



Planning & Zoning Commission Agenda

Tuesday, June 13, 2023
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. Call to Order

Invocation

Pledge of Allegiance

2. Citizen Appearances

Other than public hearings, citizens in attendance who desire to speak to the Planning and Zoning Commission may speak during this section. Each person will be allowed three (3) minutes to speak and will not be interrupted by the Commission or staff. If you would like to speak, please fill out a speaker card and give the completed card to the City staff prior to addressing the Commission. Please note that the Commission may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Commission from deliberating or taking action on an item not listed on the agenda. Please also note that speakers who desire to speak on an item listed for public hearing will address the Commission during the public hearing and consideration of that particular agenda item.

3. Consent Agenda

All items listed below are considered to be routine by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the Development Services Director to place each item on the City Council agenda in accordance with the Planning and Zoning Commission's recommendations.

A. Consider approval of the minutes from May 23, 2023 Planning & Zoning Commission meeting.

4. Public Hearing

A. Lot B, Block 17, Hidden Vistas Phase 4B (Case 23-045): Hold a public hearing and consider an ordinance for a zoning change request from "PD", Planned Development to "PD" Planned Development to incorporate .334 acres of open space into three existing residential lots (*Staff Presenter: Lidon Pearce, Senior Planner*)

5. Reports and Presentations

6. Community Interest Items

This is a standing item on the agenda of every regular meeting of the Planning and Zoning Commission. An "item of community interest" includes the following:

- Expression of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- Honorary recognitions of city officials, employees, or other citizens;
- Reminders about upcoming events sponsored by the city or other entity that is scheduled

to be attended by city official or city employee; and
-Announcements involving imminent public health and safety threats to the city.

7. Recess into Executive Session

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

Pursuant to Sec. 551.071 consultation with its Attorney:

The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.

8. Adjourn

Staff Contact

Tony McIlwain
Director of Development Services
817-426-9684

CERTIFICATE

I hereby certify that the above agenda was posted on this the 9th of June 2023, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.



Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.



Department Memo

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Peggy Fisher, Administrative Assistant Sr.

MEETING: June 13, 2023

SUBJECT:

Approve the minutes from May 23, 2023 Regular Session of the Planning & Zoning Commission meeting.

SUMMARY:

Minutes from the May 23, 2023 Regular Session of the Planning & Zoning Commission meeting.

OPTIONS:

Approve as presented

RECOMMENDATION:

Approve the minutes from the May 23, 2023 Regular Session of the Planning & Zoning Commission meeting.

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

None

FISCAL IMPACT:

None

STAFF CONTACT:

Peggy Fisher
Recording Secretary
pfisher@burlesontx.com
817-426-9611

PLANNING AND ZONING COMMISSION

May 23, 2023
MINUTES

Roll Call

Commissioners Present

David Hadley
Dan Taylor
Ashley Brookman
Bill Janusch
Michael Tune(Chair)
Clint Faram
Todd Hulsey
Michael Kurmes

Commissioners Absent

Cobi Tittle
Bobby Reading

Staff

Matt Ribitzki, City Attorney
Tony McIlwain, Director Development Services
Lisa Duello, Director Neighborhood Services
Lidon Pearce, Planner

REGULAR SESSION

1. Call to Order – 6:00 PM

Invocation – David Hadley

Pledge of Allegiance

2. Citizen Appearance

None

3. Consent Agenda

- A.** Consider approval of the minutes from May 9, 2023 Planning and Zoning Regular Commission meeting. (Staff Contact: Tony McIlwain, Director Development Services).
- B.** Final Plat of Bear Ridge – Phase 1B (Case 23-037): Consider approval of a final plat for Phase 1B of the Bear Ridge subdivision located at 2325 SW Wilshire Blvd. *(Staff Presenter: Lidon Pearce, Senior Planner)*

- C.** Replat of Pruitt Addition (Case 23-035): Consider approval of a replat for Pruitt Addition, Lots 1R, 2, and 3, Block 1, located at 10417 CR 1016. *(Staff Presenter: Lidon Pearce, Senior Planner)*

Motion made by Commissioner Michael Kurmes and second by Commissioner Clint Faram to approve the consent agenda.

Motion passed, 8-0. Commissioners Cobi Tittle and Bobby reading were absent.

4. Public Hearing

- A. Food Truck Park at 2635 S Burleson Blvd (Case 23-028):** Hold a public hearing and consider an ordinance for a zoning change request from "A", Agricultural, to "GR" General Retail with a SUP, Specific Use Permit, allowing for a "Food Truck Park" to operate at 2635 S Burleson Blvd.

Lidon Pearce presented the case to the Commission, reviewed the staff report, and answered questions from the Commission.

Commission Chairman Michael Tune opened the public hearing at 6:05 p.m.

Commission Chairman Michael Tune closed the public hearing at 6:06 p.m.

Commissioner Clint Faram, asked questions regarding this item.

