



Zoning Board of Adjustment Agenda

Tuesday, October 20, 2026
6:00 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

2. **CITIZEN APPEARANCES**

Each person in attendance who desires to speak to the Zoning Board of Adjustment (ZBA) 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 Secretary prior to addressing the ZBA. Each speaker will be allowed three (3) minutes.

Please note that the ZBA may only take action on items posted on the agenda. The Texas Open Meetings Act prohibits the ZBA from deliberating or taking action on an item not listed on the agenda. The ZBA 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 ZBA on an item posted on the agenda, shall speak when the item is called forward for consideration.

3. **CONSENT AGENDA**

A. Consider and take possible action on the minutes from the March 31, 2026 work session and regular Board of Adjustment meeting. (*Staff Contact: Monica Solko, Deputy City Secretary*)

4. **PUBLIC HEARING**

A. 1189 Barberry Drive (Case VAR26-015): Hold a public hearing and consider and take possible action on a variance to Burleson Code Of Ordinances, Appendix B, Zoning Regulations, Section 132-115(c)(1) Accessory building and structure yard regulations, rear yard, to allow an accessory structure in the rear yard that exceeds the fifty percent coverage limitation. (*Staff Contact: Brian Campbell, Senior Planner, Development Services*)

5. **ZBA REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS**

6. **RECESS INTO EXECUTIVE SESSION**

In accordance with Chapter 551 of the Texas Government Code, the Board 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. The Board may reconvene into open session and take action on posted items.

Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

7. **ADJOURN**

Staff Contact:

Monica Solko
Deputy City Secretary
(817) 426-9682

CERTIFICATE

I hereby certify that the above agenda was posted on this the **12th of October 2026, 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.

Zoning Board of Adjustment

DEPARTMENT: City Secretary's Office
FROM: Monica Solko, Deputy City Secretary
MEETING: October 20, 2026

SUBJECT:

Consider and take possible action on the minutes from the March 31, 2026 work session and regular Board of Adjustment meeting. (*Staff Contact: Monica Solko, Deputy City Secretary*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 High Performing City Organization Providing Exceptional, People Focused Services	1.2 Continue to improve the efficiency and productivity of operations 1.3 Deliver high-quality service and communications to external and internal customers

SUMMARY:

The Zoning Board of Adjustment duly and legally met on March 31, 2026 for a work session and regular meeting.

RECOMMENDATION:

Board may approve the minutes as presented or approve with amendments.

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

N/A

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Monica Solko, TRMC
Deputy City Secretary
msolko@burlesontx.com
817-426-9682

ZONING BOARD OF ADJUSTMENT WORK SESSION
MARCH 31, 2026
DRAFT MINUTES

Members Present

Antony Cognasi, Place 2
 Jessica Lowe, Place 3, Chair

Jeremy Hill, Place 5
 Brent Molen, Place 6, Vice Chair
 Chris Valtierra, Place 7
 Beth Lytner, Place 8
 Shannan Sutter, Place 9

Members Absent

Lindsay French, Place 1

Shenee Simon, Place 4

Staff

Tony McIlwain, Director of Development Services
 Monica Solko, Deputy City Secretary
 Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER – 6:00 PM

Chair Jessica Lowe called the meeting to order. **Time: 6:02 PM**

2. CITIZEN APPEARANCE

- None.

3. ZBA REPORTS AND DISCUSSION ITEMS

- A. Receive a report and hold a discussion on the roles, rules, and jurisdiction of the Zoning Board of Adjustment. (*Staff Presenter: Matt Ribitzki, Deputy City Attorney/Compliance Manager*)**

Matt Ribitzki, Deputy City Attorney/Director of Legal Services, gave training on duties, responsibilities and legalities related to the Zoning Board of Adjustment.

4. ZBA REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

- None.

5. **ADJOURN**

There being no further business, Chair Jessica Lowe called for a motion to adjourn.

A motion was made by Beth and seconded by Brent to adjourn the meeting.

Motion passes 7-0.

Time: 6:40 p.m.

