



ZONING & SITE PLAN APPLICATION

The following items must be received no later than 3:00 PM on the application submittal date and all required items shall be submitted at time of application in order to be deemed a complete submittal. Applications will only be accepted on submittal dates and will not be accepted later or earlier than dates per the submittal schedule.

All applications must be submitted electronically to DevServ@burlesontx.com or uploaded at <https://etrakit.burlesontx.com>

Type of Request (Please check the appropriate box to indicate the type of development request)

- ☐ **CSP – Commercial Site Plan (\$500)**
 ○ **Amendment to existing or approved CSP (\$250)**
- ☐ **ANX – Annexation (\$500)** / a ZCH is also required unless requesting default AG zoning
- ☐ **ZCH – Zoning Change request (includes Planned Development requests)**
 [] (\$700) less than 3 acres
 [] (\$900) 3.1 - 10 acres
 [] (\$1,400) 11 - 29 acres
 [] (\$1,600 + \$15 acre) 30+ acres [max fee up to \$2,800]
 [] **Planned Development (\$1,000 + \$20/acre)**
- ☐ **SUP – Specific Use permit / a CSP submittal is required with any SUP request**
 [] (\$700) less than 3 acres
 [] (\$900) 3.1 - 10 acres
 [] (\$1,400) 11 - 29 acres
 [] (\$1,600 + \$15 acre) 30+ acres [max fee up to \$2,800]

CSP	ANX	ZCH	SUP	X = ITEM REQUIRED TO BE ACCEPTED AT SUBMITTAL E = ITEM STRONGLY ENCOURAGED
X				Preliminary Water, Sewer and Drainage Plan - prepared, sealed, signed, and dated by a certified engineer.
E				Connectivity Plan
X		E	E	Traffic Impact Analysis –TIA – Upon review of the proposed project, a modified traffic analysis may be required.
X	X	X	X	Electronic media (or email) containing all plans .pdf format; all plans must be based on State Plan coordinate system (NAD83') with a clear and legible metes and bounds description of the property
X		E	X	Landscape Plan and Building Elevations
		X		Conceptual site plan
X			X	Full commercial site plan submittal
	X			Letter from owner stating reason for annexation and desired zoning*

Engineering Fees:

- [] TIA/Traffic Analysis (\$1,250)
 [] Flood Study (\$1 per foot studied with \$2,000 minimum)

*Annexation letter template can be found on the City of Burleson Development Services website at: [Annexation Requests | Burleson, TX - Official Website \(burlesontx.com\)](#)

Regarding TxDOT

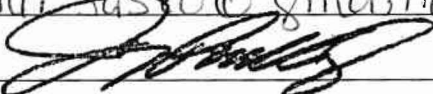
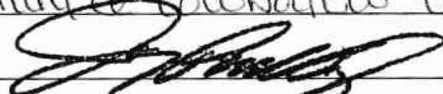
Any development proposing drive connections to a TxDOT state highway or drainage improvements affecting or discharging into TxDOT's drainage system; shall require at a minimum, conceptual approval from TxDOT prior to forwarding the case to the Planning and Zoning Commission for consideration. City staff will forward all submittals to TxDOT on behalf of the developer.

Additional documents may be required once staff has reviewed the submittal, which may result in a delay of the case moving forward for consideration by the Planning and Zoning Commission and the City Council. These documents may include but are not limited to detention study, flood study, LOMR preparation, additional information regarding a TIA, etc.

I hereby certify that this application is in conformance with the requirements of the City's Subdivision Ordinance, as amended and other ordinances, maps, and codes of the City of Burleson that pertain to this submittal. I further certify that all required documents listed on this application have been provided and if the application is deemed incomplete, understand the case may be rejected. I understand that it is my responsibility to have the Applicant, Owner or other authorized agent present at the Planning and Zoning Commission and City Council meetings. Should an authorized person not be at the meeting to represent the application, I understand that the Commission or Council may continue this item to a future date to allow for questions regarding the case. I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas or other appropriate boards in accordance with the City's current ordinances. **I further certify that I have reviewed the applicable zoning district and future land use designation for the subject site as identified within the City of Burleson comprehensive plan:**

<https://www.burlesontx.com/838/Comprehensive-Plan>

APPLICANT / OWNER

Applicant or Authorized Agent	Owner
Name: Jimmy Purselley	Name: Jimmy Purselley
Company: Jaseo Construction	Company: P.C. Investors
Address: 41042 E FM 1167 Burleson, TX 76028	Address: 41040 E FM 1167 Burleson, TX 76028
Telephone: 817-563-4800	Telephone: 817-210-4110
Email: Amy.jaseo@gmail.com	Email: Cindy@cowhousw.com
Signature: 	Signature: 

SITE INFORMATION

Address:	236 Loy
Current Zoning:	Site Plan
Proposed Zoning:	Car Wash
Proposed Use:	Proposed sign
Comprehensive Plan /Future land use designation:	Regional office commercial
Adjoining streets and/or Nearest Intersection:	236 Loy / Benfro



WAIVER / VARIANCE REQUEST APPLICATION

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ITEMS REQUIRED WITH SUBMITTAL IN ORDER TO ACCEPTED

\$250 fee for **each** waiver/variance requested

List of waivers/variiances with corresponding sections of City Ordinances/code being requested (example on page 2)

Written summary containing justification for the waiver / variance

Applicable exhibits or pictures (i.e., geographic fence location, sign plans, landscape plan, etc.)

