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## City Council Regular Meeting

**DEPARTMENT:** Development Services  
**FROM:** Tony McIlwain, Director  
**MEETING:** April 21, 2025

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**SUBJECT:**

4051 Vantage Drive (Case 25-038): Hold a public hearing and consider and take possible action on a resolution for a waiver to the Subdivision and Development Ordinance, Appendix A, Section 7.5 (d). *(First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

**SUMMARY:**

On December 9, 2024, a replat was submitted by Yemi Durosawo representing Langan Engineering on behalf of BGO-Sre Burleson LP (owners).

The property was originally developed as a single lot with two buildings. The property owner has submitted a replat to subdivide the property into two lots to allow the buildings to stand independently as separate properties to have different ownership, lenders, and tenants in the future. A waiver to the City's Subdivision and Development Ordinance is required, as the ordinance prohibits private utility services from crossing property lines. To address this, the applicant is proposing private easements for the sanitary sewer that will cross the newly created property line.

If the variance is denied, the applicant cannot proceed with the replat unless they reconstruct the existing utilities to comply with the City of Burleson Engineering Design Standards.

**RECOMMENDATION:**

Recommend approval for the Variance to the Subdivision and Development Ordinance (Case 25-038)

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

3/25/2025 – Planning and Zoning Commission recommended approval unanimously

**REFERENCE:**

[City of Burleson, TX WATER AND SANITARY SEWER REQUIREMENTS](#)

**FISCAL IMPACT:**

N/A

**STAFF CONTACT:**

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