, Inc. including updated land use assumptions, capital plan, and Maximum Assessable Fee per service unit for each of the four service areas.
2. Adoption of new Roadway Impact Fees by Service Area as outlined below and with an effective date no later than October 1, 2023.

Service Area	Maximum Allowable Fee (2017 Study)	Currently Assessed Fee			Maximum Allowable Fee (2023 Study)	Recommended		
		Residential	Non-residential	Industrial		Residential	Non-residential	Industrial
A	\$771	\$408	\$300	\$200	\$1,632	\$1,632	\$1,632	\$1,632
B	\$657	\$408	\$300	\$200	\$703	\$703	\$703	\$703
C	\$1,152	\$408	\$300	\$200	\$1,954	\$1,954	\$1,954	\$1,954
D	\$976	\$408	\$300	\$0	\$1,365	\$1,365	\$1,365	\$1,365

For convenience, the following provides an overview of the four service areas

## Impact Fee Components – Service Areas

- **Service areas created by maximum 6-mile trip length**
- Hulen provides division between Service Areas A and B
- Wilshire (SH 174) provides division between Service Areas B and C
- Service Area D is provided for primarily industrial land uses
- Strip annexations are incorporated into adjacent service area while maintaining maximum 6-mile trip length



**Kimley»Horn**

**THE CITY OF  
BURLESON  
TEXAS**

3. Adoption of the Draft Water and Wastewater Impact Fee Study developed by Freese and Nichols, Inc. including updated land use assumptions, population projections, capital plan, and Maximum Assessable Fees per service unit for water and wastewater.
4. Adoption of new Water and Wastewater Impact Fees as outlined below continuing assessments at 100% of the new Maximums Allowable and with an effective date no later than October 1, 2023.

Water				Wastewater				Combined Total	
Max Allowable	Currently Assessed	New Max Allowable	Recommended	Max Allowable	Currently Assessed	New Max Allowable	Recommended	Current	Recommended
\$2,624	\$2,624	\$2,492	\$2,492	\$1,312	\$1,312	\$1,731	\$1,731	\$3,936	\$4,223

All fees based on a 5/8" meter which corresponds to 1.0 Equivalent Service Unit.

Staff will be working on Council Agenda items to present the CIPAC's recommendations, establish a public hearing, and associated activities over the next month.



## Planning and Zoning Commission Meeting Summary

Tuesday, June 27, 2023  
6:00 PM

City Hall - 141 W Renfro  
Burleson, TX 76028

On Tuesday June 27, 2023, the Planning and Zoning Commission met for its regularly scheduled meeting at 6 p.m. The Commission had 9 members in attendance and the following items were discussed and acted on:

- **Consent Agenda Items:**
  - Approval of the minutes from the June 13, 2023 meeting.
  - Approval of a Replat for Christ Chapel Bible Church Addition, Case 23-046.
  - A motion and a second were made to approve all consent items and there was no discussion; the motion to approve passed by a unanimous vote of 9-0.
- **Public Hearings:**
  - Consider an ordinance for a zoning change request from "A" Agriculture to "SFE" Single Family Estate for three (3) one (1) acre lot (Case #23-044).
    - Staff presented the zoning change request that would allow a currently zoned agricultural lot to be rezoned Single Family Estates (SFE) and subdivided and platted into three (3), one (1) acre residential lots.
      - The Chairman opened the public hearing at 6:06PM; the applicant was present, and there to speak in support of the request and to answer any questions from the Commissioners.
        - There were no questions from the Commissioners and no speakers in support or opposition to the case.
        - The Chair closed the public hearing at 6:06PM.
      - There was a motion and a second made to **recommend approval** of the zoning change request, the motion passed with a unanimous vote of 9-0.
- **Other times for Consideration:**
  - There were no other times for consideration.
- **Adjournment**
  - With no further business items, Chairman Tune adjourned the meeting at 6:07 p.m.