Monica Solko
Deputy City Secretary

ZONING BOARD OF ADJUSTMENT
MARCH 31, 2026
DRAFT MINUTES

Members Present

Antony Cognasi, Place 2
Jessica Lowe, Place 3, Chair

Jeremy Hill, Place 5
Brent Molen, Place 6, Vice Chair
Chris Valtierra, Place 7
Beth Lytner, Place 8
Shannan Sutter, Place 9

Members Absent

Lindsay French, Place 1

Shenee Simon, Place 4

Staff

Tony McIlwain, Director of Development Services
Michelle McCullough, City Engineer/Floodplain Administrator
Monica Solko, Deputy City Secretary
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER – 6:30 PM

Chair Jessica Lowe called the meeting to order. **Time: 6:44 PM**

2. CITIZEN APPEARANCE

- None.

3. CONSENT AGENDA

A. Minutes from December 18, 2025 Zoning Board of Adjustment meeting. (Staff Contact: Monica Solko, Deputy City Secretary)

Monica Solko, Deputy City Secretary, presented the minutes to the board members.

Motion made by Brent Molen and seconded by Jeremy Hill to approve the minutes.

Motion passes 7-0, with Lindsay French and Shenee Simon absent.

4. ZBA REPORTS AND DISCUSSION ITEMS

- A. 725 Wyche CT (Case 25-343): Hold a public hearing and consider and take possible action on a variance to Appendix B, Zoning Regulations; Section 132-115; accessory building and structure yard regulations; to allow an accessory structure (carport) in the front yard. (Staff Contact: Tony D. McIlwain, Development Services Director)**

Tony McIlwain, Development Services Director, presented the variance to the board.

Chair Jessica Lowe opened the public hearing. **Time: 6:51 p.m.**

Mrs. Dana Hobson, the applicant, addressed the board regarding her request for a variance and was available to answer any question the board may have.

Chair Jessica Lowe closed the public hearing. **Time: 6:55 p.m.**

Motion made by Brent Molen and seconded by Beth Lynter to approve variance.

Motion passes 7-0, with Lindsay French and Sheneé Simon absent.

5. ZBA REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

- None.

6. ADJOURN

There being no further business, Chair Jessica Lowe called for a motion to adjourn.

A motion made by Jeremy Hill and seconded by Brent Molen to adjourn.

Motion passes 7-0, with Lindsay French and Sheneé Simon absent.

Time: 7:03 p.m.

Monica Solko
Deputy City Secretary

Zoning Board of Adjustment

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: October 20, 2026

SUBJECT:

1189 Barberry Drive (Case VAR26-015): Hold a public hearing and consider and take possible action on a variance to Burleson Code Of Ordinances, Appendix B, Zoning Regulations, Section 132-115(c)(1) *Accessory building and structure yard regulations, rear yard*, to allow an accessory structure in the rear yard that exceeds the fifty percent coverage limitation. (Staff Contact: Brian Campbell, Senior Planner, Development Services)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Dynamic & Preferred City Through Managed Growth	2.2 Promote sustainable residential and commercial development through strategic and long-term planning

SUMMARY:

Mr. Blessie is submitting this variance request to allow an existing accessory structure (patio cover) to remain in place. The timeline below summarizes all events leading to this request:

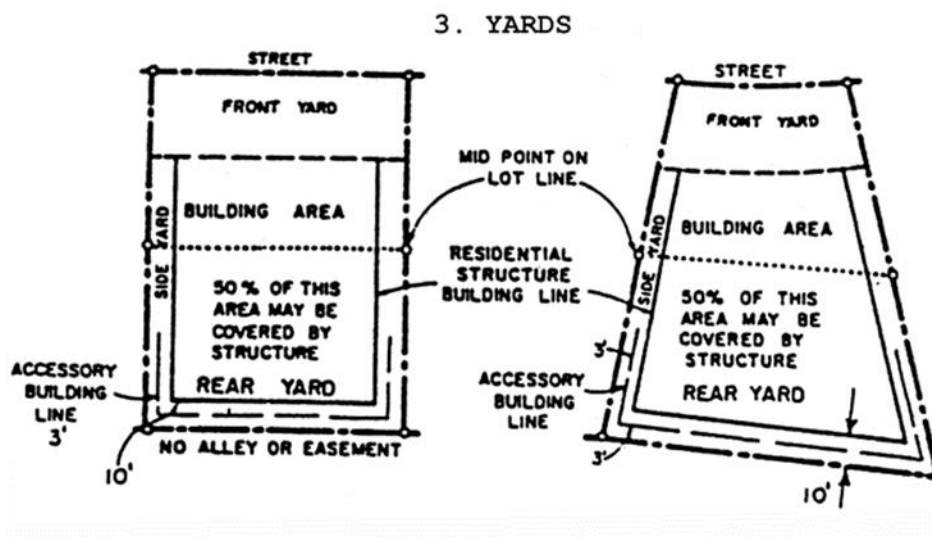
- **10/4/2024:** Staff receives email from a neighboring property expressing concern regarding the location of the patio cover and whether it was permitted.
- **10/14/2024:** Mr. Blessie submits accessory structure permit for patio cover via email.
- **10/15/2024:** Review comments sent to Mr. Blessie.
- **10/16/2024:** Mr. Blessie responds with questions and staff responds.
- **5/2/2025:** Code Enforcement notified that patio cover has been constructed without an approved permit.

- **6/4/2025:** Staff again followed up with Mr. Blessie.
- **6/25/2025:** Staff again followed up with Mr. Blessie, informing him that further enforcement action would be taken unless steps to remedy the situation were taken.
- **9/26/2025:** Mr. Blessie replies, agreeing to pay the enforcement fine.
- **10/15/2025 – 4/20/26:** Further enforcement action taken against Mr. Blessing due to inaction.
- **4/20/2026:** Staff receives email from Mr. Blessie's attorney.
- **8/3/2026:** Mr. Blessie applies for variance.

STAFF INTERPERTATION AND FINDINGS:

The structure has been found to be non-conforming by staff based on the following findings:

- *Detached accessory buildings shall be located in the area defined as the rear yard of the lot. Sec 132-115(c)(1), Appendix B, Code of Ordinances:*
 - *There shall be a rear yard for accessory buildings or structures of not less than three feet measured from the lot line. In residential districts, the main building and all accessory buildings shall not cover more than 50 percent of that portion of the lot lying to the rear of a line joining the midpoint of one side lot line with the midpoint of the opposite side lot line.*
- A Rear Yard is defined in Section 50-105, Appendix B, Code of Ordinances as:
 - **Yard, Rear.** *A yard, extending across the rear of a lot between the side lot lines, having a depth between the building and the rear lot line as specified in the district in which the lot is situated.*
- *Detached accessory buildings shall be located in the area defined as the side yard of the lot. Sec 132-115(b), Appendix B, Code of Ordinances:*
 - *A side yard of three feet shall be maintained for any accessory building or structure located in a residential district as measured from the side lot line; except that adjacent to a side street the accessory building side yard shall be not less than ten feet and a garage or carport entered from and opening onto the side shall provide a side yard of not less than 20 feet.*
- A Side Yard is defined in Section 50-105, Appendix B, Code of Ordinances as:
 - **Yard, Side.** *An open, unoccupied space on a lot, which is located between the setback line and the side lot line. The side yard shall extend the full length of the lot. Between the front and rear yards. (For purposes of this definition, any lot line not deemed the rear lot line or the front lot line shall be deemed a side line.)*



- Staff calculated lot coverage of the patio cover in relation to the rear yard as follows:
 - Approximate size of lot: 7,891 square feet.
 - Approximate size of lot lying to the rear of the lot's midpoint line: 4,264 square feet*.
 - 50% cap under Appendix B. Section 132-115(c)(1): 2,132 square feet.
 - Approximate number of square feet of lot covered by the main building footprint in the rear yard (not including any accessory building or structure): 2,243 square feet.**
 - 2,243 square feet is larger than 2,132 square feet, therefore the covered patio as it currently exists is not permitted per the code.***
 - *Because the lot is more pie shaped than rectangular, with the wider end being at the back of the property, the number of square feet in the rear of the lot is greater than the number of square feet in the front of the lot.
 - **Likely because of the shape of the lot, much of this single-family residence is positioned in the rear of the lot.
 - ***The footprint of the single-family residence is not in violation of the ordinance. The ordinance section concerns accessory structures, not the main structure.