A copy of any building or development applications/permits that triggered need for a waiver or variance

Regarding Sign Variances

The written summary/justification shall address ALL of the following:

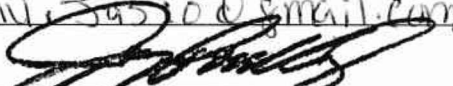
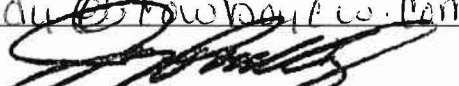
(b)Approval standards. In granting any variance, city council shall consider the following criteria and shall grant the variance only if:

- (1) Special conditions exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity. The city may attach such conditions to granting all or a portion of any variance necessary to achieve the purpose of this chapter; and
- (2) The strict interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of the chapter; and
- (3) The special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and
- (4) Granting the variance will meet the objectives of the chapter and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and
- (5) The request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of this chapter; and
- (6) Granting of the variance will be in harmony with the spirit and purpose of this chapter.

I hereby certify that this application is in conformance with the requirements of the City's Subdivision Ordinance, as amended and other ordinances, maps, and codes of the City of Burleson that pertain to this submittal. I further certify that all required documents listed on this application have been provided and if the application is deemed incomplete, understand the case may be rejected. I understand that it is my responsibility to have the Applicant, Owner or other authorized agent present at the Planning and Zoning Commission and City Council meetings. Should an authorized person not be at the meeting to represent the application, I understand that the Commission or Council may continue this item to a future date to allow for questions regarding the case. I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas or other appropriate boards in accordance with the City's current ordinances. **I further certify that I have reviewed the applicable zoning district and future land use designation for the subject site as identified within the City of Burleson comprehensive plan:**

<https://www.burlesontx.com/838/Comprehensive-Plan>

APPLICANT / OWNER

Applicant or Authorized Agent	Owner
Name: Jimmy Purselle	Name: Jimmy Purselle
Company: Jaseco Construction	Company: P.C. Investors
Address: 41042 E FM 1197	Address: 41040 E FM 1197
Burleson, TX 76028	Burleson, TX 76028
Telephone: 817-503-4800	Telephone: 817-210-4110
Email: Amy.jaseco@gmail.com	Email: Cindy@pccinvestors.com
Signature: 	Signature: 

SITE INFORMATION

Address:	2310 Lou Street
Current Zoning:	Site Plan
Proposed Zoning:	Carwash
Proposed Use:	Purpose Sign
Comprehensive Plan /Future land use designation:	Regional office Commercial
Adjoining streets and/or Nearest Intersection:	

WAIVER/VARIANCE INFO

Waiver / Variance requested	Applicable Section of City Ordinance/Code
(EXAMPLE: Pole Sign height variance)	EXAMPLE: Sign Regulations. Sec. 63-56 Pole Sign, (c)(1)



DESCRIPTION / PROPERTY USE			
1. PROPERTY WILL BE ENCLOSED AUTOMATIC CARWASH WITH SELF COVER VACUUM CAR CLEANING UNITS.			
2. PROPERTY USE (SP-GR) ADD TO ZONING USE FOR PERMITTED USE FOR CARWASH.			
3. ALL SIGNAGE USE WILL COMPLY WITH SIGN ORDINANCES.			

SITE DATA	REQUIRED	PROVIDED	PERCENTAGE
TOTAL LOT GROSS SITE AREA (1.415 AC.)	1,415 AC.	61,637 SQ. FT.	100%
CARWASH, PAY STATION & PUMP ROOM		5,174 SQ. FT.	8%
PAVING / SIDEWALK IMPERVIOUS AREA		30,477 SQ. FT.	49%
OPEN SPACE LANDSCAPED AREA (20%)	12,327 SQ. FT.	15,185 SQ. FT.	24%
LANDSCAPED GRASS AREA = 23,898 SQ. FT. LANDSCAPED GROUND COVERING = 1,099 SQ. FT.	11,094 SQ. FT.	24,997 SQ. FT.	41%
LANDSCAPED AREA FRONT YARD (40%) MIN.	4,930 SQ. FT.	9,140 SQ. FT.	60%
NATURAL OPEN SPACE (25%)	3,796 SQ. FT.	4,007 SQ. FT.	26%

NOTE: METHOD OF WATERING SHALL BE BY AUTOMATIC IRRIGATION SPRINKLER SYSTEM

PLANTS SCHEDULE

QU.	LETTER	COMMON AND BATANICALS NAME	SPACING	CALIPER	SOIL DEPTH PLANTS CU. FT.	MIN. HEIGHT	REMARKS
15	A	TEXAS ASH (Fraxinus texensis)	30'	3"	75"	8'-0"	EVERGREEN
9	B	YAUPON HOLLY (Ilex vomitoria) (5-gallon)	—	3"	75"	6'-0"	EVERGREEN
126	C	SHRUBS: DWARF YAUPON HOLLY (Ilex vomitoria "nana")	36"	5 gal.	24"		EVERGREEN (4' BED)
16	D	DWARF NANDINA Nandina domestica nana compacta	30"	2 gal.	24"		EVERGREEN
		BERMUDA GRASS					

