
Tuesday, January 16, 2024
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

Invocation

Pledge of Allegiance

2. **CITIZEN APPEARANCES**

Each person in attendance who desires to speak to the Planning & Zoning Commission on an item NOT posted on the agenda, shall speak during this section. A speaker card must be filled out and turned in to the City Staff prior to addressing the Commission. Each speaker will be allowed three (3) minutes. Please note that the Commissioners may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the Planning & Zoning Commission from deliberating or taking action on an item not listed on the agenda. The Commission may, however, receive your comments on the unlisted item, ask clarifying questions, respond with facts, and explain policy. Each person in attendance who desires to speak to the Planning & Zoning Commission on an item posted on the agenda, shall speak when the item is called forward for consideration.

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 December 19, 2023 Planning & Zoning Commission meeting.

4. **PUBLIC HEARING**

A. 1161 Golf Club at 224 E. Renfro Street (Case 23-351): Hold a public hearing and consider approval of an ordinance for a SUP, Specific Use Permit, allowing "Amusement, commercial (indoor)" in the CC, Central Commercial Zoning District. (*Staff Presenter: Emilio Sanchez, Development Services Assistant Director*)

B. 1560 Broad Valley Court (Case 23-345): Hold a public hearing and consider approval of an ordinance for a zoning change request from "SFR", Single-family rural district to "SFE", Single-

family estate district for 4.619 acres of property. (*Staff Presenter: Emilio Sanchez, Development Services Assistant Director*)

5. **REPORTS AND PRESENTATIONS**

6. **COMMUNITY INTERESTS 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**

In accordance with Chapter 551 of the Texas Government Code, the City Council may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

- A. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code
- B. Discussion regarding possible purchase, exchange, lease, or value of real property pursuant to Section 551.072, Texas Government Code
- C. Deliberation regarding a negotiated contract for a prospective gift or donation to the state or the governmental body Pursuant to Section 551.073, Texas Government Code
- D. Personnel matters pursuant to Section 551.074, Texas Government Code
- E. Deliberation regarding (1) the deployment, or specific occasions for implementation of security personnel or devices; or (2) a security audit Pursuant to Sec. 551.076, Texas Government Code
- F. Deliberation regarding commercial or financial information received from or the offer of a financial or other incentive made to a business prospect seeking to locate, stay or expand in or near the territory of the City and with which the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code
- G. Pursuant to Sec. 418.183(f), Texas Government Code, deliberation of information related to managing emergencies and disasters including those caused by terroristic acts (must be tape recorded)

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 12th of January 2024, 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.

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Assistant Director

MEETING: January 16, 2024

SUBJECT:

1161 Golf Club at 224 E. Renfro Street (Case 23-351): Hold a public hearing and consider approval of an ordinance for a SUP, Specific Use Permit, allowing "Amusement, commercial (indoor)" in the CC, Central Commercial Zoning District. *(Staff Presenter: Emilio Sanchez, Development Services Assistant Director)*

SUMMARY:

On November 13, 2023, an application was submitted by BJ Warren, on behalf of Camille Bransom, requesting a SUP, Specific Use Permit, allowing for the use of "Amusement, commercial (indoor)" in the CC, Central Commercial Zoning District for 1161 Golf Club at 224 E. Renfro St. 1161 Golf Club is a training and entertainment venue that provides 10 golf bays with Trackman technology, a putting green and a full-service bar and kitchen. The applicant is proposing to occupy the Dollar General suite attached to City Market. Significant interior and exterior improvements are being proposed. The subject site is zoned CC, Central Commercial and is located within the Old Town Overlay. Per the zoning ordinance, the use of "Amusement, commercial (indoor)" is allowed within the CC, Central Commercial Zoning District if approved by SUP.

The applicant's narrative and illustrations have been attached as Exhibit 4. Staff recommends approval of an ordinance for a specific use permit for an Amusement, commercial (indoor) use at 224 E. Renfro Street as proposed by the applicant.

RECOMMENDATION:

- 1) Recommend approval of the ordinance for a specific use permit as presented or with modifications; or
- 2) Recommend denial of the ordinance for a specific use permit.

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

None

REFERENCE:

<https://ecode360.com/39939078#39939078>

FISCAL IMPACT:

None

STAFF CONTACT:

Emilio Sanchez
Development Services Assistant Director
esanchez@burlesontx.com
817-426-9686

1161 Golf Club SUP

Location:

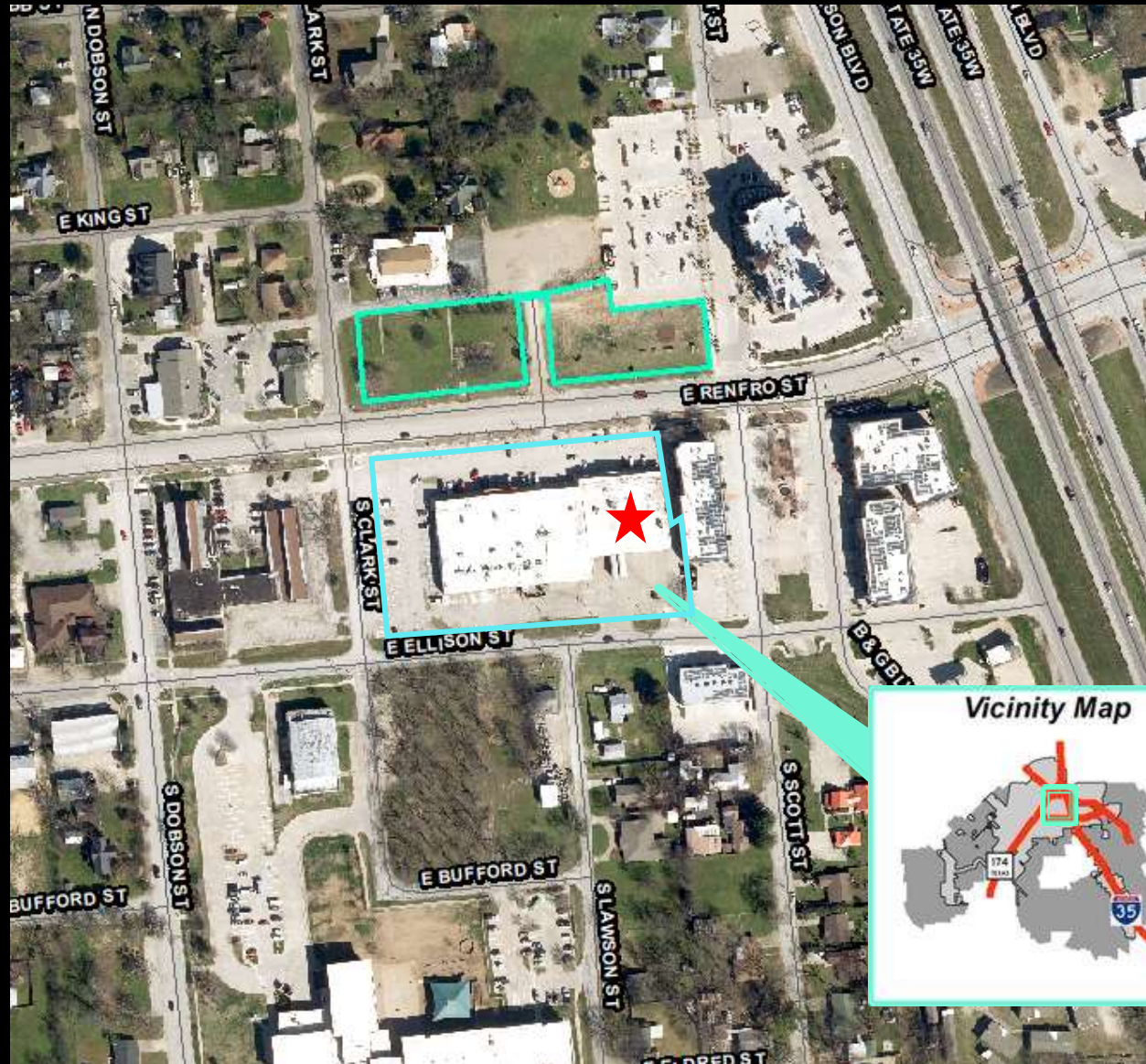
- 224 E Renfro St.
- 3.29 acres

Applicant:

- BJ Warren

Item for approval:

- SUP (23-351)



1161 Golf Club SUP



Background

Applicant is proposing to occupy the Dollar General suite attached to City Market and operate 1161 Golf Club:

- Training and entertainment venue
- Multiple golf bays with Trackman technology
- Putting green
- Full service bar and kitchen

Existing Zoning

Base zoning of CC, Central Commercial

- Old Town Overlay

Request

1161 Golf Club is requesting a SUP to operate an **Amusement, commercial (indoor)** use in the CC, Central Commercial zoning district.