Burleson Code of Ordinances Section 11-115 articulates the Powers of the board.

(a) The board of adjustment has the following powers:

(1) To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance as amended.

(2) To hear and decide variances and special exceptions to the terms and of this ordinance as required under the ordinance.

(3) To authorize, upon appeal in specific cases, such variance from the terms of this ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed and substantial justice done.

(4) Permit the reconstruction, extension or enlargement of a building occupied by a nonconforming use on the lot or tract occupied by the building, and the addition of off-street parking or off-street loading to a nonconforming use.

(b) In exercising the its powers the board may, in conformity with the provisions of this ordinance, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and make such order, requirement, decision or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken.

(c) The board may permit such variance or modifications of the height, yard, area, coverage and parking regulations as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape or slope that it cannot be appropriately developed without such modification. In exercising its power to grant a variance in accordance with this ordinance, the board of adjustment shall make findings and show in its minutes that:

(1) There are special circumstances existing on the property on which the application is made related to size, shape, area, topography, surrounding conditions, and location that do not apply generally to other property in the same area and the same zoning district.

(2) That a variance is necessary to permit the applicant the same rights in the use of his property that are presently enjoyed, under the ordinance, by other properties in the vicinity and zone, but which rights are denied to the property on which the application is made.

(3) That the granting of the variance on the specific property will not adversely affect the land use pattern as outlined by the land use plan and will not adversely affect any other feature of the comprehensive plan of the city.

(4) That the variance, if granted, will not be materially detrimental to the public welfare or the use, enjoyment, or value of property in the vicinity.

(d) The board may require the discontinuance of nonconforming uses of land or buildings under any plan whereby the full value of the buildings and facilities can be amortized within definite period of time, taking into consideration the general character of the neighborhood and the necessity of all property to conform to the regulations of this ordinance. All actions to discontinue a nonconforming use of land or structure shall be taken with due regard to the property rights of the persons affected when considered in the light of the public welfare and the character of the

area surrounding the designated nonconforming use and the conservation and preservation of the property. The board shall, from time to time, on its own motion or upon cause presented by interested property owners, inquire into the existence, continuation or maintenance of any nonconforming use within the city.

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

N/A

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS](#)

FISCAL IMPACT:

None.

STAFF CONTACT:

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
817-426-9684

Exhibit A: Johnson County Appraisal District (JCAD) Property History

Property Deed History

Date	Type	Volume	Page	Number
2024-07-05	WARRANTY D	—	—	76028

Exhibit B: Nearmap Aerial of Subject Property and Surrounding Area: June 5, 2024



Exhibit C: Nearmap Aerial of Subject Property and Surrounding Area: October 4, 2024



Exhibit D: Nearmap Aerial of Subject Property and Surrounding Area: May 9, 2026





VAR Case 26-015

PRESENTED TO ZBOA– 10.20.26

DEVELOPMENT SERVICES

VAR – 1189 Barberry Drive

Location: 1189 Barberry Drive

Applicant: Brian Blessie

Request:

Variance request to allow a rear yard patio cover to exceed the 50% lot coverage limitation.



Case History

- **10/4/2024:** Staff receives email from a neighboring property expressing concern regarding patio cover.
- **10/14/2024:** Mr. Blessie submits accessory structure permit.
- **10/15/2024:** Review comments sent.
- **10/16/2024:** Mr. Blessie responds with questions and staff responds.
- **5/2/2025:** Code Enforcement notified that patio cover constructed without approved permit.
- **6/4/2025:** Staff again followed up with Mr. Blessie.