SIGN PLANTS SCHEDULE

QU.	LETTER	COMMON AND BATANICALS NAME	SPACING	CALIPER	SOIL DEPTH PLANTS CU. FT.	MIN. HEIGHT	REMARKS
11	E	DWARF NANDINA (Nandina domestica nana compacta)	30'	2 gal.	24"		EVERGREEN
2	F	TEXAS MOUNTAIN LAUREL (Sophora secundiflora)	—	2"	75"	6'-0"	EVERGREEN
	G	STONE BRICK EDGING WITH GROUND COVERING MULCH					COLOR BY OWNER

CONSTRUCTION NOTES:

- REGULAR PAVING: (LIGHT DUTY)
5" THICK 3600 PSI CONCRETE PAVING WITH #4 REINFORCING SPACED 24" ON CENTER EACH WAY ON 6" STABILIZED SUBGRADE (30 lbs/sy min.) ON 95% COMPACTED SOIL.
- FIRE LANE PAVING:
6" THICK 3600 PSI CONCRETE PAVING WITH #4 REINFORCING SPACED 24" ON CENTER EACH WAY ON 95% COMPLETED SOIL AFTER 6" MINIMUM OF LIME STABILIZED SUB-GRADE IN ACCORDANCE WITH CITY OF BURLESON DETAIL P-11.
- HANDICAPPED PARKING SIGN MOUNTED 60" ABOVE FINISH GRADE.
- CONCRETE WHEEL STOP WITH #3 ANCHOR ROD AT EACH END.
- 4" THICK CONCRETE PAVING WITH #3 @ 16" ON CENTER EACH WAY ON 2" CUSHION SAND.
- 12' x 10' x 6'-0" HIGH SCREENING DUMPSTER UNIT 8" x 8" x 16" SPLIT FACE CONCRETE BLOCKS WALL WITH METAL OPAQUE GATE WITH LOCKSET.
- PUMP ROOM 9' x 9' x 8'-0" WALLS WITH 8" x 8" x 16" SPLIT FACE CONCRETE BLOCKS
- 20'-0" HIGH 4" SQUARE POLE WITH 125 WATT (LED) FLOOD LIGHT ON PHOTO-EYE.
- 100 WATT (LED) FLOOD LIGHT MOUNTED ON WALL ON PHOTO-EYE.
- FLUORESCENT LIGHT MOUNTED UNDER CANOPY.
- STAMPED COLOR CONCRETE PATTERN.
- UNDERGROUND WATER TANKS.
- 4" FACE BRICK SCREENING WALL 3'-0" HIGH WITH GATE SCREENING A/C CONDENSER UNIT.
- PROPOSED FIRE HYDRANT LOCATION.

DATE:

MARCH 8, 2022

OWNER:

JASCO CONSTRUCTION, LLC
JIMMY PURSELLEY, OWNER
4642 EAST FM, 1187
BURLESON, TEXAS 76028
817-563-4800
E-mail: jascoconstructionllc@gmail.com

PREPARED BY:

JOHN TAYLOR & ASSOCIATES
6800 BRENTWOOD STAIR RD. STE. 201
FORT WORTH, TEXAS 76112
(817) 446-1364 OFFICE
(817) 446-1307 FAX
E-mail: taylor7677@sbcglobal.net

PARKING:

REQUIRED PARKING 15
PROPOSED PARKING 27
HANDICAPPED PARKING 2
TOTAL PARKING AREA 30,477 SQ. FT.

NAME OF DEVELOPMENT:

PROPOSED: AUTOMATIC CARWASH
236 LOY STREET / EAST RENFRO STREET
BURLESON, TEXAS 76028

ZONING:

EXISTING ZONING GENERAL RETAIL (SP-GR)

EXISTING LAND USE VACANT
ACREAGE: 1.415 = 61,637 SQ. FT.

LEGAL:

LOT-5R
BLOCK-1
BURLESON INDUSTRIAL CORPORATION
ADDITION
CITY OF BURLESON, JOHNSON, COUNTY
TEXAS

CASE NUMBER:

#21-084

REVISIONS

NO.	DATE	RESPONSE
1	3/28/24	SIGN LANDSCAPE

JOHN TAYLOR and ASSOCIATES

6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: taylor7677@sbcglobal.net

CONTRACTOR
JASCO CONSTRUCTION, LLC

4642 EAST FM, 1187
BURLESON, TEXAS 76028
817-563-7600

PROPOSED BUILDING
CARWASH

236 LOY STREET / EAST RENFRO STREET
BURLESON, TEXAS 76028

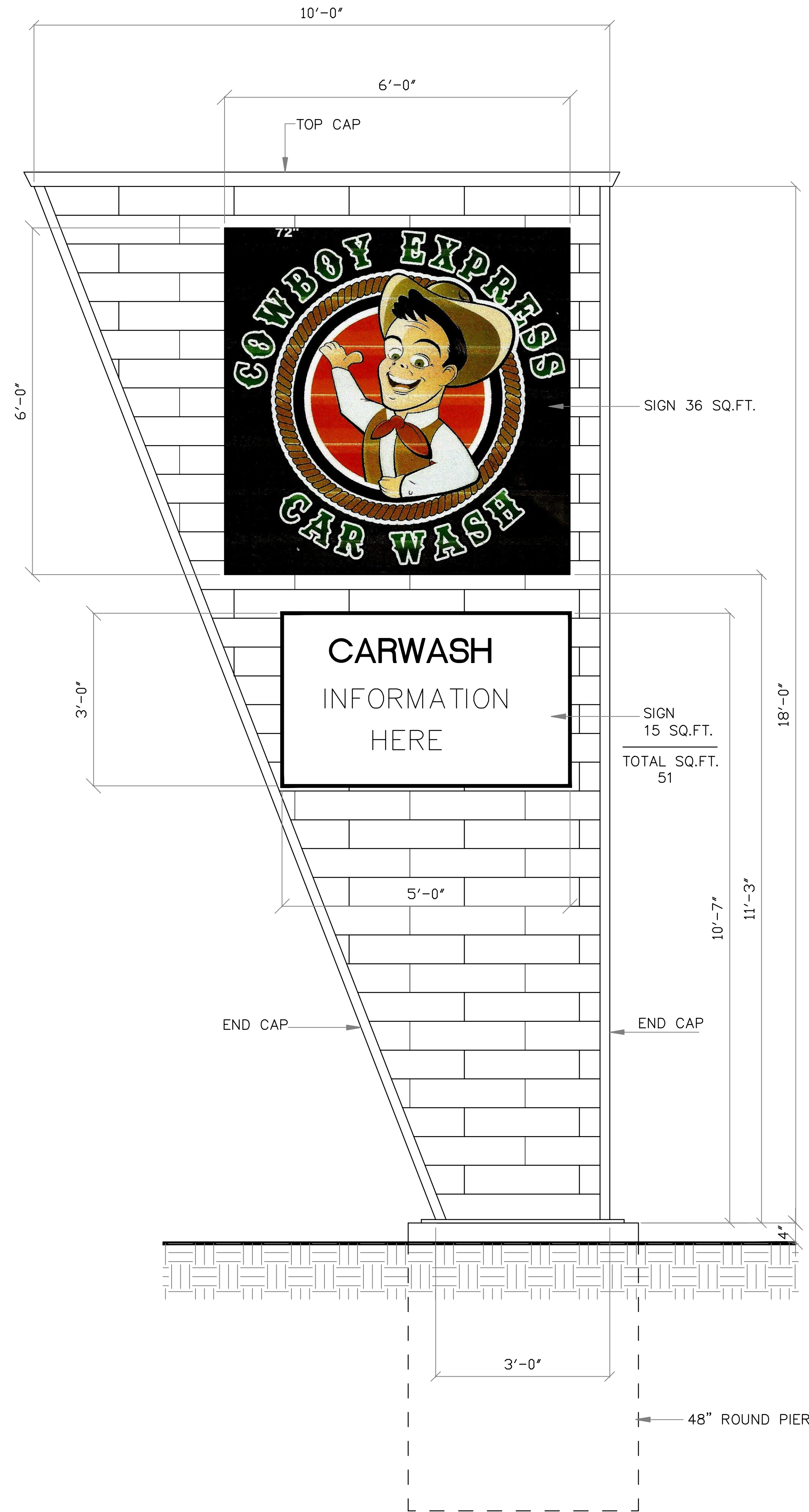
JOB NO.	2022
DRAWN BY:	JET
CHECK BY:	JET
DATE:	03/8/2022