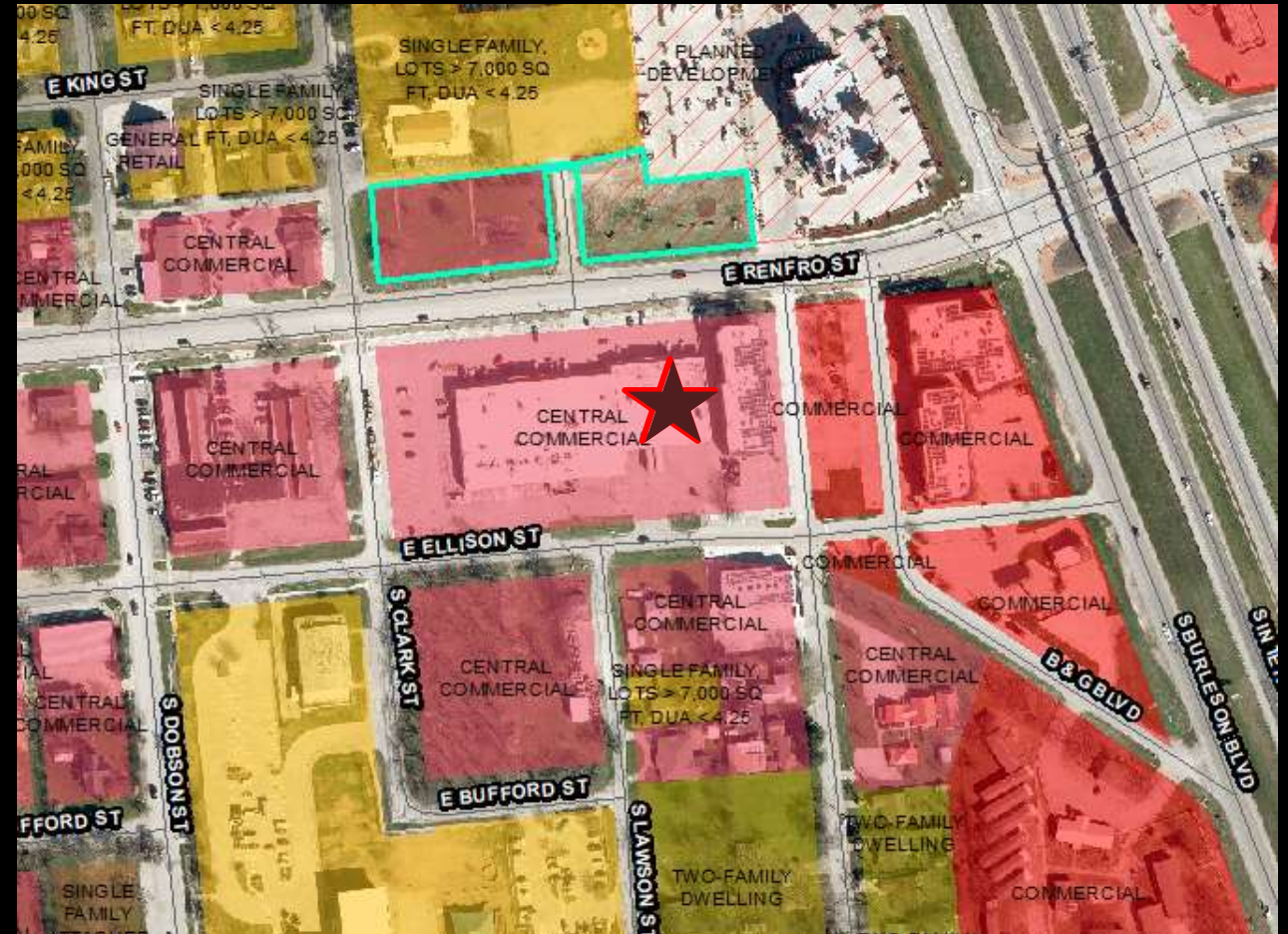
Comprehensive Plan

Old Town



Current Zoning

Central Commercial

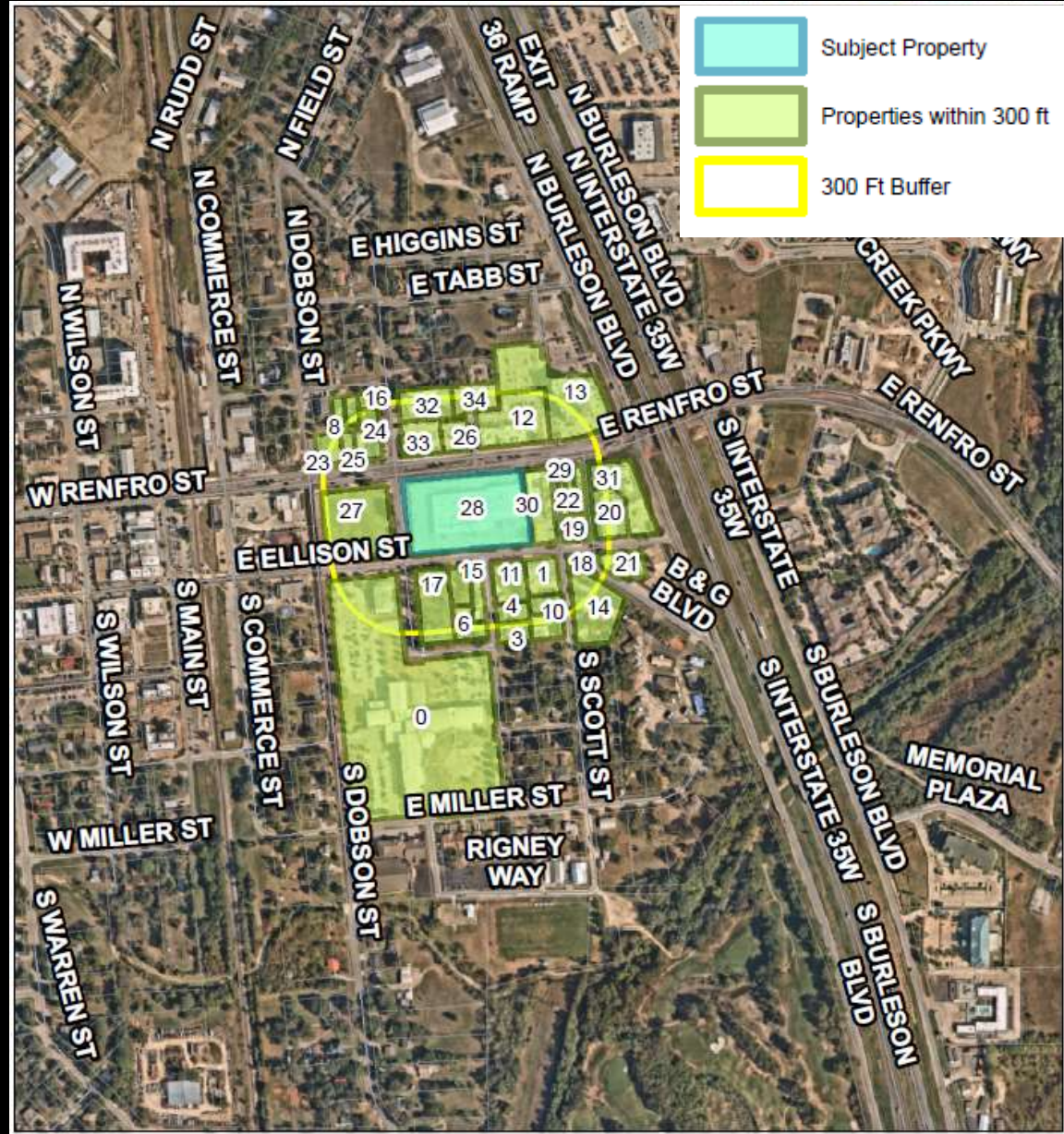


1161 Golf Club SUP

Public Hearing Notice

- Public notices mailed to property owners within 300 feet of the subject property.
- Published in newspaper.
- Sign posted on the property.

Staff has not received any inquiries regarding this request.



1161 Golf Club SUP



Staff Recommendation

Staff recommends approval of an ordinance for a specific use permit for an amusement, commercial (indoor) use at 224 E Renfro Street as proposed by the applicant.



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 3.29 ACRES OF LAND BEING LOT 1-4, 1-4, BLOCK 18 ALL, PT 38, BURLESON ADDITION, ADDRESSED AS 224 E RENFRO STREET, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS FROM (CC) CENTRAL COMMERCIAL TO (CC) CENTRAL COMMERCIAL, WITH A SPECIFIC USE PERMIT ALLOWING “AMUSEMENT, COMMERCIAL (INDOOR)”, 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 **specific use permit** was filed by **Camille Bransom (Owner)** on **November 13, 2023**, under **Case Number 23-351**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to allow for the use of Amusement, commercial (indoor) in its current zoning classification of (CC) **Central Commercial**; 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 SUP 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 **0 to 0** to recommend to the City Council of Burleson, Texas, that the hereinafter described property is authorized to operate an Amusement, commercial (indoor) use in its current zoning classification of (CC) **Central Commercial**; 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 **(CC) Central Commercial**; 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 3.29 acres of land being Lot 1-4, 1-4, Block 18 All, PT 38, Burleson Addition, addressed as 224 E Renfro Street, an addition to the City of Burleson, Johnson County, Texas as shown on the attached Exhibit A incorporated herein by reference, by allowing for the use of Amusement, commercial (indoor) in its current zoning classification of **(CC) Central Commercial**.

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

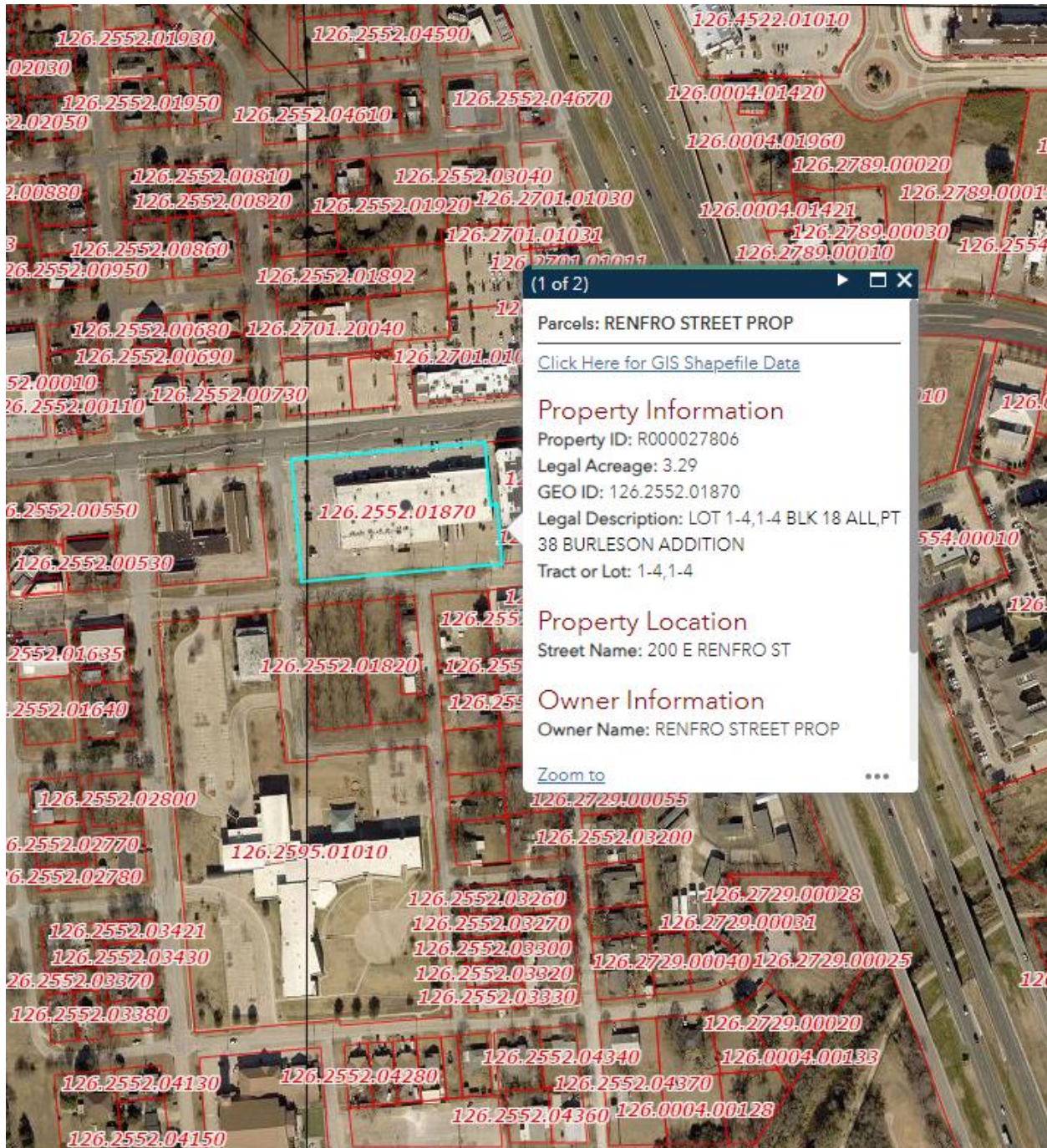
E. Allen Taylor, Jr., City Attorney

EXHIBIT A
Metes and Bounds

LOT 1-4,1-4
BLK 18 ALL,PT 38
BURLESON ADDITION
126.5525.06250,96275,98615, 126.7725.27433
126.5525.86177.86233, 86253, .00403

EXHIBIT B

Property Details





1611 GOLF CLUB

BAR & CRAFT KITCHEN

WHAT IS 1611 GOLF CLUB?