Commissioner Dan Taylor asked questions regarding this item.

Commissioner Bill Janusch asked questions regarding this item.

Lisa Duello, Director Neighborhood Services, answered questions regarding this item.

Tony McIlwain, Director Development Services, answered questions regarding this item.

Motion made by Commissioner Todd Hulsey and second by Commissioner Dan Taylor to approve.

Motion passed, Motion passed, 8-0. Commissioners Cobi Tittle and Bobby reading were absent.

5. Reports and Presentations

None

6. Community Interest Items

None

7. Executive Session

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

- 1. Pursuant to Sec. 551.071 consultation with its Attorney:
The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.**

8. Adjourn

There being no further business Chair Michael Tune adjourned the meeting.

Time – 6:21 PM

Peggy Fisher
Administrative Assistant
Recording Secretary

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Lidon Pearce, Senior Planner

MEETING: June 13, 2023

SUBJECT:

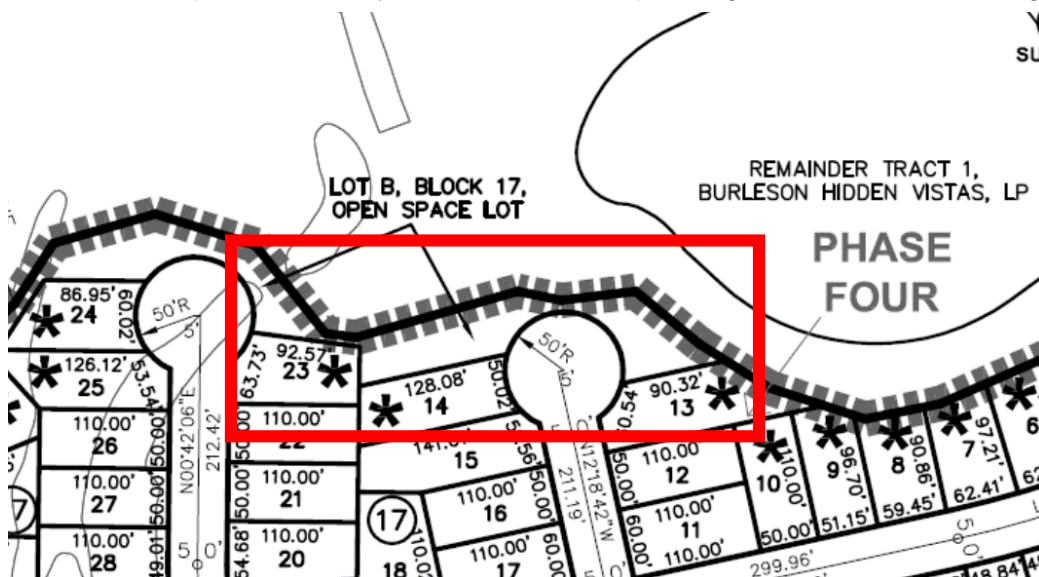
Lot B, Block 17, Hidden Vistas Phase 4B (Case 23-045): Hold a public hearing and consider an ordinance for a zoning change request from “PD”, Planned Development to “PD” Planned Development to incorporate .334 acres of open space into three existing residential lots (*Staff Presenter: Lidon Pearce, Senior Planner*)

SUMMARY:

On May 1, 2023, an application for a zoning change request was submitted by Peter Thomas (developer) to change the planned development designation of approximately .334 acres of open space to single-family residential.

Development Overview:

The property is currently part of the Hidden Vistas Planned Development and is designated in the PD as open space. The developer is requesting to amend the PD to incorporate .334 acres of open space (Lot B, Block 17) into three existing single-family lots (Lots 13, 14, and 23 shown below). Replats for the three residential lots to incorporate the open space have been submitted and are in the development advisory committee review pending outcome of this zoning request.



Zoning and Land Use Table

	Zoning	Use
Subject Site	PD, Planned Development	Undeveloped
North	PD, Planned Development	Open Space
East	PD, Planned Development	Open Space / Single-family
South	PD, Planned Development	Single-family
West	PD, Planned Development	Single-family

This site is designated in the Comprehensive Plan as Floodway/ Open Space.

This land use category is not intended to be zoned as Floodplain/Open Space, but to show areas to be preserved within the specified zoning district.

Staff does not generally support converting preserved/designated open spaces into residential or commercial areas. However, this specific request will not impact access to trails and has a minimal impact to the overall community / development.

Engineering:

Development of the previously designated open spaces (fencing, pools, and accessory structures) would have to occur outside of any floodplain and is subject to building and engineering review.

OPTIONS:

- 1) Recommend approval of an ordinance for a zoning change request to “PD” Planned Development; or
- 2) Recommend denial of the ordinance for a zoning change request;

FISCAL IMPACT:

None.