SHEET TITLE:
■ LANDSCAPE PLAN

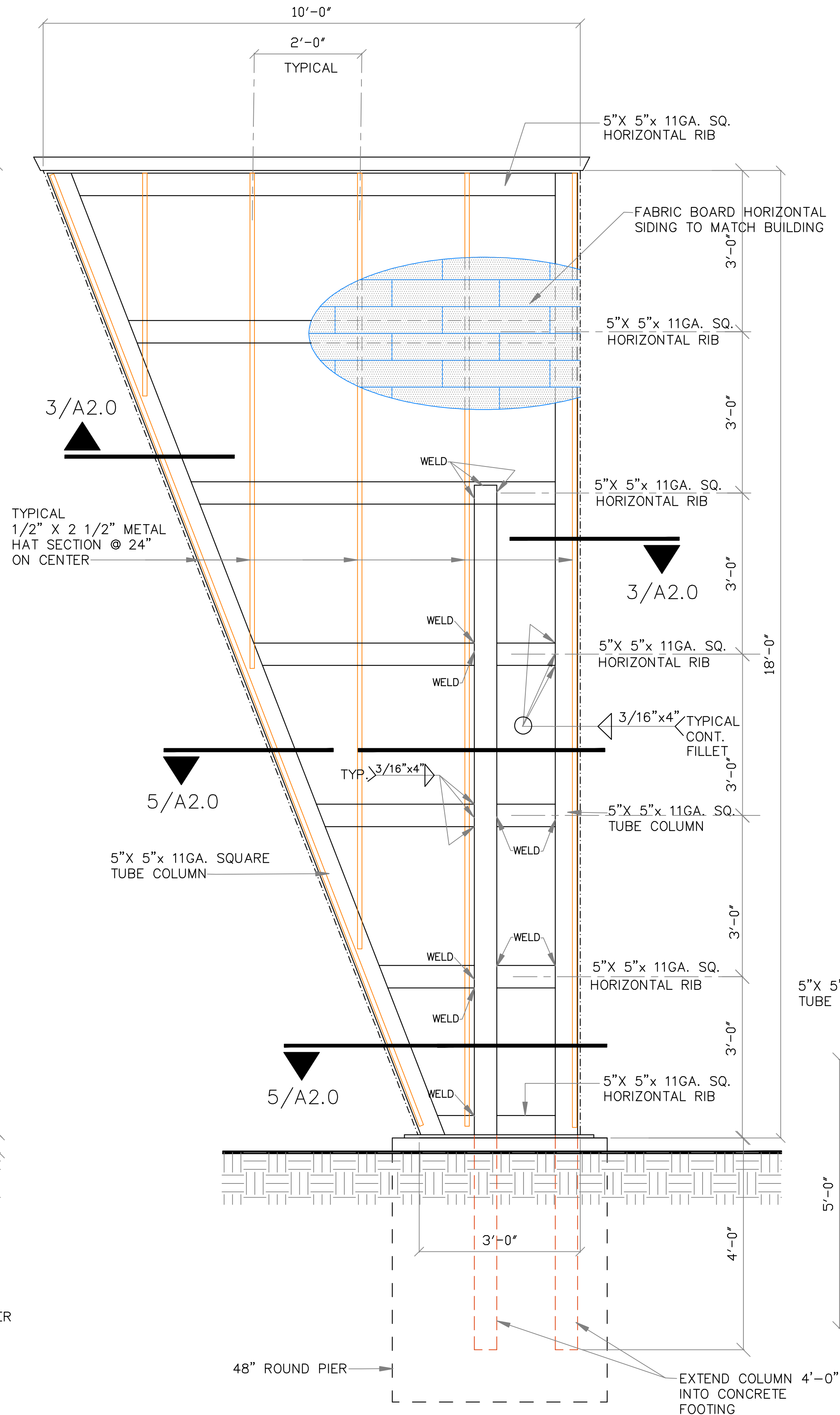
SHEET NO.