1611 Golf Club was founded in 2017 and opened our doors in February 2018, primarily as a game improvement facility. After the first few months of operations, 1611 began to attract not just the avid golfer looking to shave strokes off their game, but the more casual or “weekend” golfer. Our business model began to shift towards the latter. While, 1611 has stayed loyal to the game improvement aspect of the business by using exclusively Trackman technology, 1611 also quickly became a destination for many of those “weekend golfers” who just loved playing the game with their buddies with a cold drink. Now, 1611 Indoor Golf Club offers a full-service bar and kitchen, Trackman bays, a Big Tilt putting green and dozens of big screen TVs. At 1611, we blend the feel of your local country club with your favorite sports bar! Giving you the perfect atmosphere to: Train, Play & Party!

MISSION STATEMENT:

Our mission is to provide our customers with today's best technology in a fun and energized way. We believe that indoor golf can be a great extension to the game and 1611 is a place that golfers of all levels can benefit.

VISION STATEMENT:

To provide an atmosphere with a laid-back, fun, and energetic modern-day country club feel. Where golfers of all skill levels, non-golfers, and everyone in between, are welcome to Train, Play and Party.



WHAT IS 1611 GOLF CLUB?



1611 LEADERSHIP TEAM

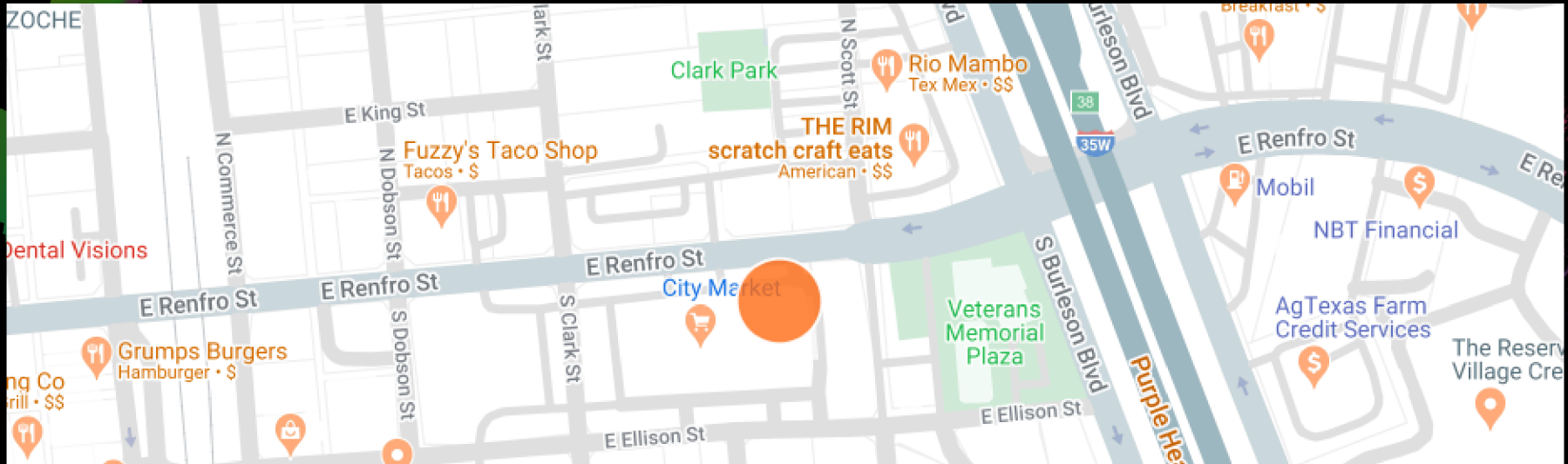
NAME	POSITION
B.J. Warren	Co-Owner / Director of Operations
Aaron Adair	Co-Owner / Director of Golf
Ryder Stroud	Director of Marketing & Franchising
Crystal Yglecias	General Manager

TARGETED POTENTIAL LOCATIONS

LOCATIONS / CITIES
Burleson
Haslet/Alliance/North Fort Worth
Grapevine
Little Elm

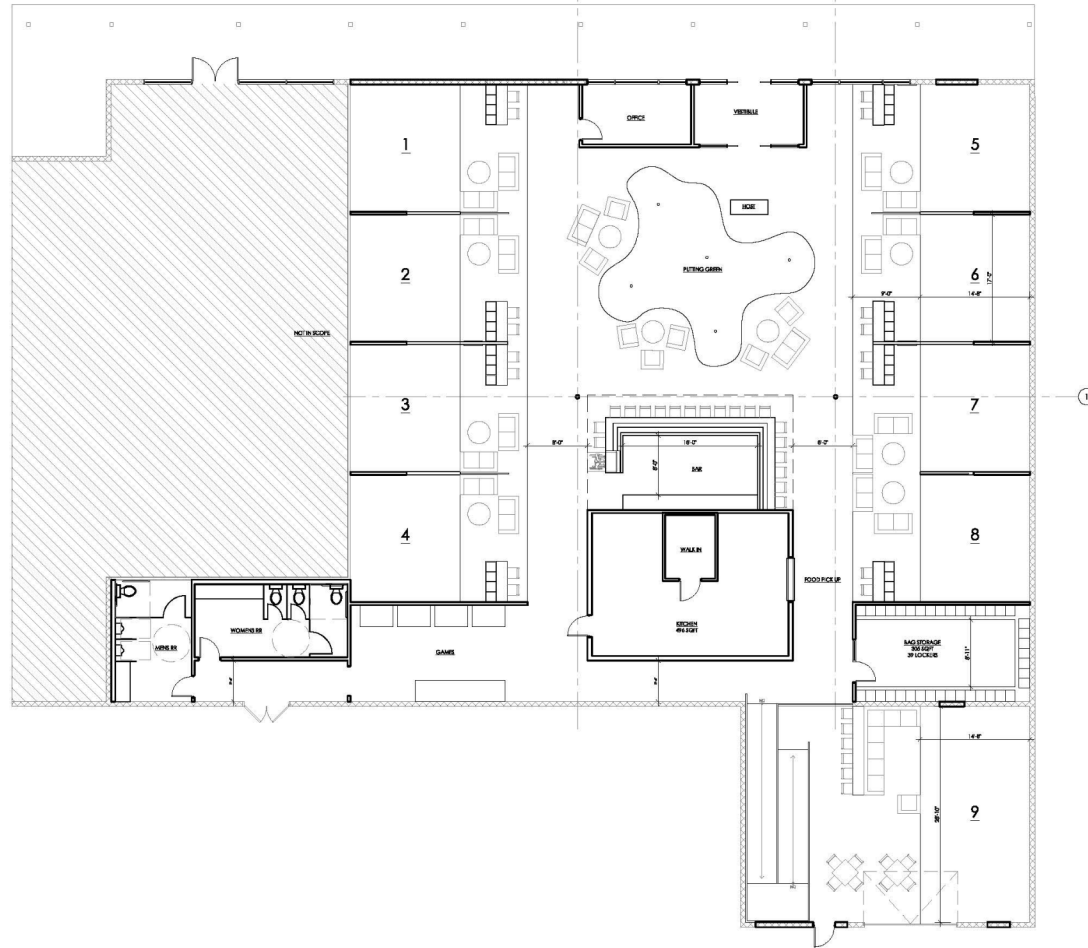
1611 GOLF CLUB – BURLESON LOCATION

224 E. RENFRO STREET BURLESON, TEXAS 76028



1611 GOLF CLUB – BURLESON LOCATION

224 E. RENFRO STREET BURLESON, TEXAS 76028



1611 BURLESON
SCHEMATIC FLOOR PLAN

N.T.S.
10.23.23



1611 GOLF CLUB – BURLESON LOCATION

224 E. RENFRO STREET BURLESON, TEXAS 76028



1611 GOLF CLUB – BURLESON LOCATION

224 E. RENFRO STREET BURLESON, TEXAS 76028



1611 GOLF CLUB – BURLESON LOCATION

224 E. RENFRO STREET BURLESON, TEXAS 76028

ESTIMATED STARTUP COSTS

Cost Category	Estimated Cost	Notes
Loan	\$212,000.00	10% Down on \$1.8MM SBA Loan + Closing Costs
Construction	\$1,500,000.00	*More info on following pages
Improvements	\$320,000.00	Furniture, Fixtures, Turf, Bays, Network, A/V, etc.
Equipment	\$360,000.00	Trackman Simulators, Kitchen Equipment, Projectors
Total Est. Cost	\$2,392,000.00	
1611 Target Startup Cost	\$1,800,000.00	
Current Excess Cost	\$592,000.00	

***All Estimated Costs are projected costs to get 1611 Golf Club – Burleson operational**

1611 GOLF CLUB – BURLESON LOCATION

224 E. RENFRO STREET BURLESON, TEXAS 76028

ESTIMATED CONSTRUCTION & TENANT IMPROVEMENT (TI) COSTS

Construction Expense	Est. Cost
General Construction / Buildout	\$500,000.00
Additional Square Footage Buildout	\$295,000.00
Unforeseen Overages/Expenses	\$150,000.00
Sprinkler System / Fire Suppression	\$105,000.00
Front Facade Demo & Remodel	\$250,000.00
HVAC & Demo	\$90,000.00
Asbestos Abatement	\$50,000.00
Bathrooms / Plumbing	\$60,000.00
*TI (Tenant Improvement) Total	\$555,000.00
Total Est. Construction Cost	\$1,500,000.00

***All above cost are based on construction cost of 1611 Golf Club – Fort Worth location.**

1611 GOLF CLUB – BURLESON LOCATION

224 E. RENFRO STREET BURLESON, TEXAS 76028

DETAILED ESTIMATED STARTUP COSTS

Construction Expense	Est. Cost
General Construction / Buildout	\$500,000.00
Additional Square Footage Buildout	\$295,000.00
Unforeseen Overages/Expenses	\$150,000.00
*TI (Tenant Improvement) Total	\$555,000.00
Total Est. Construction Cost	\$1,500,000.00
Loan, Improvements & Equipment	\$912,000.00
Total Est. Startup Cost	\$2,392,000.00
1611 Target Cost	\$1,800,000.00
Current Excess Cost (minus TI)	\$592,000.00

***All above cost are based on construction cost of 1611 Golf Club – Fort Worth location.**



1611 GOLF CLUB – BURLESON LOCATION

224 E. RENFRO STREET BURLESON, TEXAS 76028

LOCATION / PROJECT CONCERNS

1. STARTUP COST

The estimated startup costs for 1611 Golf Club - Burleson are currently **\$600K+ over** our target startup cost of \$1.8MM.