STAFF CONTACT

Lidon Pearce
Senior Planner
lpearce@burlesontx.com
817-426-9649

ZC – Hidden Vistas PD

Location:

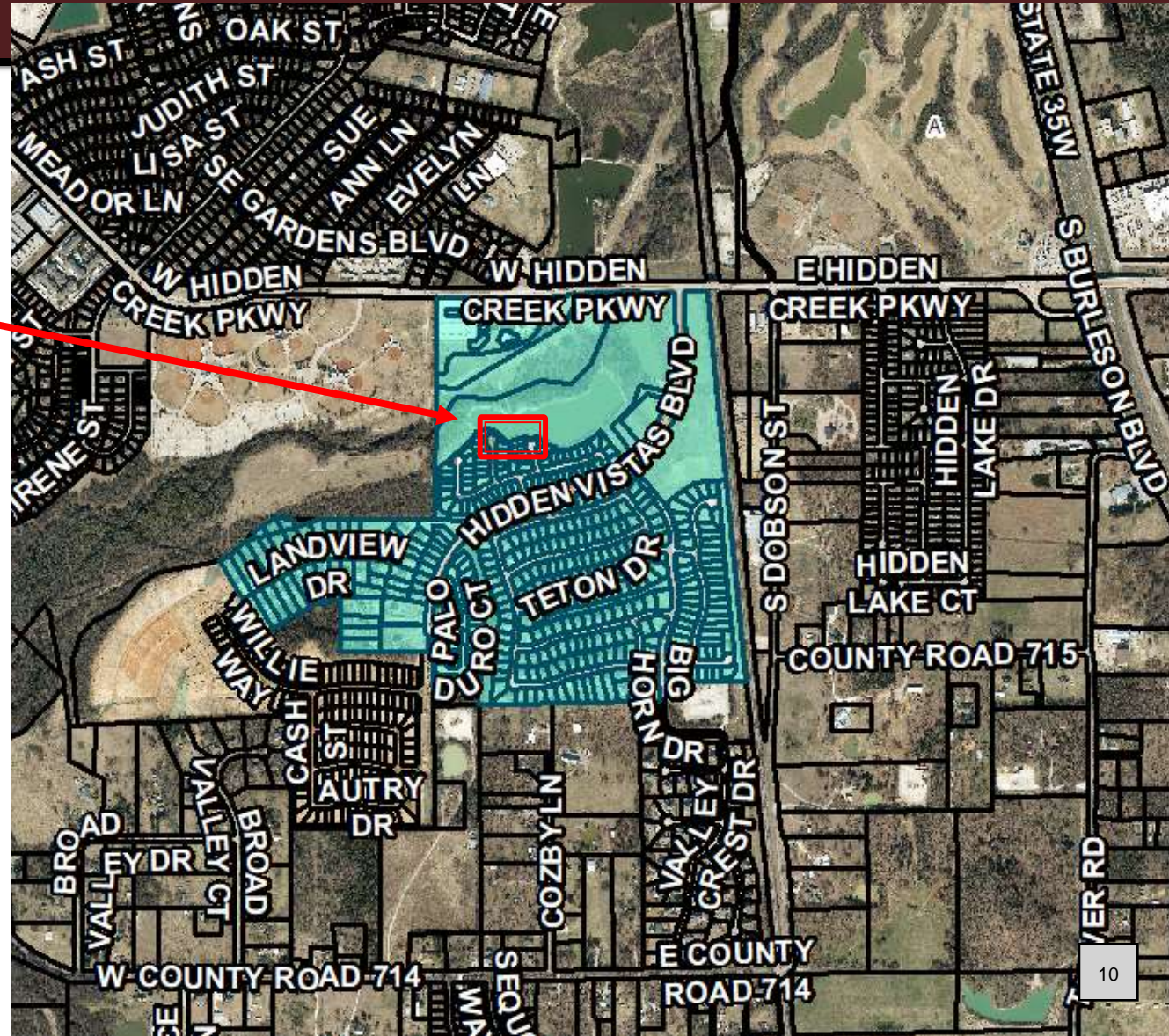
- Lot B, Block 17, Hidden Vistas Phase 4B

Applicant:

Peter Thomas (HOA / Developer)

Item for approval:

Zoning Change from “PD”, Planned Development to “PD” Planned Development to incorporate .334 acres of open space into three existing residential lots (Case 23-045)



Neighborhoods



Item A.

