
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Marah Aqqad, Development Engineering Manager
MEETING: March 25, 2025

SUBJECT:

4051 Vantage Drive (Case 25-038): Hold a public hearing and consider and take possible action on a resolution for a waiver to the Subdivision and Development Ordinance, Appendix A, Section 7.5 (d). (*Staff Contact: Marah Aqqad, Development Engineering Manager*)

SUMMARY:

On December 9, 2024, a replat was submitted by Yemi Durosawo representing Westwood Engineering on behalf of BGO-Sre Burleson LP (owners).

The property was originally developed as a single lot with two buildings. The property owner has submitted a replat (attached as Exhibit 4) to subdivide the property into two lots to allow the buildings to stand independently as separate properties to have different ownership, lenders, and tenants in the future. A waiver to the City's Subdivision and Development Ordinance is required, as the ordinance prohibits private utility services from crossing property lines. To address this, the applicant is proposing private easements for the sanitary sewer that will cross the newly created property line.

If the variance is denied, the applicant cannot proceed with the replat unless they reconstruct the existing utilities to comply with the City of Burleson Engineering Design Standards.

RECOMMENDATION:

Staff supports the waiver request to the City's Subdivision and Development Ordinance, Appendix A, Section 7.5 (d).

Recommend approval to City Council for a resolution for the Variance to the Subdivision and Development Ordinance (Case 25-038).

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

REFERENCE:

City of Burleson, TX WATER AND SANITARY SEWE

FISCAL IMPACT:

None

STAFF CONTACT:

Marah Aqqad, P.E.
Development Engineering Manager
maqgad@burlesontx.com
817-426-9652