2. LACK OF TI (TENANT IMPROVEMENT) FUNDS

As previously stated, we procured an approximate sum of **\$555K in Tenant Improvement (TI)** funds for the Fort Worth site's construction. The allocation of these funds significantly reduced the startup expenses required to establish operations in this location. Without them, 1611 would be financially responsible for costs (HVAC, Fire Suppression, Plumbing, etc.) that are typically those of the building owner.

3. INCREASED LOAN AMOUNT

1611 Golf Club would have to increase the loan amount by \$550K+ without TI funds and the corresponding increase in startup/buildout expenses. This, partnered with the current interest rates, would lead to higher monthly expenses to service the amplified debt, thereby putting additional pressure on the business from the outset.



1611 GOLF CLUB
BAR & CRAFT KITCHEN

1611 GOLF CLUB – BURLESON LOCATION

224 E. RENFRO STREET BURLESON, TEXAS 76028

POSSIBLE SOLUTIONS

1. STARTUP COST

As with any construction project, the startup costs are only estimates at this time and could vary once construction commences. However, we have consulted our architect and our general contractor and feel confident in the estimates.

2. LACK OF TI (TENANT IMPROVEMENT) FUNDS

In previous conversations with the building owner, we discussed a lesser lease rate that would be comparable to the amount of TI that 1611 would now be tasked with. Additionally, we have also discussed the potential of abated rent for certain period of months. This would lessen the financial burden on the business from the outset.

3. INCREASED LOAN AMOUNT

In addition to the lesser lease rate and rent abatement discussed above, we would look to the city of Burleson for any available funds that could help alleviate a portion the buildout costs, allowing 1611 to decrease the loan amount. Thus, decreasing the financial burden to service the debt. If the appropriate funds are not readily available, tax deductions could be another option that would help 1611 bring a location to Burleson.

CSO Document Processing Form

Type of Document: Ordinance

Agenda Item description:

1161 Golf Club SUP

Attachments that are part of the final document: Exhibits

Contract start date:

Terms of Contract:

Coordinate outside signatures: No

Distribute outside organization: No

File with County: N/A

Distribution needed after execution:

Email Staff: esanchez@burlesontx.com

Staff Contact:

Email Staff: esanchez@burl

Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Assistant Director

MEETING: January 16, 2024

SUBJECT:

1560 Broad Valley Court (Case 23-345): Hold a public hearing and consider approval of an ordinance for a zoning change request from "SFR", Single-family rural district to "SFE", Single-family estate district for 4.619 acres of property. (*Staff Presenter: Emilio Sanchez, Development Services Assistant Director*)

SUMMARY:

On November 13, 2023, an application was submitted by Samie Campbell, on behalf of Barney and Teresa Basden, requesting to rezone 4.619 acres of property to SFE, Single-family estate to allow for the future construction of single-family homes. The applicant has also submitted a replat (23-288) that is currently under review by the Development Assistance Committee. The aforementioned replat is proposing to subdivide lots 14 and 15R into four lots for the purpose of future residential development. The subdividing of the subject lots triggered the need to rezone all land (Lot 14R-1, Lot 14R-2 and a portion of Lot 14R) within the subject platted area that is currently zoned SFR, Single-Family Rural. The SFR zoning district is deemed a limited classification that may only retain the SFR classification until it is subdivided. The applicant is requesting to rezone the 4.619 acres currently zoned SFR, Single-family rural to SFE, Single-family estate to bring the lots into zoning compliance and conformity with the surrounding area.

The applicant's narrative and illustrations have been attached as Exhibit 4. Staff recommends approval of an ordinance for a zoning change as proposed by the applicant.

RECOMMENDATION:

- 1) Recommend approval of the ordinance for the zoning change as presented or with modifications; or
- 2) Recommend denial of the ordinance for the zoning change.

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

None

REFERENCE:

<https://ecode360.com/39938768#39938768>

FISCAL IMPACT:

None

STAFF CONTACT:

Emilio Sanchez
Development Services Assistant Director
esanchez@burlesontx.com
817-426-9686

1560 Broad Valley Court ZC



Location:

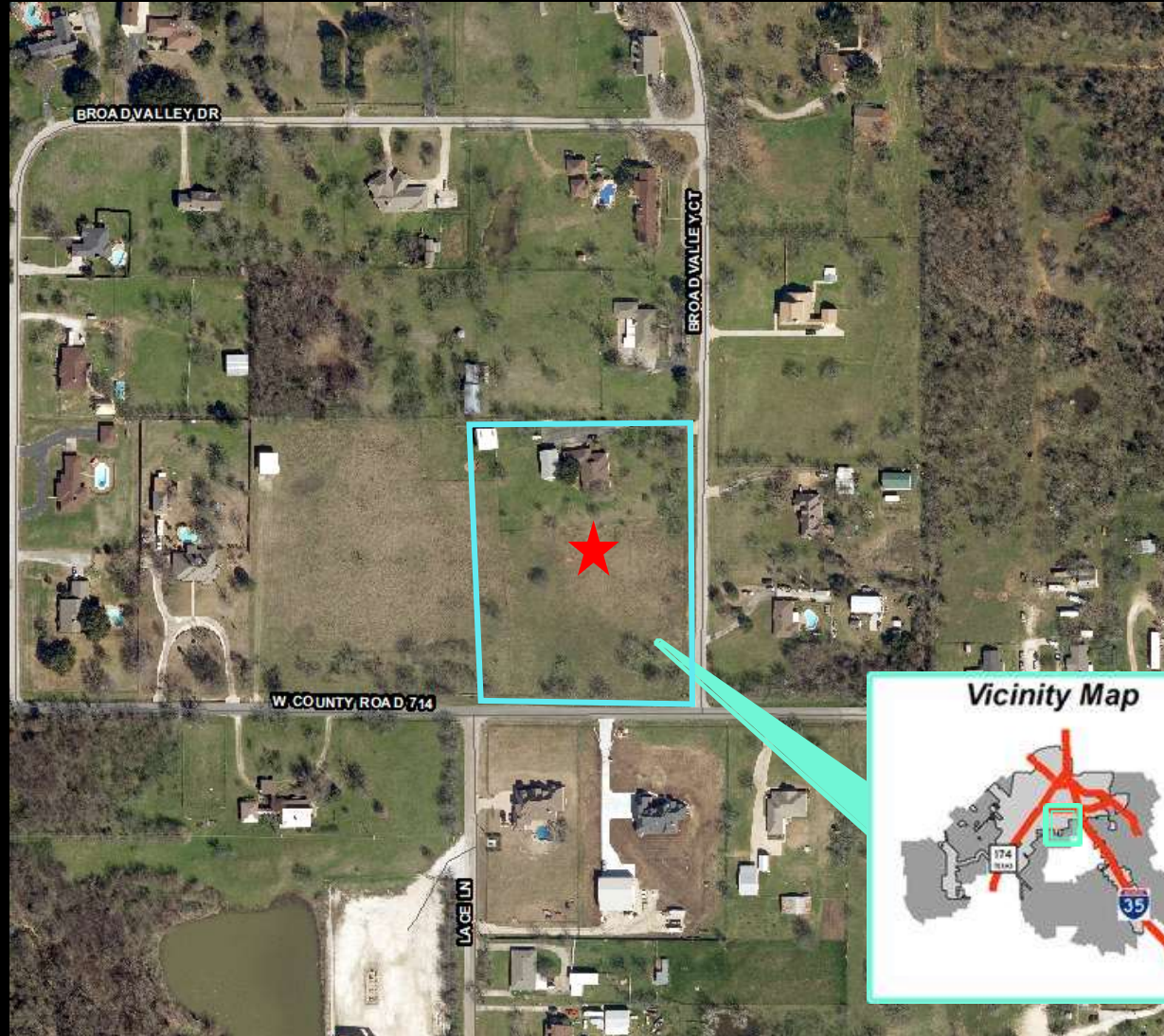
- 1560 Broad Valley Ct.
- 4.619 acres

Applicant:

- Samie Campbell

Item for approval:

- ZC (23-345)