PD, Planned Development

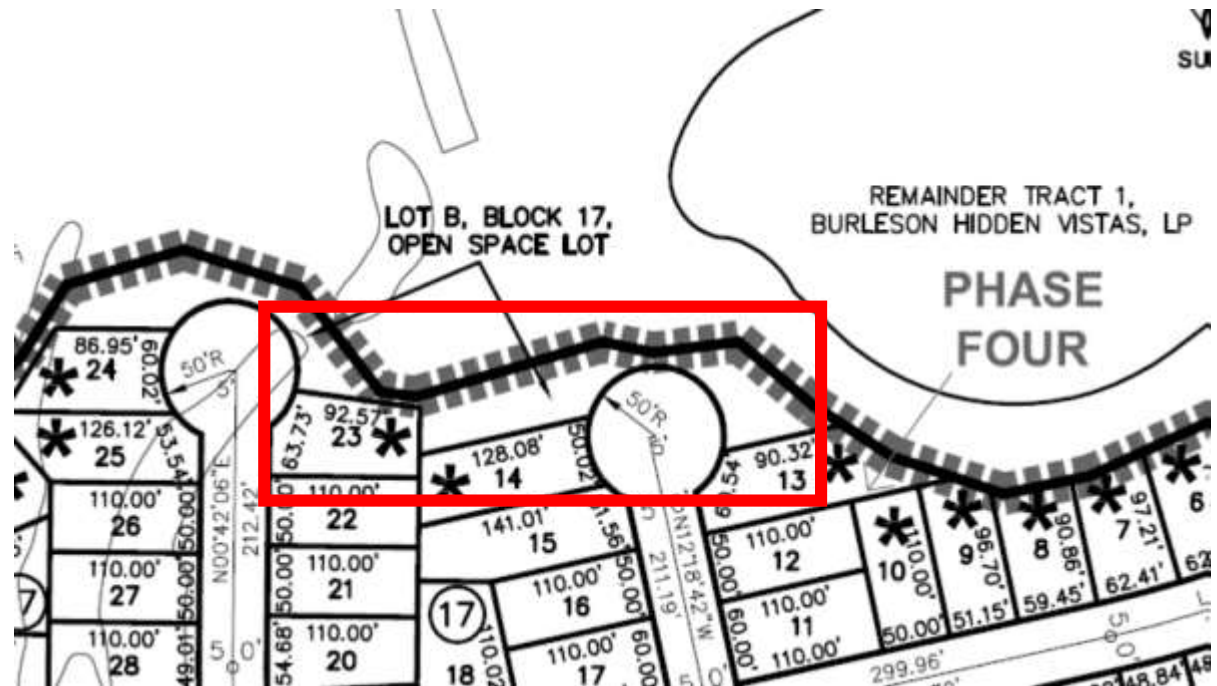


ZC – Hidden Vistas PD

Item A.

If the zoning request is approved; approximately .334 acres of previously designated open space (Lot B, Block 17) will be incorporated into lots 23, 14, and 13.

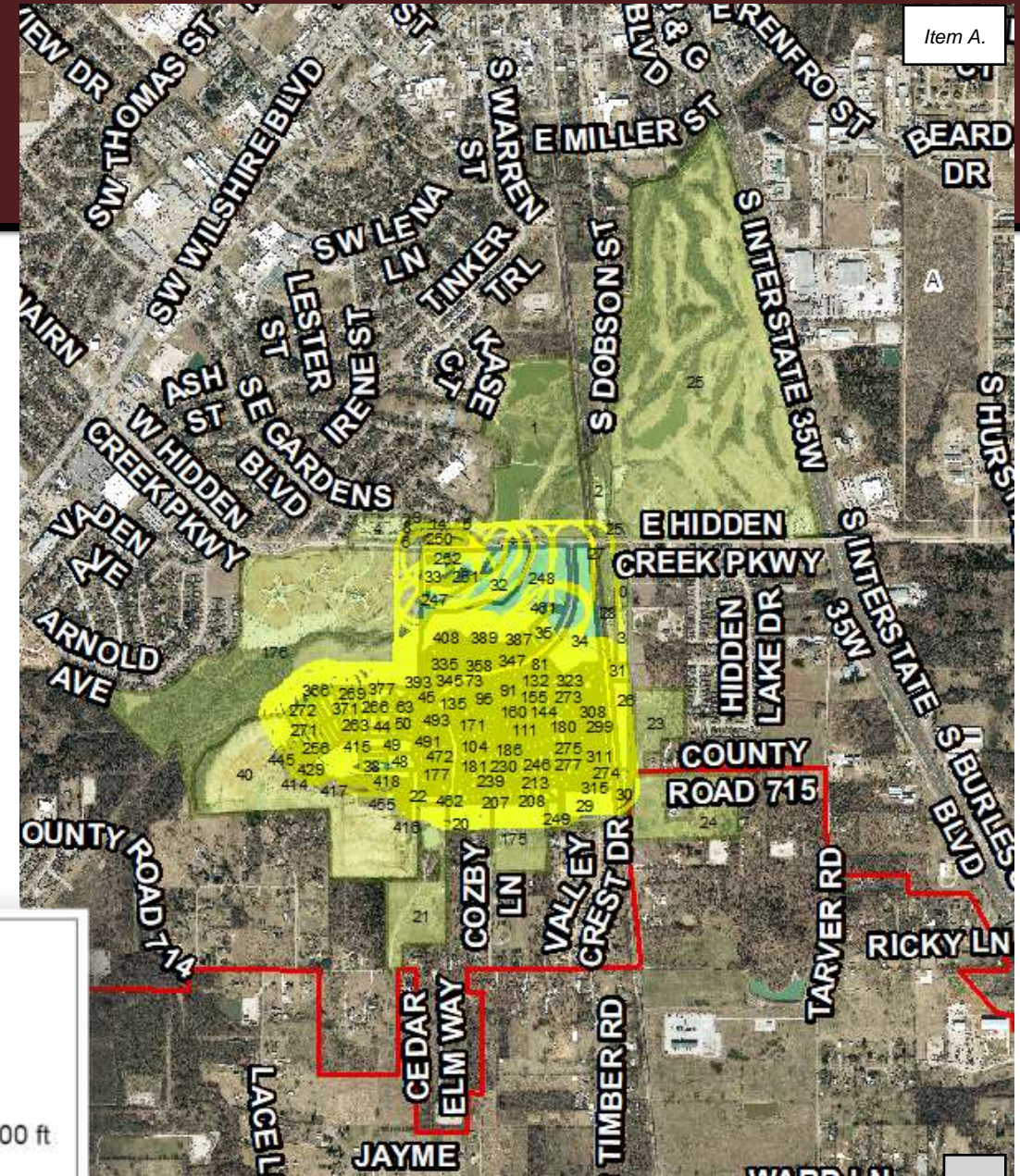
Replats have been submitted for Lots 23, 14, and 13. If the zoning ordinance is approved, the replats will move forward to the Planning and Zoning Commission for consideration.



