

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, FOR APPROVAL OF A COMMERCIAL SITE PLAN FOR A COMMUNITY PARK FOR CHISHOLM SUMMIT DEVELOPMENT, AND GRANTING A VARIANCE RELATING TO THE NUMBER OF PARK AMENITIES FOR THE DEVELOPMNENT AT 9325 COUNTY ROAD 1016/LAKEWOOD DRIVE.

WHEREAS, the City of Burleson, Texas (“City”), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, an application for commercial site plan with a variance related to the minimum number of park amenities was filed by Justin Bond; on April 27, 2026, under Case Number CSP26-011, on property described herein below filed application with the City; and

WHEREAS, on August 11, 2026, the City’s Planning and Zoning Commission made an inquiry into the matter and reviewed all relevant information and made a recommendation to the City Council; and

WHEREAS, on August 17, 2026, the City Council made an inquiry into the matter and reviewed all the relevant information, and

WHEREAS, City Council has determined that commercial site plan meets the requirements of Section 131 of Article V of Appendix B, Site Plan Requirements.; and

WHEREAS, City Ordinance CSO# 5464-0524 in Exhibit B “Chisholm Summit Development Standards,” Article VIII “Open Space/Parks,” Section 10(c)(vi) requires a specific number and type of amenities for the Community Park; and

WHEREAS, the City Council finds and determines that special conditions exist that are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity; and

WHEREAS, City Council finds and determines that the strict interpretation of Section 10(c)(vi) of Article VIII “Open Space/Parks” of Exhibit B “Chisholm Summit Development Standards” of City Ordinance CSO# 5464-0524 would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of Appendix B; and

WHEREAS, City Council finds and determines that the special conditions and circumstances do not result from the actions of the applicant(s) and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

WHEREAS, City Council finds and determines that granting the variance will meet the objectives of the ordinance and not be injurious to the adjoining property owners or otherwise

detrimental to the public welfare; and

WHEREAS, City Council finds and determines that 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 Section 10(c)(vi) of Article VIII “Open Space/Parks” of Exhibit B “Chisholm Summit Development Standards” of City Ordinance CSO# 5464-0524; and

WHEREAS, City Council has determined that granting the variance will be in harmony with the spirit and purpose of Section 10(c)(vi) of Article VIII “Open Space/Parks” of Exhibit B “Chisholm Summit Development Standards” of City Ordinance CSO# 5464-0524; and

WHEREAS, the City Council finds and determines the conditions attached to the variance, if any, are necessary to achieve the purpose of Section 10(c)(vi) of Article VIII “Open Space/Parks” of Exhibit B “Chisholm Summit Development Standards” of City Ordinance CSO# 5464-0524.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:

Section 1.

The City Council hereby approves a commercial site plan (CSP26-011) for a Community Park as shown on Exhibit “A.” Further, the City Council hereby grants a variance to Section 10(c)(vi) of Article VIII “Open Space/Parks” of Exhibit B “Chisholm Summit Development Standards” of City Ordinance CSO# 5464-0524 to allow for the amenities for the Community Park as set forth as shown on Exhibit “A”; provided, however, the variance is limited only to the Community Park (not neighborhood parks) and all other conditions, regulations, procedures, and rules City Ordinance CSO# 5464-0524; Exhibit “B” Chisholm Summit Development Standards, and of the City of Burleson Code of Ordinances (2005), as amended, shall apply to the property.

Section 2.

This resolution shall take effect immediately from and after its passage.

PASSED, APPROVED, AND SO RESOLVED by the City Council of the City of Burleson, Texas, on the _____ day of _____, 20____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO LEGAL FORM:

Amanda Campos, City Secretary
RESOLUTION

E. Allen Taylor, Jr., City Attorney

Exhibit “A”