1560 Broad Valley Court ZC

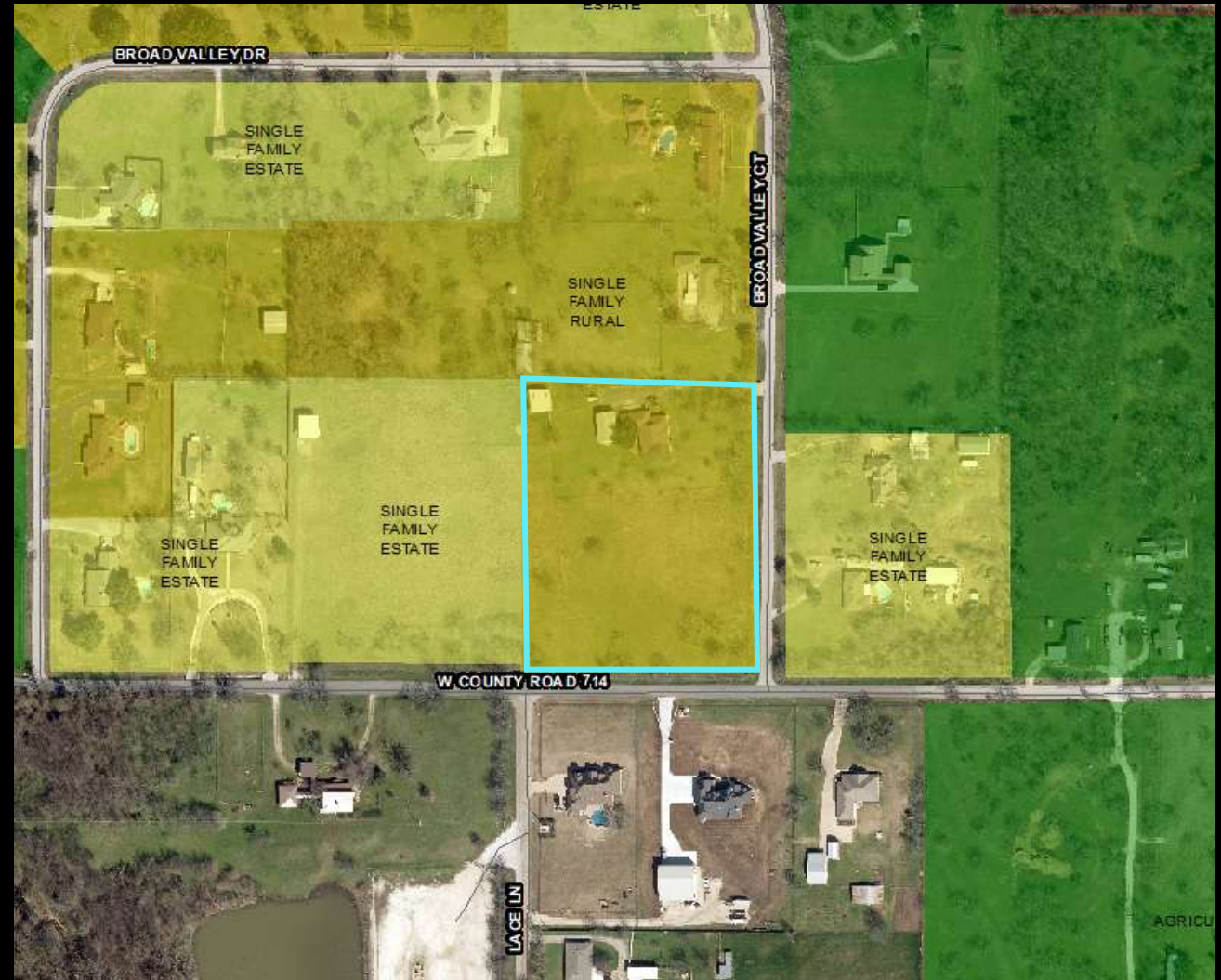
Zoning Information

Current Zoning is SFR, Single-family rural:

- Land loses SFR designation when it is subdivided.
- Applicant is proposing to subdivide the subject SFR area for future residential development.

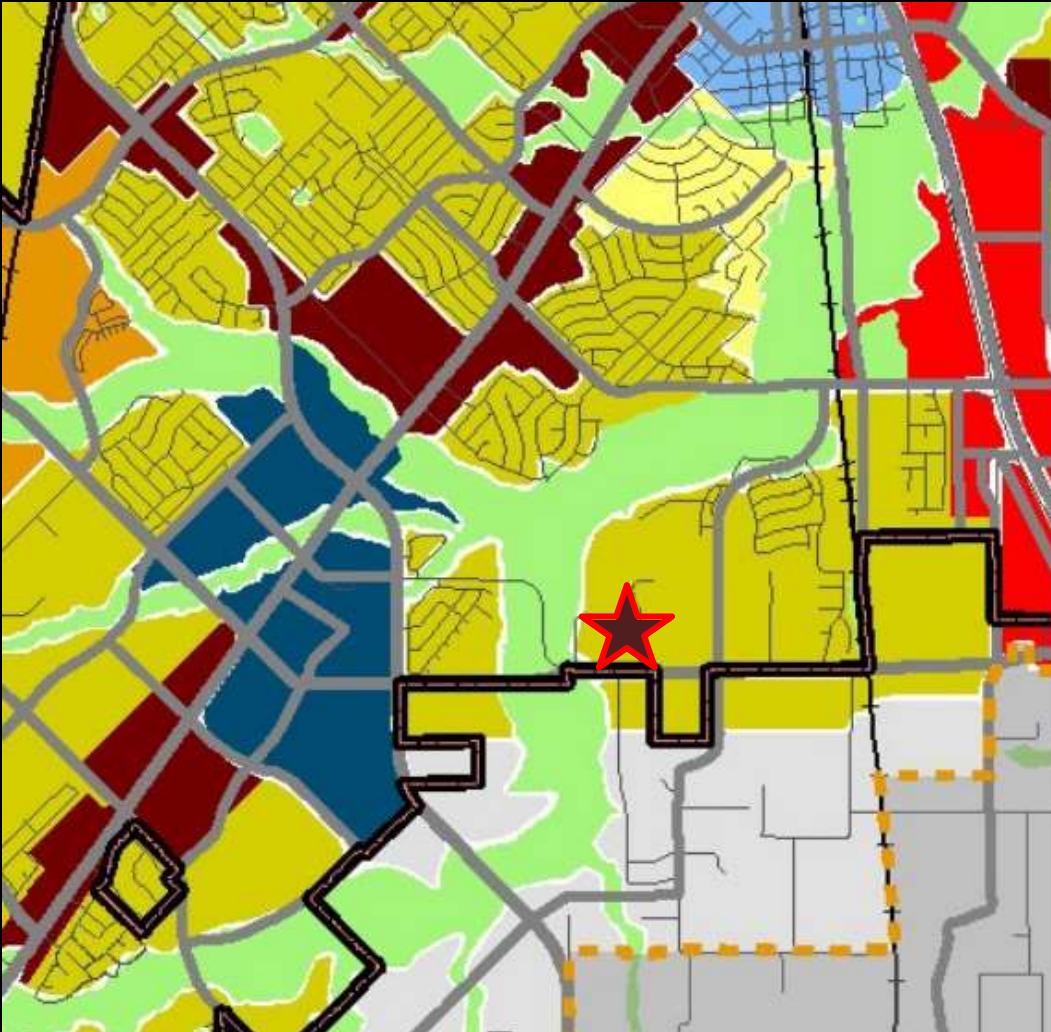
Request

Applicant is requesting to rezone 4.619 acres to SFE, Single-family estate.