L1.0

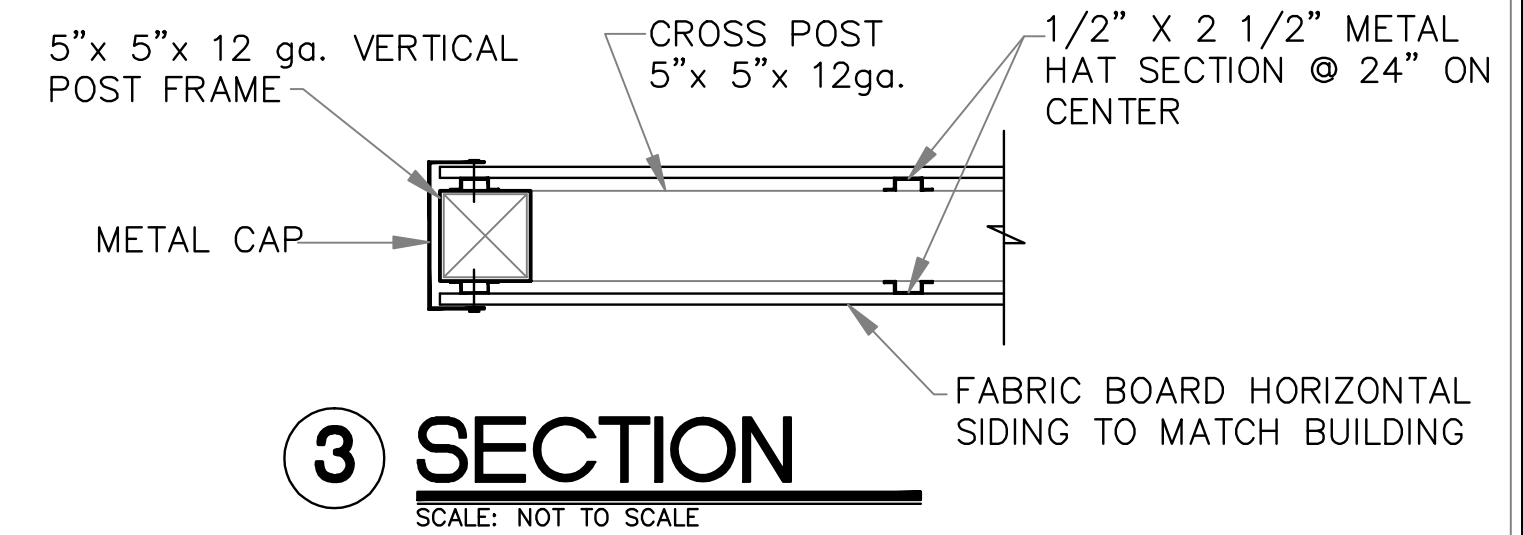
OF 1



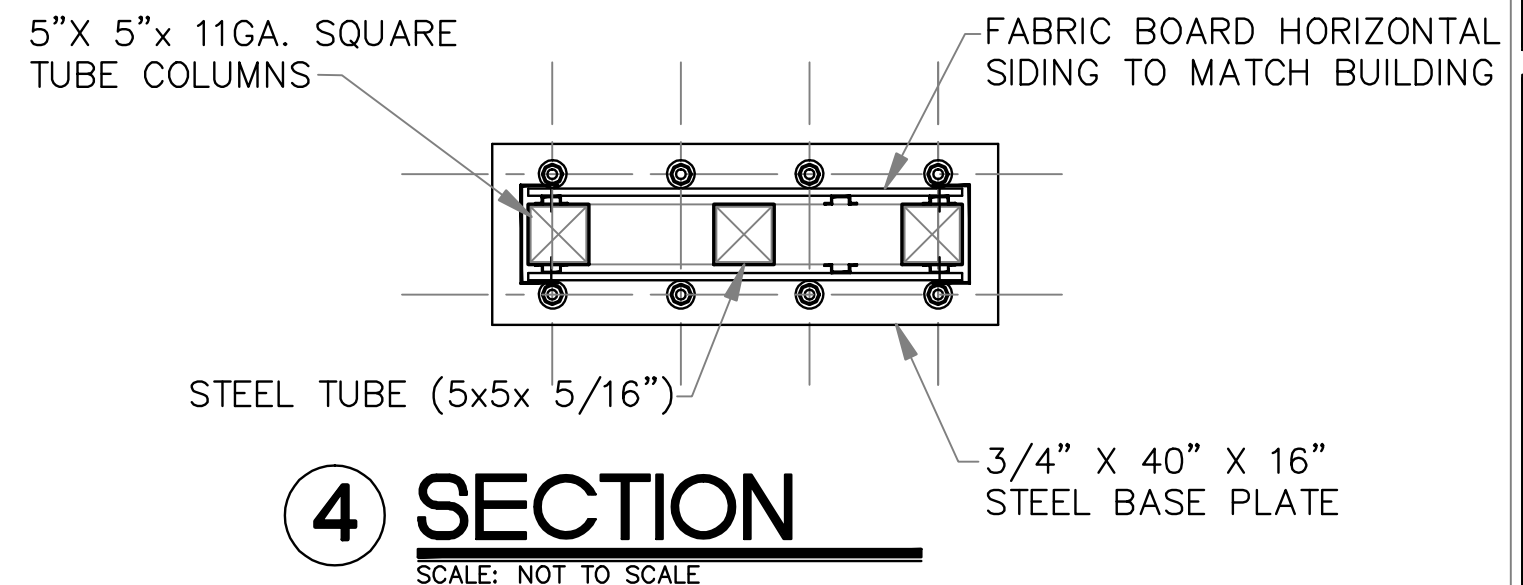
1 SIGN ELEVATION