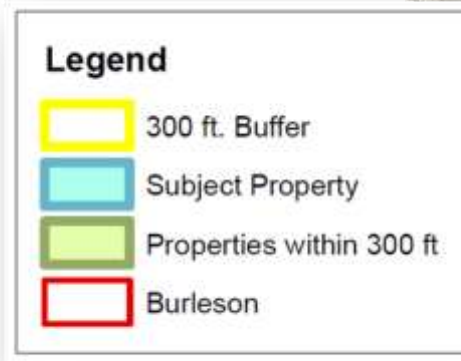
ZC – Hidden Vistas PD

Public Hearing Notice

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property
- Published in newspaper
- Signs Posted on the property



em A.

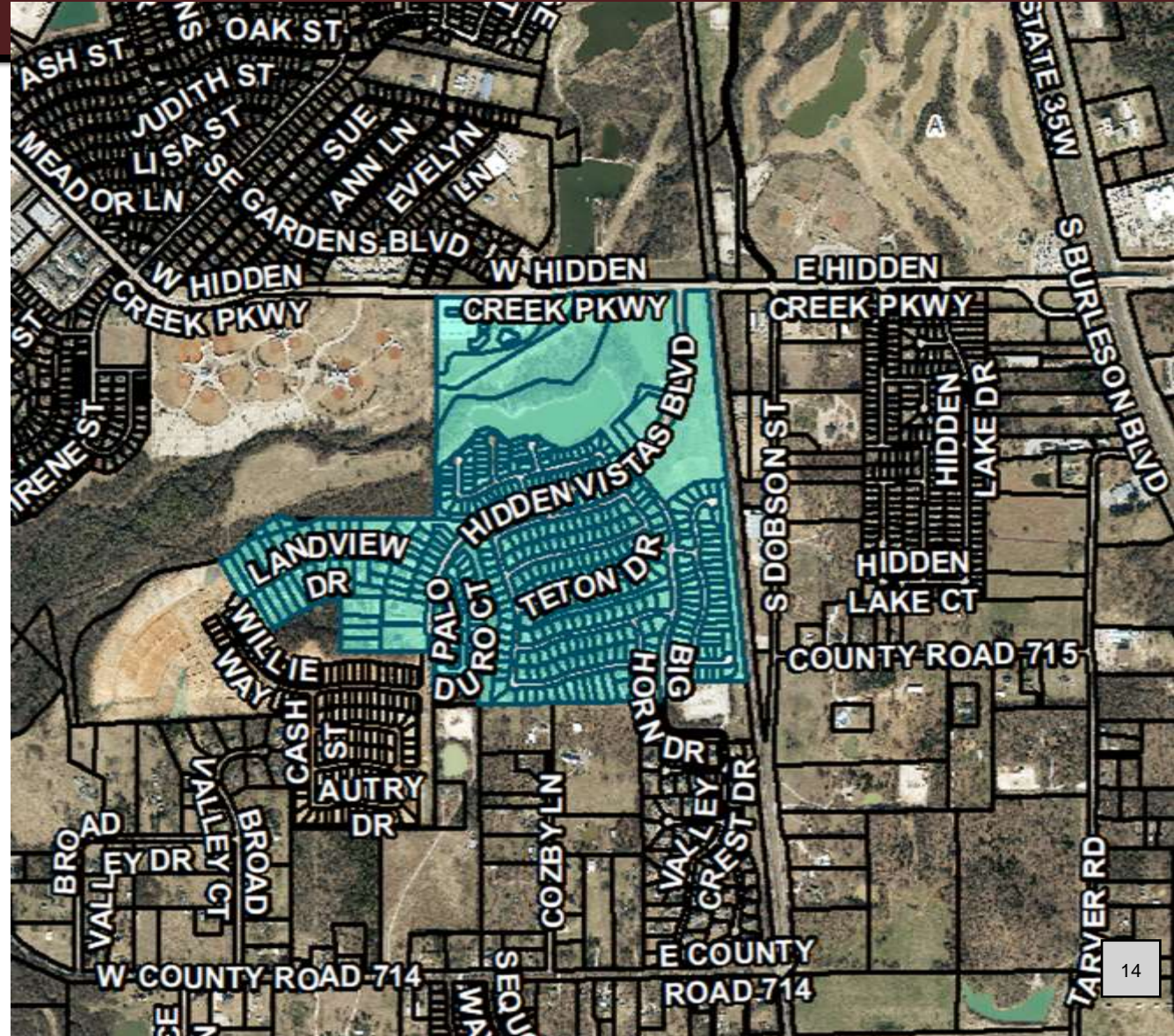


ZC – Hidden Vistas PD

Item A.

Staff's Recommendation

- Staff does not generally support converting preserved/designated open spaces into residential or commercial areas. However, this specific request will not impact access to trails and has a minimal impact to the overall community / development.



ORDINANCE

AN ORDINANCE AMENDING ORDINANCE B-582, THE ZONING ORDINANCE AND MAP OF THE CITY OF BURLESON, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON APPROXIMATELY .334 ACRES OF LAND SITUATED IN THE THOMAS CHANDLER SURVEY, ABSTRACT NUMBER 127, SITUATED IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF LOT B, BLOCK 17, AN OPEN SPACE LOT, HIDDEN VISTAS PHASE 4B, RECORDED IN DRAWER L, INSTRUMENT NUMBER 2021-139, PLAT RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), FROM PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD); MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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, the City Council passed, approved, and adopted Ordinance B-582, being the Zoning Ordinance and Map of the City of Burleson, Texas, showing the locations and boundaries of certain districts, as amended, and codified in Appendix B of the City of Burleson Code of Ordinances (2005) (the "Zoning Ordinance and Map"); and

WHEREAS, an application for a zoning change was filed by **Peter Thomas** on **May 1, 2023**, under **Case Number 23-045**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

WHEREAS, the Planning and Zoning Commission of Burleson, Texas, held a public hearing on said application after at least one sign was erected upon the property on which the change of classification is proposed in accordance with the Zoning Ordinance and Map, and after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such notice being served by depositing the same, properly addressed and postage paid, in the U.S. mail; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **X to X** to recommend to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classification of **Planned Development (PD)** to **Planned Development (PD)**; and

WHEREAS, notice was given of a further public hearing to be held by the City Council of the City of Burleson, Texas, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Burleson, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Burleson, Texas, has changed in character since the enactment of its classification of **Planned Development (PD)**; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community; and