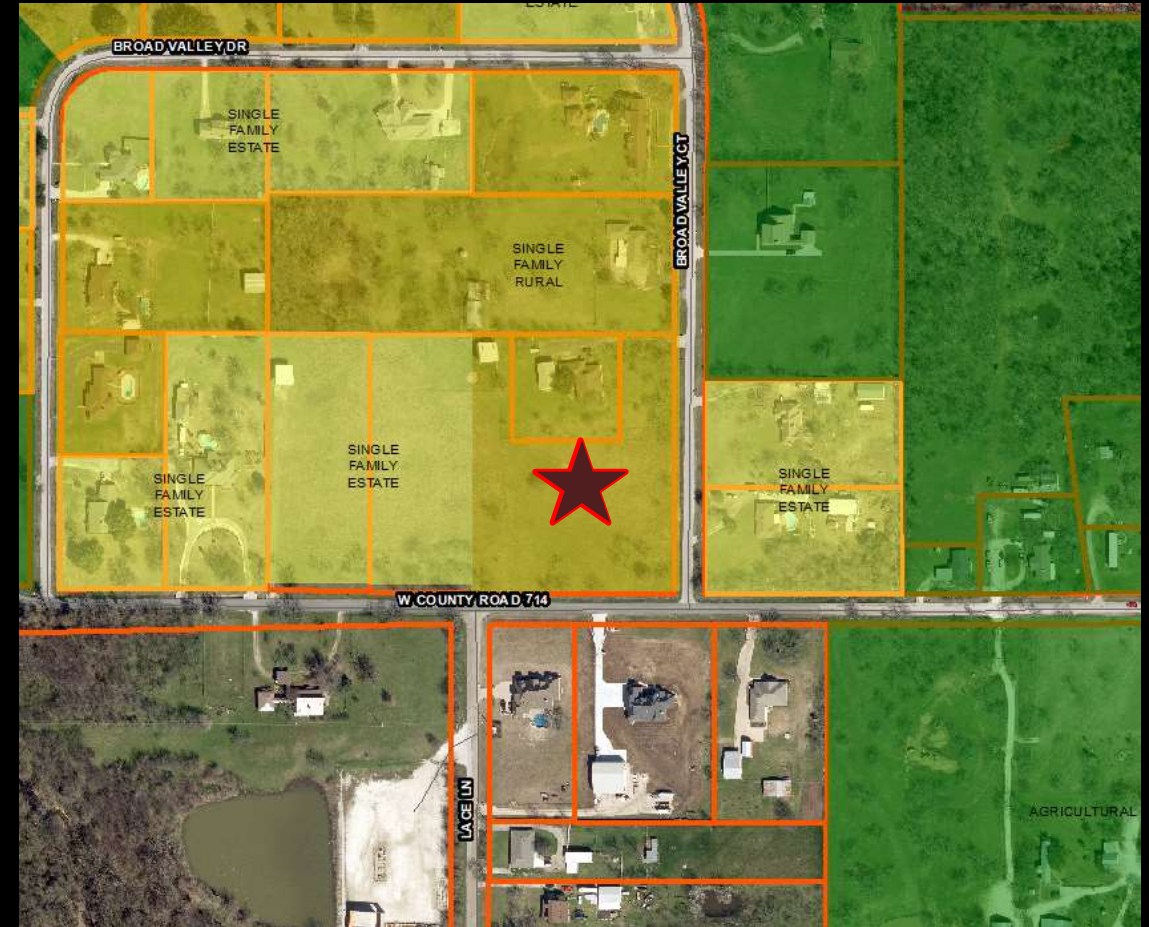
Comprehensive Plan

Neighborhoods



Current Zoning

Single-family rural



1560 Broad Valley Court ZC

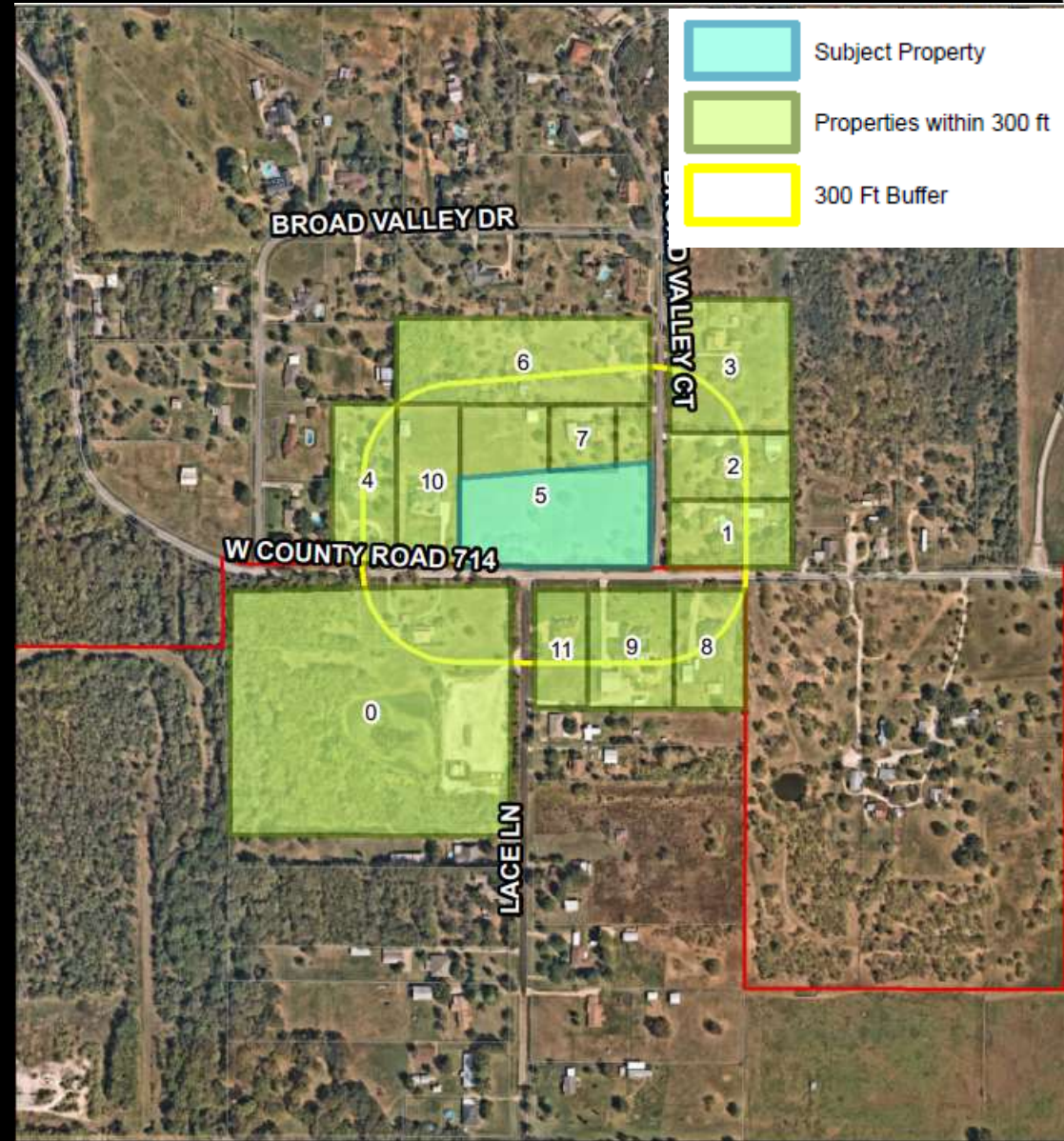
Item B.

BTX

Public Hearing Notice

- Public notices mailed to property owners within 300 feet of the subject property.
- Published in newspaper.
- Sign posted on the property.

Staff has not received any inquiries regarding this request.



1560 Broad Valley Court ZC

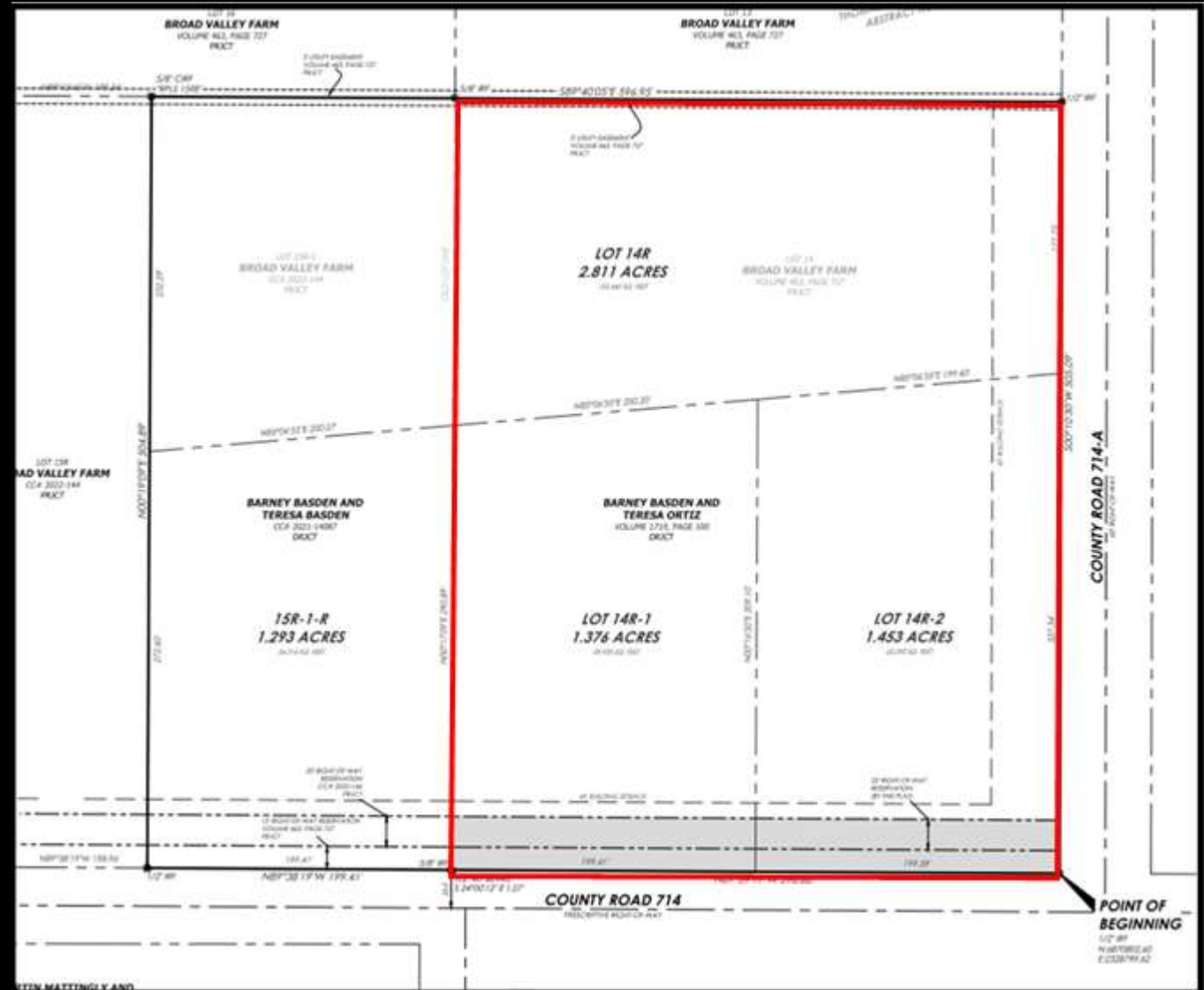
Item B.



Staff Recommendation

Staff recommends approval of an ordinance for a zoning change request as proposed by the applicant.

- The proposed zoning district will bring the lots into zoning compliance and conformity with the surrounding area.



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 4.619 ACRES OF LAND SITUATED IN THE THOMAS CHANDLER SURVEY ABSTRACT NO. 127, IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 14, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS FROM (SFR) SINGLE-FAMILY RURAL TO (SFE) SINGLE-FAMILY ESTATE, 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 **Barney and Teresa Basden (Owner)** on **November 13, 2023**, under **Case Number 23-345**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to allow for the changing in zoning of said property from **(SFR) Single-family rural to (SFE) Single-family estate**; 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 Zone Change 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 **0 to 0** to recommend to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classification of **(SFR) Single-family rural to (SFE) Single-family estate**; 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 **(SFR) Single-family rural**; 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 **4.619 acres of land situated in the Thomas Chandler Survey Abstract No. 127, in the City of Burleson, Johnson County, Texas, being all of Lot 14, Broad Valley Farm, an addition to the City of Burleson, Johnson County, Texas** as shown on the attached Exhibit A incorporated herein by reference, by allowing for the change in zoning from **(SFR) Single-family rural** to **(SFE) Single-family estate**.

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
Metes and Bounds

BEING A 4.619 ACRE TRACT OF LAND SITUATED IN THE THOMAS CHANDLER SURVEY, ABSTRACT NO. 127, IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 14, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 463, PAGE 727, PLAT RECORDS, JOHNSON COUNTY, TEXAS, SAID 4.619 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 14, BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BROAD VALLEY COURT (COUNTY ROAD 714-A), A 60' RIGHT-OF-WAY AND THE APPARENT NORTH LINE OF COUNTY ROAD 714, A PRESCRIPTIVE RIGHT-OF-WAY;

