



April 27, 2026

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City of Burleson Planning Department
141 W Renfro St
Burleson, TX 76028
VIA CITY SUBMITTAL PROCESS

RE: Chisholm Summit Community Park – Commercial Site Plan submittal

I. PURPOSE

This narrative letter accompanies the commercial site plan submittal for the Chisholm Summit Community Park, located on Lot CA-D, Block 1, within the City of Burleson, Johnson County, Texas. The purpose of this letter is to demonstrate that the proposed site plan is in conformance with the requirements established in the Chisholm Summit Planned Development Ordinance (CSO #5464-05-2024) and the Chapter 380 Development Agreement, as they pertain to the design and programming of the Community Park.

II. SITE OVERVIEW

The Community Park is located on a dedicated park lot of approximately 15.02 acres, consistent with the minimum 10-acre requirement established in the Planned Development Ordinance and Development Agreement. The park is being constructed concurrent with the first phase of residential development, as required. The Final Parks and Trails Plan, including all park and trail locations and parkland dedication amounts, was previously submitted and reviewed as part of the civil construction plan submittals for this phase and has received City approval. A parkland dedication summary by phase, along with a cumulative total of prior parkland dedication, was included with and approved as part of that civil construction plan review process.

The park lot is platted as a separate lot from the surrounding residential development. All public parkland will be deeded to the City upon filing of the final plat and is indicated as public parkland on the plat.

III. COMMUNITY BUILDING

The Community Park includes a Community Building of approximately 2,889 square feet, satisfying the minimum 2,400-square-foot requirement. The building is privately owned and will be maintained by the Homeowners Association (HOA). The Community Building includes the following required elements:

- Party rooms for HOA-member use
- Covered patio
- Fire pits
- Outdoor kitchen
- Restrooms
- HOA office

- Pedestrian connections to Community Park amenities
- Dedicated parking for building use
- Strand light plaza

A separate restroom building of approximately 634 square feet is also provided to serve park users. The Community Building and restroom building are located on the dedicated amenity center lot.

IV. REQUIRED PARK AMENITIES

Note: "Park Site" as referenced herein refers to the programmed portion of the common area lot exclusive of the pond and sports field areas.

The following required amenities, as established in the Planned Development Ordinance and Development Agreement, are provided on the site plan:

1. **Off-Street Parking** — Twenty (20) total parking spaces are provided, including one (1) ADA-compliant handicap space, exceeding the minimum 10-space requirement. All handicap spaces are provided in accordance with ADA standards.
2. **Playground** — A playground facility of a minimum 1,000 square feet is provided within the Park Site.
3. **Restroom** — A dedicated restroom building (approximately 634 SF) is provided and accessible to Park Site users.
4. **ADA Accessibility** — The site plan has been designed to comply with ADA accessibility standards throughout, including parking, pathways, and building access.
5. **Benches** — Benches are provided at a rate of 3 per acre across the Park Site.
6. **Picnic Tables** — Picnic tables are provided at a rate of 2 per acre across the Park Site.
7. **Trash Receptacles** — Trash receptacles are provided at a rate of 2 per acre across the Park Site.
8. **Pet Waste Stations** — Pet waste stations are provided at a rate of 1 per 1,000 linear feet of trail throughout the Park Site.
9. **Irrigated Landscape Improvements** — Full irrigation is provided throughout the Park Site. Landscape improvements cover approximately 94.15% of the site interior.
10. **Signage** — Park signage is provided and subject to approval by the City Parks Department.
11. **Drinking Fountains** — Drinking fountains are provided within the Park Site.
12. **Trails/Pathways** — Looped pathways and pedestrian trail connections are provided throughout the Park Site, linking to the surrounding neighborhood trail network.
13. **Shade Over Play Features** — A minimum of 2 shade structures are provided over the playground area.
14. **Bike Racks** — A minimum of 2 bike racks are provided within the Park Site.
15. **BBQ Pits** — BBQ pits are provided within the Park Site.
16. **Lighting** — Site lighting is provided throughout the Park Site for safety and usability during evening hours.

V. OPTIONAL PARK AMENITIES

The Planned Development Ordinance requires that the Community Park include at least 5 primary optional amenities and at least 3 secondary optional amenities. The following optional amenities are provided on the site plan, satisfying and exceeding the minimum thresholds in both categories:

Primary Optional Amenities (5 of 9 required; 5 provided):

1. **Outdoor Fitness Equipment** — A minimum of 3 fitness stations are provided within the Park Site.
2. **Sports Fields** — A minimum of 2 sports fields are provided, satisfying the minimum requirement for the Community Park.
3. **Pond** — A retention pond is incorporated as a park amenity feature, consistent with the intent of the Development Agreement to utilize stormwater management features as park amenities.
4. **Splash Pad** — A splash pad of a minimum 1,500 square feet is provided within the Park Site.
5. **Fishing Pier** — A fishing pier is provided in association with the pond, offering a passive recreation amenity for park users.

Secondary Optional Amenities (3 of 5 required; 3 provided):

1. **Natural Area** — A naturalized retention area of a minimum 25,000 square feet is incorporated into the park design, consistent with the Community Park concept plan.
2. **Public Access/Fencing** — Public access features and associated fencing are provided as shown on the site plan.
3. **Shade Structures (other than over playground)** — Additional shade structures beyond those required over the playground are provided at gathering and seating areas throughout the Park Site.

VI. CONFORMANCE STATEMENT

The proposed Community Park site plan has been designed to generally conform to the Community Park concept plan included as an exhibit in the Development Agreement and Planned Development Ordinance. The number and nature of the amenities are consistent with what is contemplated by the Agreement.

All park amenities and trails within this platted area will be installed and accepted by the City prior to final inspection approval for any residence in this phase.

Respectfully submitted,

Justin Bond