SCALE: 3/4" = 1'-0"



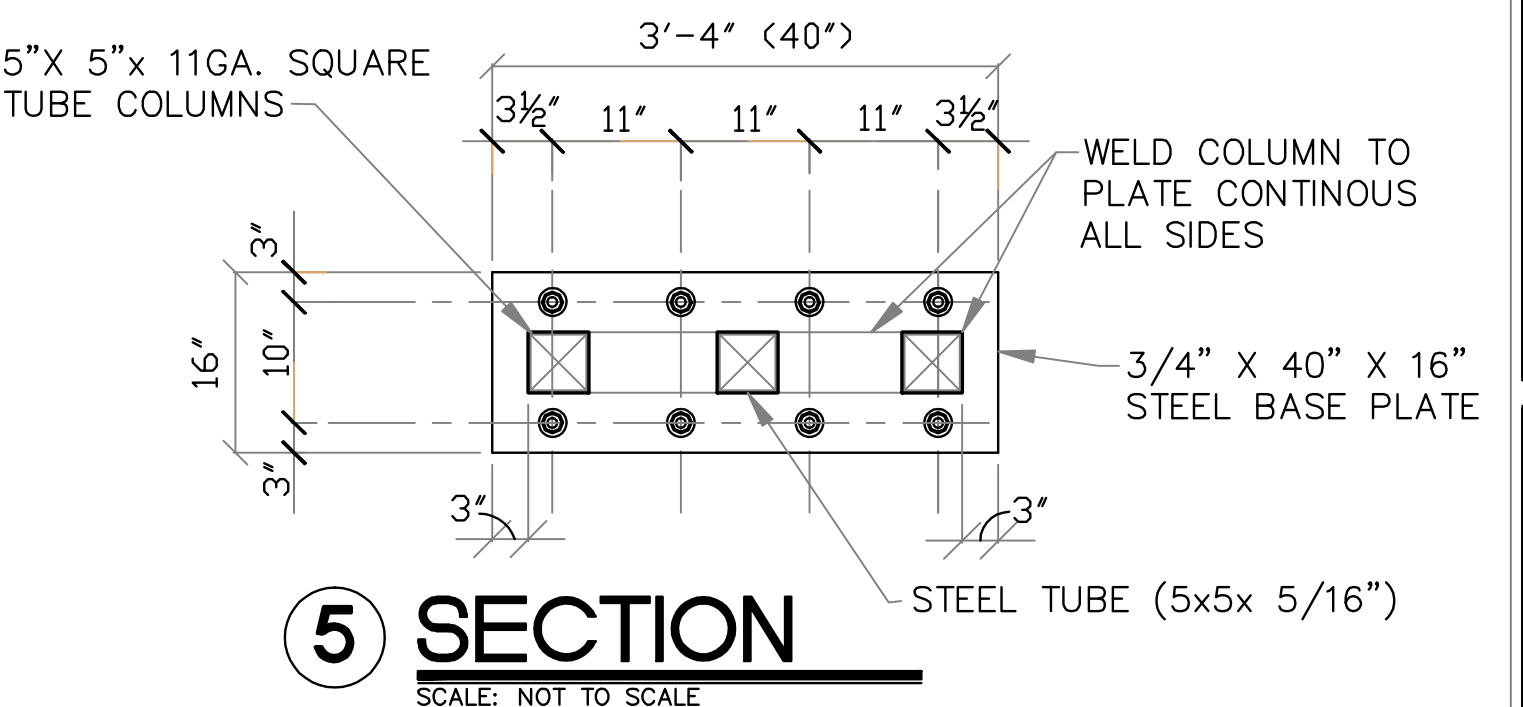
2 FRAMING SECTION
SCALE: 3/4" = 1'-0"