WHEREAS, the City Council of the City of Burleson, Texas, may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the City of Burleson Code of Ordinances (2005); and

WHEREAS, the City Council of the City of Burleson, Texas, finds that this Ordinance may be considered and approved in only one meeting because the provisions of this Ordinance concern an individual zoning case that does not propose a change to the language of the City of Burleson Code of Ordinances.

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

Section 1

The Zoning Ordinance and Map is hereby amended insofar as it relates to certain land described as **0.334 acre tract of land in the Thomas Chandler Survey, Abstract Number 127, situated in the City of Burleson, Johnson County, Texas, and being a portion of Lot B, Block 17, an open space lot, Hidden Vistas Phase 4B, recorded in Drawer L, Instrument Number 2021-139, Plat Records, Johnson County, Texas (O.P.R.J.C.T.), as described in Exhibit A,** by changing the zoning of said property from **Planned Development (PD)** to **Planned Development (PD)** which are incorporated herein as Exhibit B, being attached hereto and incorporated herein by reference for all purposes.

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Section 2.

The findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

Section 3.

It is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 4.

This ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. To the extent that the provisions of the City of Burleson's various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

Section 5.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the city council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6.

An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for that purpose.

Section 7.

Any person, firm, association of persons, company, corporation, or their agents, its servants, or employees violating or failing to comply with any of the provisions of this article shall be fined, upon conviction, not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day any violation of noncompliance continues shall constitute a separate and distinct offense. The penalty provided herein shall be cumulative of other remedies provided by State Law, and the power of injunction as provided in Texas Local Government Code 54.012 and as may be amended, may be exercised in enforcing this article whether or not there has been a complaint filed.

Section 8.