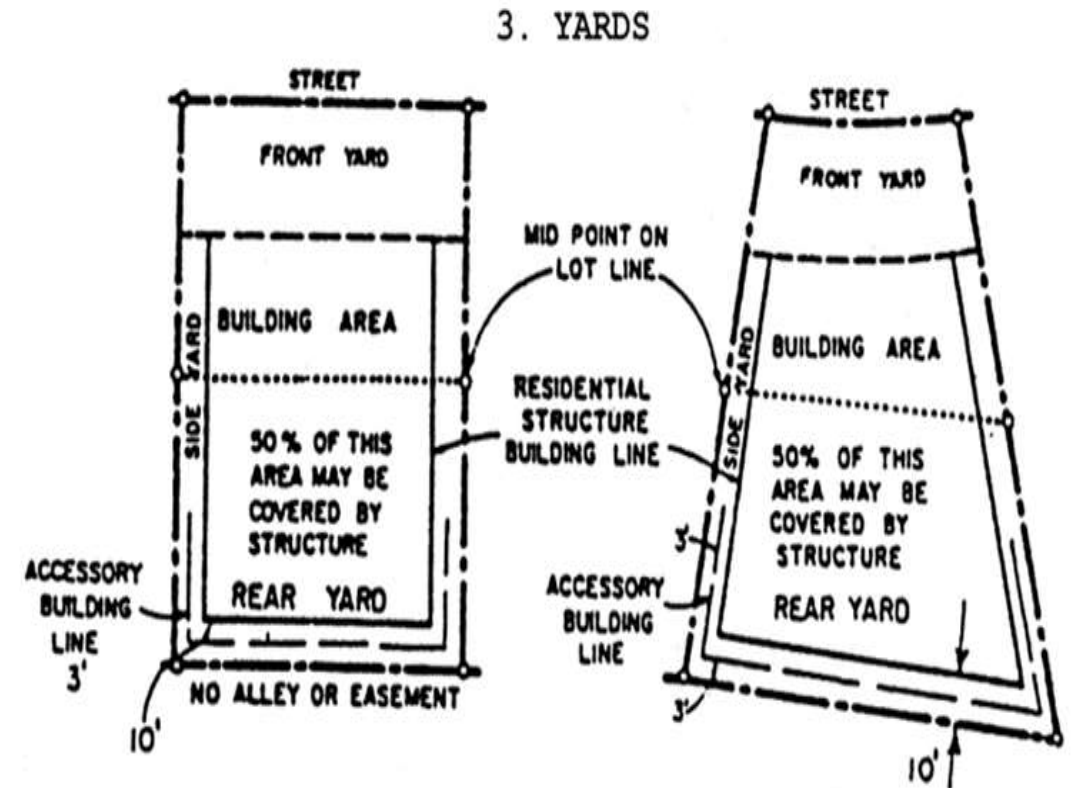
Case History (cont.)