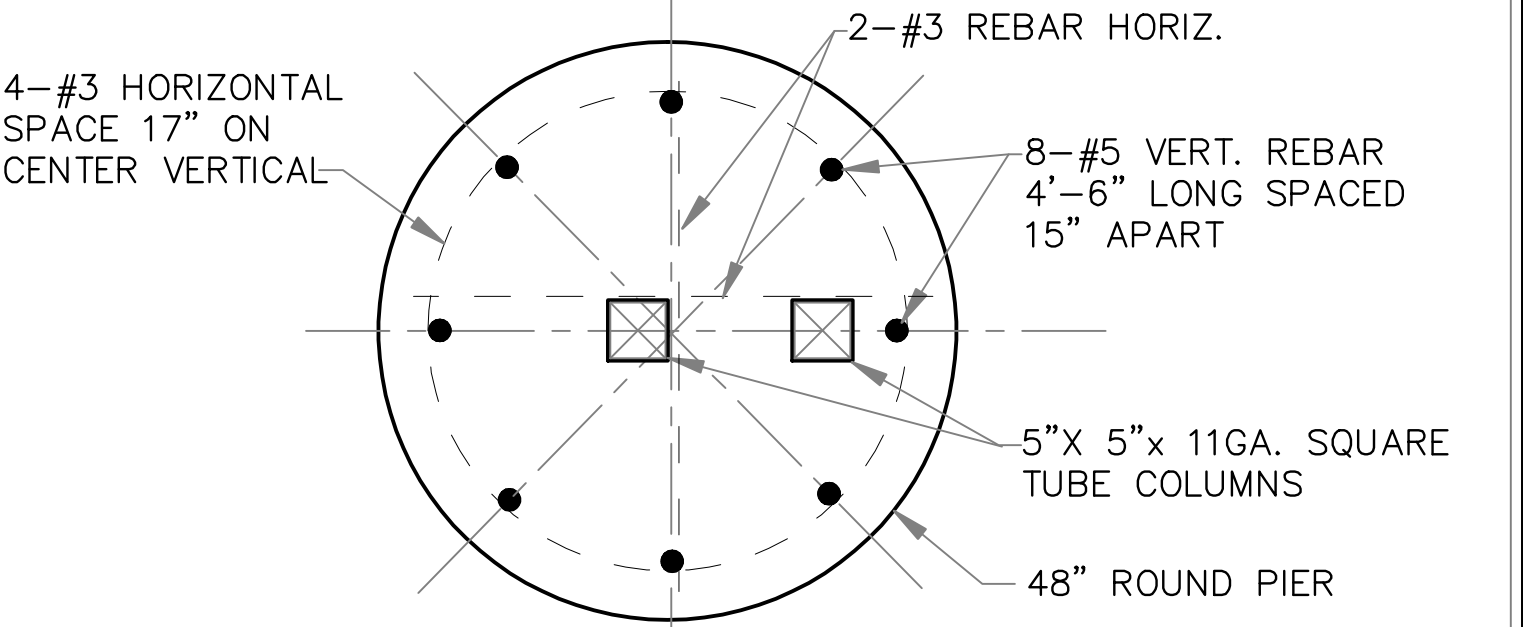
3 SECTION
SCALE: NOT TO SCALE



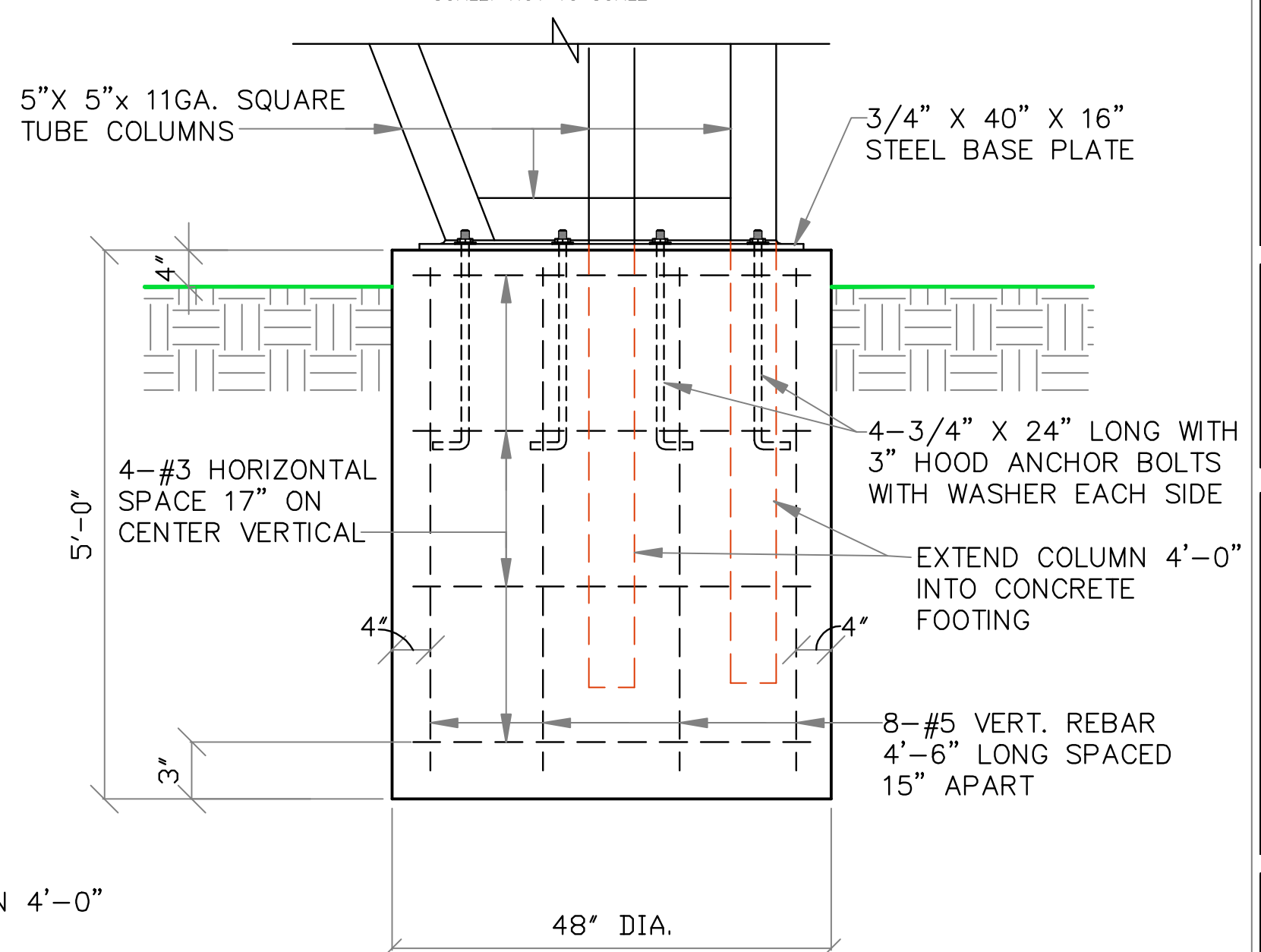
4 SECTION
SCALE: NOT TO SCALE



5 SECTION
SCALE: NOT TO SCALE



6 PLAN VIEW
SCALE: NOT TO SCALE



7 FOOTING DETAIL
SCALE: NOT TO SCALE

REVISIONS		
	DATE	RESPONSE

E. M. FAGGETT ENGINEERING
104 OAK TRAIL
RENDON, TEXAS 76028
(817) 446-1364
FIRM REGISTRATION NO. F-11761

JOHN TAYLOR and ASSOCIATES
6800 BRENTWOOD STAIR ROAD, SUITE 201
FORT WORTH, TEXAS 76112
OFFICE: 817.446.1364 / FAX: 817.446.1307
E-MAIL: taylor7677@bgsglobal.net

CONTRACTOR
JASCO CONSTRUCTION, LLC
4642 EAST FM, 1187
BURLESON, TEXAS 76028
817-561-7600

PROPOSED BUILDING
COWBOY EXPRESS CARWASH
236 LOY STREET / EAST RENFRO STREET
BURLESON, TEXAS 76028

JOB NO.	2024
DRAWN BY:	JET
CHECK BY:	JET/EF
DATE:	03/19/2024

SHEET TITLE:
SIGN DESIGN

STATE OF TEXAS
EDWARD FAGGETT
37209
REGISTERED PROFESSIONAL ENGINEER
Edward Faggett
03/19/2024

SHEET NO.
A2.0
OF 2