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

Amanda Campos, City Secretary

E. Allen Taylor, Jr., City Attorney

EXHIBIT "A"**DESCRIPTION OF PROPERTY**

BEING a 0.334 acre tract of land in the Thomas Chandler Survey, Abstract Number 127, situated in the City of Burleson, Johnson County, Texas, and being a portion of Lot B, Block 17, an open space lot, Hidden Vistas Phase 4B, recorded in Drawer L, Instrument Number 2021-139, Plat Records, Johnson County, Texas. The bearings for this description are based on the Texas State Plane Coordinate System, Texas North Central Zone (4202) North American Datum 1983, using static observation and NOAA/NGS Opus calculations. Said 0.334 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "RPLS 4818" found at the northeast corner of Lot 23, Block 17 of said Hidden Vistas, Phase 4B;

THENCE North 82°58'55" West, continuing along the north line of said Lot 23, a distance of 92.57 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the east Right of Way line of Catskill Court, a 50' wide public Right-of-Way, for the point of curvature of a non-tangent curve, concave to the west, having a radius of 50.00 Feet a central angle of 54°45'22", and a chord of 45.99 Feet bearing North 11°24'35" West;

THENCE northerly along said curve and said east Right-of-Way line, a distance of 47.78 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

THENCE North 51°12'44" East, a distance of 27.62 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set in a south line of that certain tract of land described as Burleson Hidden Vistas LP as described in Volume 3860, Page 237, Deed Records, Johnson County, Texas;

THENCE continuing along said south lines the following courses and distances:

South 38°47'16" East, a distance of 80.49 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

South 82°58'55" East, a distance of 26.05 Feet to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found;

North 73°19'26" East, a distance of 142.27 Feet;

South 78°30'21" East, a distance of 37.50 Feet;

North 82°22'07" East, a distance of 63.48 Feet;

South 50°46'16" East, a distance of 70.39 Feet to a to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set ;

South 58°06'22" East, a distance of 26.57 Feet to a to a 1/2" iron rod with plastic cap stamped "RPLS 4818" set for the most northerly northwest corner of Lot 13, Block 17 of said Hidden Vistas Phase 4B;

THENCE South 77°06'43" West, continuing along the north line of said Lot 13, a distance of 90.32 Feet to a to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the east Right-of-Way line of Wasatch Court, a 50 foot public Right-of-Way for the point of curvature of a non-

tangent curve, concave to the south, having a radius of 50.00 Feet, a central angle of $176^{\circ}37'32''$, and a chord of 99.96 Feet bearing North $76^{\circ}07'56''$ West;

THENCE Northerly along said curve and said east Right-of-Way line, a distance of 154.13 Feet to a to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found for the northeast corner of Lot 14, Block 17, Hidden Vistas, Phase 4A as recorded in Drawer K, Volume 11, Page 948, Plat Records, Johnson County, Texas;

THENCE South $77^{\circ}06'42''$ West, departing said east Right-of-Way and continuing along the north line of said Lot 14, a distance of 128.08 Feet to a to a 1/2" iron rod with plastic cap stamped "RPLS 4818" found in the east line of said Lot 23 for the northwest corner of said Lot 14;

THENCE North $00^{\circ}07'30''$ East, departing said north line and continuing along said east line, a distance of 33.76 Feet to the POINT OF BEGINNING and containing a computed area of 0.334 Acres, more or less.

EXHIBIT “B”

DEVELOPMENT STANDARDS

Single-Family: Single-family units are a form of single family, detached housing. This residential type will consist of smaller units and lots, having access and frontage on a public or private street. Should private streets be desired, the ownership and maintenance responsibility shall be the Homeowners Association. Building and area requirements are as follows:

Lot Area: The minimum area of any lot shall be six thousand (6,000) square feet.

Lot Coverage: In no case shall more than seventy-five (75) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, deck, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.

Lot Width: The minimum width of any lot shall not be less than sixty (60) feet at the building line, except that lots at a terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of fifty-five (55) feet at the building line; provided all other requirements of this section are fulfilled.

Lot Depth: The minimum depth of any lot shall be one hundred (100) feet, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-point on front and rear lot lines, of ninety (90) feet; provided all other requirements of this section are fulfilled.