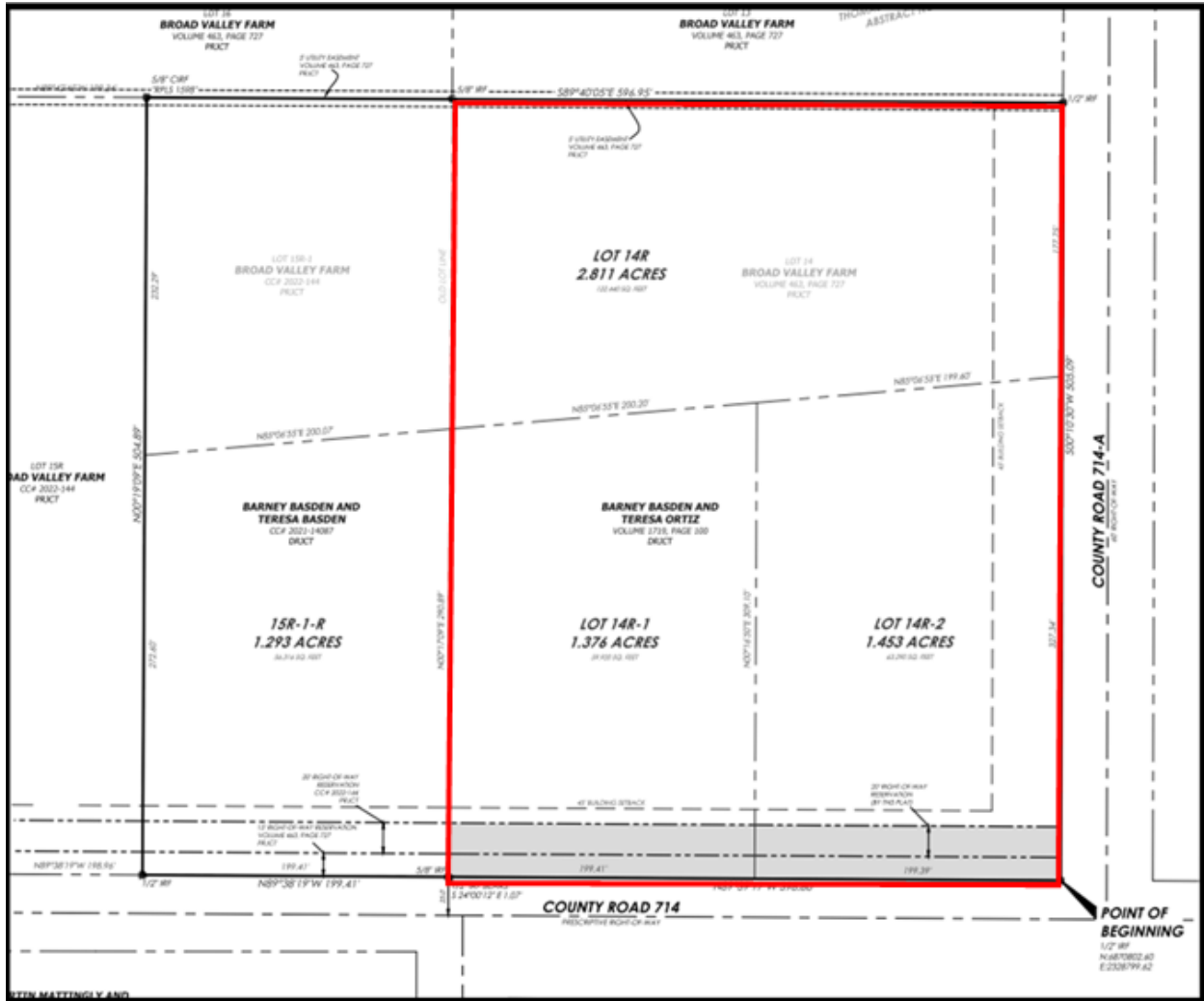
THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, ALONG THE NORTH LINE OF SAID COUNTY ROAD 714, A DISTANCE OF 398.80 FEET, TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 14, SAME BEING THE SOUTHEAST CORNER OF LOT 15R-1, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-144, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

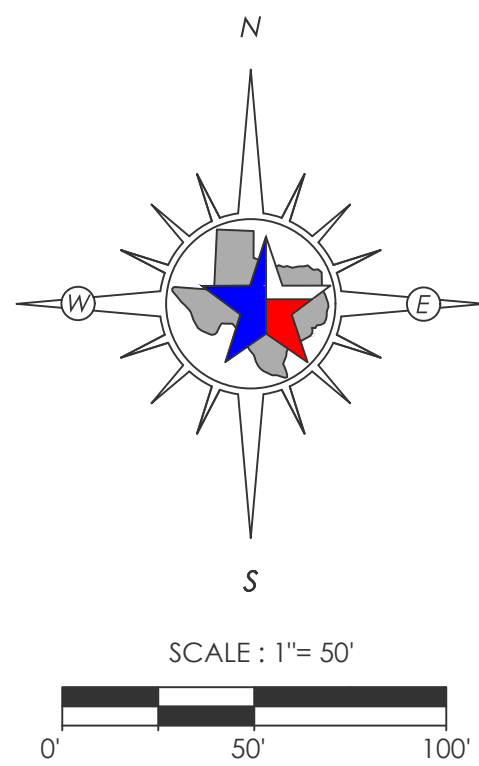
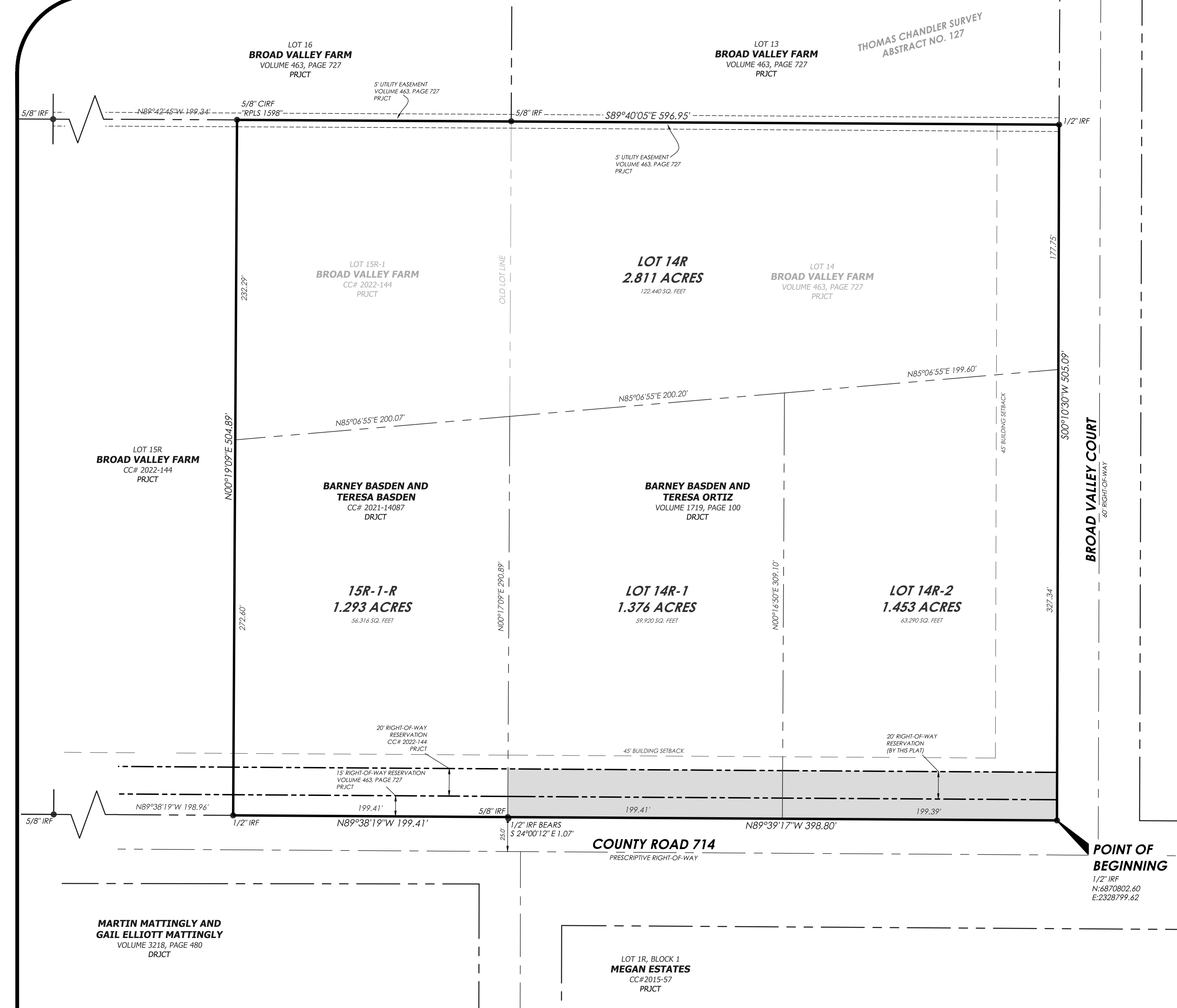
THENCE NORTH 00 DEGREES 17 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 14, BEING COMMON WITH THE EAST LINE OF SAID LOT 15R-1, A DISTANCE OF 505.15 FEET, TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 14, SAME BEING THE NORTHEAST CORNER OF SAID LOT 15R-1, AND BEING THE SOUTHWEST CORNER OF LOT 13, AND THE SOUTHEAST CORNER OF LOT 16, OF SAID BROAD VALLEY FARM (V. 463, P. 727);

THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 14, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 397.83 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 14, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 13, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID BROAD VALLEY COURT;

THENCE SOUTH 00 DEGREES 10 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 14, BEING COMMON WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 505.09 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 4.619 ACRES (201,198 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT B Property Details





SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, MARSHALL W. MILLER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

MARSHALL W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6882
STATE OF TEXAS

DATE: _____, 2023

PROJECT NUMBER: 230065
DATE: SEPTEMBER 13, 2023
REVISION NOTES:

SHEET 1 OF 1



OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF JOHNSON

WHEREAS, **BARNEY BASDEN AND TERESA BASDEN**, ARE THE SOLE OWNER(S) OF A 6.927 ACRE TRACT OF LAND SITUATED IN THE THOMAS CHANDLER SURVEY, ABSTRACT NUMBER 127, CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOT 14, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 463, PAGE 727, AND ALL LOT 15R-1, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-144, PLAT RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 14, BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 714-A, A 60' RIGHT-OF-WAY AND THE APPARENT NORTH LINE OF COUNTY ROAD 714, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 39 MINUTES 17 SECONDS WEST, ALONG THE NORTH LINE OF SAID COUNTY ROAD 714, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 398.80 FEET, TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 14, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 15R-1;

THENCE NORTH 89 DEGREES 38 MINUTES 19 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 15R-1, A DISTANCE OF 199.41 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 15R-1, SAME BEING THE SOUTHWEST CORNER OF LOT 15-R, SAID BROAD VALLEY FARM (2022-144), FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 15R BEARS NORTH 89 DEGREES 38 MINUTES 19 SECONDS WEST, A DISTANCE OF 198.96 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 09 SECONDS EAST, DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID LOT 15R-1, BEING COMMON WITH THE EAST LINE OF SAID LOT 15R, A DISTANCE OF 504.89 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 1598" AT THE NORTHWEST CORNER OF SAID LOT 15R-1, SAME BEING THE NORTHEAST CORNER OF SAID LOT 15R, AND BEING ON THE SOUTH LINE OF LOT 16, SAID BROAD VALLEY FARM (463-727), FROM WHICH A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 15R BEARS NORTH 89 DEGREES 42 MINUTES 45 SECONDS WEST, A DISTANCE OF 199.34 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINES OF SAID LOT 15R-1 AND SAID LOT 14, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 16 AND THE SOUTH LINE OF LOT 13, SAID BROAD VALLEY FARM (463-727) AT A DISTANCE OF 199.12 FEET, PASSING A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 16 AND CONTINUING IN ALL 596.95 FEET, TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 14, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 13, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 714-A;

THENCE SOUTH 00 DEGREES 10 MINUTES 30 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 714-A, A DISTANCE OF 505.09 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 6.927 ACRES OR 301,755 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT BARNEY BASDEN AND TERESA BASDEN, OWNERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN BEFORE DESCRIBED PROPERTY AS **LOT 14R, LOT 14R-1, LOT 14R-2, 15R-1-R, BROAD VALLEY FARM**, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON, THE CITY, COUNTY, OR ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND THE CITY, COUNTY, OR ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF BURLESON, TEXAS OR JOHNSON COUNTY.

