
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Emilio Sanchez, Deputy Director
MEETING: August 11, 2026

SUBJECT:

Chisholm Summit Community Park located approximately at 9325 County Road 1016/ Lakewood Drive (CSP26-011): Consider and take possible action on a resolution for a Commercial Site Plan with a variance to the number of park amenities required by the Planned Development Ordinance (CSO# 5464-0524). (Staff Contact: Emilio Sanchez, Deputy Director)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

On April 27, 2026, an application was submitted by Cody Johnson representing Johnson Volk Consulting on behalf of Justin Bond with R.A. Development, for a site plan, for the Chisholm Summit Community Park on approximately 15.02 acres.

The Community Park is a required amenity to the Chisholm Summit Master Planned Community as part of the approved Chapter 380 Development Agreement and the Planned Development zoning attached as Exhibit 4(CSO# 5464-0524).

The applicant met with City of Burleson Parks Department to go over the number of required amenities vs the proposed amenities within the Community Park. The pond amenity accounts for approximately 3 acres of the total 15-acre park and once removed for calculation purposes, the numbers in the table below represent the agreed upon quantities with the Parks Department. As a result of those meetings, the quantities differ from the required ordinance, and the Commercial Site Plan needs to go through the variance/waiver process.

DEVELOPMENT OVERVIEW:

Site Conformance Table

<i>Required</i>	<i>Staff's Findings</i>
36 Park Benches (3 per acre)	Proposed 13 park benches and 4 backless benches
24 Picnic tables (rate of 2 per acre)	Proposed 12
24 Trash receptacles (rate of 2 per acre)	Proposed 10 trash receptacles
Pet Waste Stations (1 per 1,000 linear feet of trail)	Proposed 3
Bike Racks (2 within park)	Proposed 2
Drinking Fountains (provided within park)	Proposed 1
BBQ Stations (provided within park)	Proposed 4

“Site plan approval required by City Council. Any site plan that requires a waiver or variance to City Ordinances or is contingent upon the approval of a zoning district change must receive the approval of City Council upon recommendation of the planning and zoning commission.”

RECOMMENDATION:

Recommend approval to City Council for a resolution for a site plan for Chisholm Summit Community Park (CSP26-011).

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

N/A

REFERENCE:

<https://ecode360.com/BU6623/laws/LF2064952.pdf>

FISCAL IMPACT:

None.

STAFF CONTACT:

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