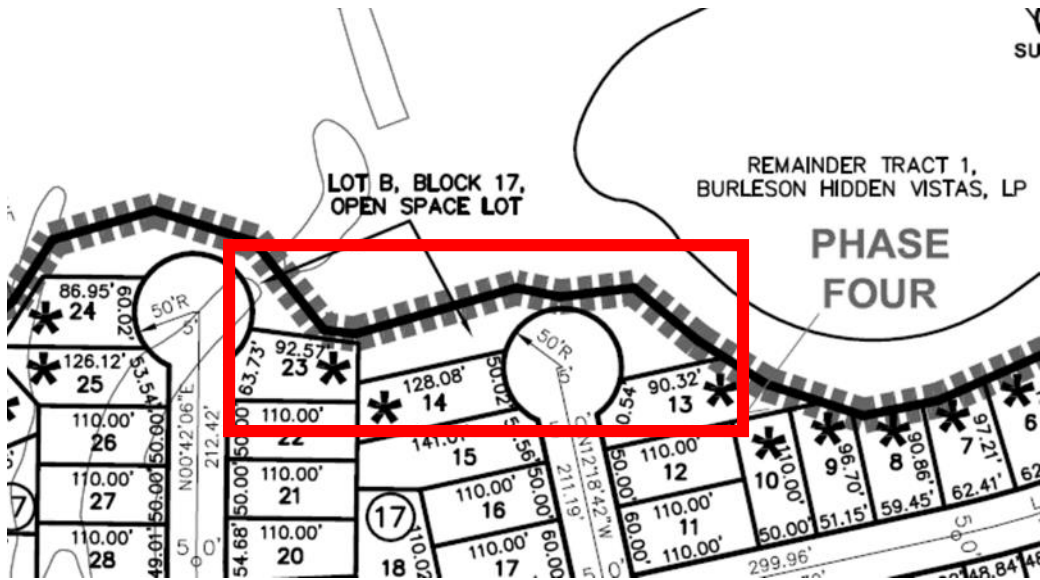
Front Yard: The minimum depth of the front yard shall be fifteen (15) feet, not including front entry garages, “J” swing garages will be allowed. The minimum depth of the front yard shall be twenty (20) feet to the face of the garage. Unenclosed front porches, roof eaves, chimneys and other similar architectural elements may extend a maximum of four (4) feet into the front yard except that no portion of a structure including roof eaves may encroach into any utility easement.

Side Yard: The minimum side yard on each side of a lot shall be five (5) feet. No portion of a structure including roof eaves may encroach into any utility easement. A side yard adjacent to a side street shall not be less than fifteen (15) feet.

Rear Yard: The minimum depth of the rear yard shall be ten (10) feet. No portion of a structure including roof eaves may encroach into any utility easement.

Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories.

Fences adjacent to dedicated open spaces and or parkland shall be wrought iron.



HIDDEN VISTAS 4 HOMEOWNERS ASSOCIATION INC

5/24/23

PO BOX 939 BURLESON TX 76097

CITY OF BURLESON

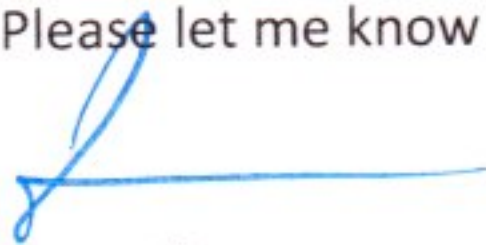
BURLESON TX

RE: Rezoning of Open Space Case# 23-045

To whom it may concern,

I was the developer of Hidden Vista 4 a and B and still manage the Homeowners Association. The HOA Management is in support of the rezoning of the 3 small "open spaces" to be incorporated into the 3 adjoining lots.

Please let me know if you have any questions.



Peter Thomas

Manager

From: [Rebecca Alldredge](#)
To: [DevServ](#)
Cc: [Peter Thomas](#)
Subject: [EXTERNAL] Hidden Vistas 14R-23-045 DAC
Date: Thursday, May 25, 2023 12:43:51 PM

CAUTION: This email originated from outside of the City of Burleson email system.
DO NOT click links or open attachments unless you expect them from the sender and know the content is safe.

Good Afternoon,

It has come to my attention I need to submit a letter supporting the rezoning of the land between my house (1000 Wasatch Ct) and the adjacent pond.

I originally contacted Peter Thomas, the developer of the community, in March 2022. I had concerns about my privacy with the open land next to me and after getting to know each other he was on board with transferring the land to me. We got my neighbors involved who are adjacent to the pond as well, and we are all looking for the same thing. We would like to extend our property line and fences closer to the pond.

As a single mother, an Air Force veteran, and a federal police officer I value my privacy and peace in my home. Although there is not a sidewalk by our homes, it has become common practice for this area to become a walkthrough area and there is constant walking and biking traffic. By moving our fences closer to the pond, it will decrease the traffic and give me peace of mind knowing there are less people walking by my home and looking into my yard.

Please approve the rezoning of this open area land and allow us to move our fences. Thank you for your time and consideration.

Respectfully,
Rebecca Alldredge
(817)8078326

Sent from my iPhone

From: [Chris Roberts](#)
To: [DevServ](#)
Cc: [PETER THOMAS](#); [Wifey](#)
Subject: [EXTERNAL] Rezoning Support
Date: Wednesday, May 24, 2023 4:47:31 PM

CAUTION: This email originated from outside of the City of Burleson email system.
DO NOT click links or open attachments unless you expect them from the sender and know the content is safe.

All,

I am the owner of the lot at 1001 Wasatch Ct. this email is to confirm that I support the rezoning of the vacant lot adjacent to my property. If any further confirmation is needed from me please let know.

Sent from my iPhone