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## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** JP Ducay, Senior Planner

**MEETING:** February 14, 2023

**SUBJECT:**

**Belle Oak Estates; Lots 1R, 2R, 3R, 4R, 5R, 6, 7, 8R, 9R, 10, 11R, 12R and Common Lot 13, Block 1, Lots 1, 2, 3, 4R, 5R, 6R, 7R, 8R, 9, 10, 11, 12R, 13R, 14R, 15R, 16R, 17, 18, 19R and Common Lot 20, Block 2 (Case 22-155):** Consider approval of a replat containing 31 single-family residential lots and two common lots for Belle Oak Estates. (*Staff Presenter: JP Ducay, Senior Planner*)

**SUMMARY:**

On November 14, 2022, an application for a replat including 39.696 acres was submitted David Reaves with Grant Engineering (applicant) on behalf of William Ware with Eastland Construction Inc. (owner). The purpose of this replat is to dedicate 30 feet of Right-Of-Way along CR 1020, and to modify utility easements. A separate ordinance will be going forward to City Council for the Belle Oak Estates Planned Development (22-169). This plat will not be filed by staff until after approval of that ordinance.

The application is administratively complete and meets the requirements of Appendix A – Subdivision and Development regulations.

**OPTIONS:**

- 1) Conditionally approve the Replat contingent upon approval of the Planned Development (22-169) by City Council; or
- 2) Deny the Replat.

**RECOMMENDATION:**

Staff recommends approval of the Replat of Belle Oak Estates, containing 31 single-family residential lots and two common lots (Case 22-155) with a condition that the Belle Oak Estates Planned Development (22-169) ordinance is approved by City Council.

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

June 20, 2016: City Council motion to **approve** the request to annex over 1,000 acres of land including Belle Oak Estates was approved by a vote of 7-0.

January 26, 2006: The Final Plat of Belle Oak Estates was approved by the City of Burleson.

**PUBLIC NOTIFICATION:**

The Texas Local Government Code (LGC) requires property owners within 200 feet of a residential replat to receive a mailed notice post approval according to section 212.015 for the LGC.

**Fiscal IMPACT:**

None

**STAFF CONTACT:**

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