BARNEY BASDEN

DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TERESA BASDEN

DATE ____/____/____.

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STANDARD NOTES

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

3. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

4. ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING CITY OF BURLESON, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

5. ALL BUILDING SETBACKS ARE SUBJECT TO CURRENT CITY OF BURLESON DEVELOPMENT REGULATIONS.

6. THE REQUIREMENT OF PUBLIC INFRASTRUCTURE WAS BASED ON THE UTILITY EXHIBIT DATED SEPTEMBER 13, 2023, SUBMITTED WITH THIS PLAT FOR REVIEW TO THE CITY OF BURLESON. ANY ADDITIONAL STRUCTURES PROPOSED ON THIS PROPERTY MAY REQUIRE THE EXISTING WATER LINES TO BE IMPROVED AND A FIRE HYDRANT(S) INSTALLED FOR FIRE PROTECTION. PLEASE CONTACT THE CITY OF BURLESON'S DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ANY DEVELOPMENT PERMIT ISSUED.

7. WATER PROVIDER - BETHESDA WATER SUPPLY CORP. - (817) 295-2131

8. ELECTRIC PROVIDER - UNITED COOPERATIVE SERVICES - (817) 447-9292
ONCOR ELECTRIC DELIVERY COMPANY - (888) 313-6862

9. THE CITY OF BURLESON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATION ON ANY LOT WITHIN THIS SUBDIVISION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE.

10. ACCESS PROHIBITED: THE DRIVEWAY FOR LOT 14R-1 SHALL BE NO CLOSER THAN 250 FEET TO THE INTERSECTION OF CR 714 AND BROAD VALLEY COURT AS MEASURED FROM THE EXTENDED RIGHT-OF-WAY LINE TO THE CENTERLINE OF THE DRIVEWAY.

ACCESS FOR LOT 14R-2 SHALL BE PROHIBITED FROM CR 714 AND SHALL BE TAKEN FROM BROAD VALLEY COURT.

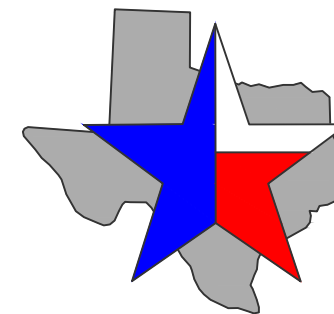
NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. CITY OF BURLESON WILL BE RESPONSIBLE FOR ALL FLOODPLAIN REGULATIONS AS IT RELATES TO DEVELOPMENT. ALL FUTURE PROPOSED DEVELOPMENT SHALL FOLLOW THE CITY OF BURLESON'S FLOODPLAIN REGULATIONS.
3. CITY OF BURLESON WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OR EROSION.
4. PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BURLESON.
5. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48251 C0065J, MAP REVISED DECEMBER 4, 2012.
6. THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOTS 14 AND 15R INTO MULTIPLE LOTS FOR THE PURPOSES OF DEVELOPMENT.
7. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANT, IF ANY, ON THIS PROPERTY

OWNER(S)
BARNEY & TERESA BASDEN
1560 BROAD VALLEY CT
BURLESON TX 76028

LEGEND
DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

REPLAT
LOTS 14R, 14R-1, 14R-2, 15R-1-R
BROAD VALLEY FARM
BEING A REPLAT OF LOTS 14 AND LOT 15R-1, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, TEXAS.
PREPARED: SEPTEMBER, 2023
4 LOTS LOCATED WITHIN THE CITY OF BURLESON, TEXAS.
CASE NO.: 23-288



— LONESTAR —
LAND SURVEYING, LLC
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

JOHNSON COUNTY APPROVAL BLOCK

APPROVED BY THE PLANNING AND ZONING COMMISSION OF BURLESON, TEXAS.

THIS THE ____ DAY OF _____, 2023.

PLAT FILED YEAR _____, INST # _____.

SLIDE _____, VOL. _____, PG. _____.

JOHNSON COUNTY PLAT RECORDS

BY: _____
CHAIR OF PLANNING AND ZONING COMMISSION

BY: _____
CITY SECRETARY

COUNTY CLERK, JOHNSON COUNTY, TEXAS



-LONESTAR-
LAND SURVEYING, LLC

METES AND BOUNDS DESCRIPTION LOT 14, BROAD VALLEY FARM

BEING A 4.619 ACRE TRACT OF LAND SITUATED IN THE THOMAS CHANDLER SURVEY, ABSTRACT NO. 127, IN THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, BEING ALL OF LOT 14, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 463, PAGE 727, PLAT RECORDS, JOHNSON COUNTY, TEXAS, SAID 4.619 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

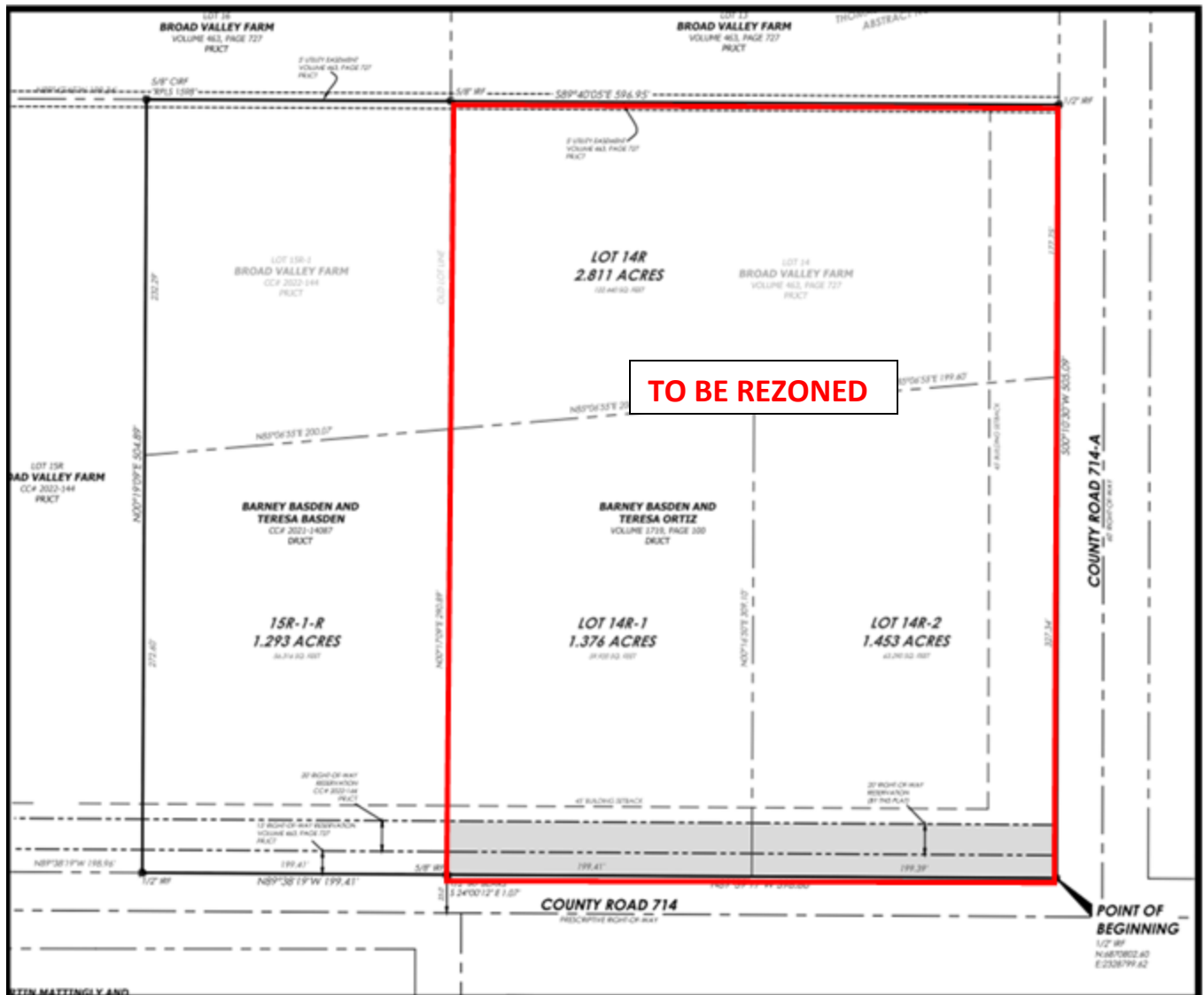
BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 14, BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BROAD VALLEY COURT (COUNTY ROAD 714-A), A 60' RIGHT-OF-WAY AND THE APPARENT NORTH LINE OF COUNTY ROAD 714, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 89 DEGREES 38 MINUTES 36 SECONDS WEST, ALONG THE NORTH LINE OF SAID COUNTY ROAD 714, A DISTANCE OF 398.80 FEET, TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 14, SAME BEING THE SOUTHEAST CORNER OF LOT 15R-1, BROAD VALLEY FARM, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-144, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 17 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 14, BEING COMMON WITH THE EAST LINE OF SAID LOT 15R-1, A DISTANCE OF 505.15 FEET, TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 14, SAME BEING THE NORTHEAST CORNER OF SAID LOT 15R-1, AND BEING THE SOUTHWEST CORNER OF LOT 13, AND THE SOUTHEAST CORNER OF LOT 16, OF SAID BROAD VALLEY FARM (V. 463, P. 727);

THENCE SOUTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 14, BEING COMMON WITH THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 397.83 FEET, TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 14, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 13, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID BROAD VALLEY COURT;

THENCE SOUTH 00 DEGREES 10 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 14, BEING COMMON WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 505.09 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 4.619 ACRES (201,198 SQUARE FEET) OF LAND, MORE OR LESS.



Rezoning Request - Add'l Details

To provide more clarity when processing the application, I thought I would provide some details as to the intent of the property use.

In April of 2022, an application to replat and rezone Lot 15 was submitted and approved to change the zoning from SFR to SFE. The same request is now being made for Lot 14. The replating of Lot 14 is already in process and the approval is pending the zoning change. Regarding the intended use, at some point in the future, the owner would like the ability to sale the subdivided lots as shown on the preliminary plat. At this time, there are no contracts for sale or building plans for any of the tentative, subdivided lots within Lot 14.

If there are any questions or additional clarity needed, please don't hesitate to reach out.

Respectfully,

Samie Campbell (daughter of Barney and Teresa Basden)
817-988-6689
samie.realestate@gmail.com