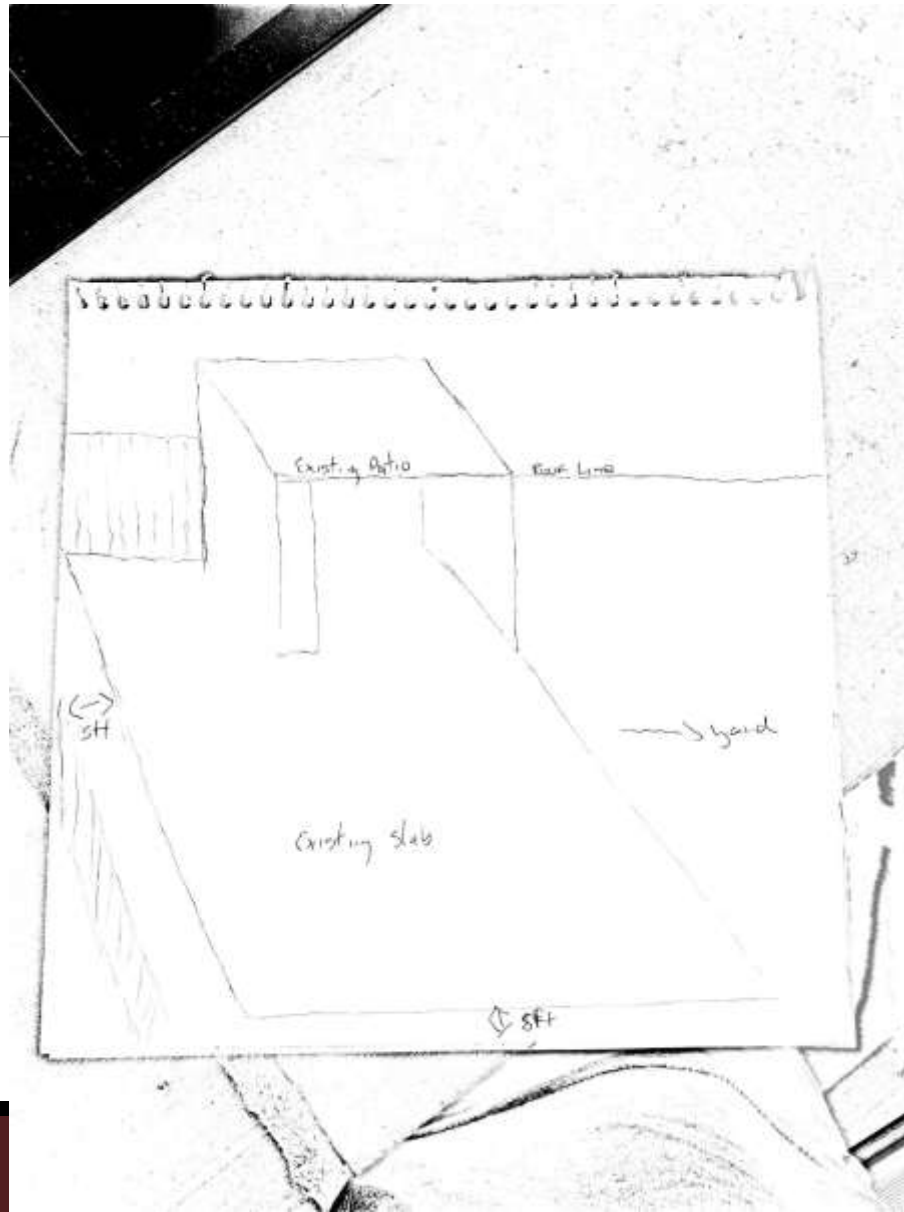
- **6/25/2025:** Staff informs Mr. Blessie of continued enforcement action unless situation remedied.
- **9/26/2025:** Mr. Blessie agrees to pay enforcement fine.
- **10/15/2025 – 4/20/26:** Further enforcement action taken against Mr. Blessing due to inaction.
- **4/20/2026:** Staff receives email from Mr. Blessie's attorney.
- **8/3/2026:** Mr. Blessie applies for variance.



Staff Findings

- Per Appendix B, Section 132-115(c)(1) of the Code: Accessory Structures permitted a maximum 50% rear yard lot coverage.
- Per same section: Accessory Structures required to maintain minimum 3-foot side and side and rear yard setbacks.
- Rear Yard: Yard extending across the rear lot between side lot lines, having depth between the building and rear lot line as specified in the district in which lot is situated.
- Side Yard: Open, unoccupied space on a lot, which is located between the setback line and the side lot line.
- Rear yard lot coverage of patio cover calculated as 2,243 square feet, exceeding the 2,132 square feet coverage permitted per the code.





Nearmap Aerial: June 5, 2024



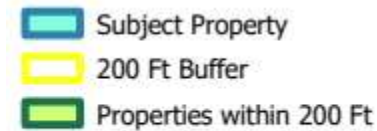
Nearmap Aerial: May 9, 2026



VAR – 1189 Barberry Drive

Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 200 feet of subject property.



Option
1

Deny the request,
which would mean
the building
permit would not
be issued.

Option
2

Authorize variance from the
terms of a zoning ordinance
if determined that the
variance is not contrary to
the public interest and,
due to special conditions,
a literal enforcement of
the ordinance would result
in unnecessary hardship,
and so that the spirit of
the ordinance is observed
and substantial justice is
done. The permit would be
issued

Option
3

Approval the
request as
proposed by
the applicant
and find that
the structure
is not
nonconforming
and that a
permit would
be issued as
requested.

Questions / Comments

Brian Campbell

Senior Planner

brcampbell@burlesontx.com

817.426.9649



WAIVER / VARIANCE REQUEST APPLICATION

The following items must be received **no later than 3:00 PM on the application submittal date** and all required items shall be submitted at time of application in order to be deemed a complete submittal. Applications will only be accepted on submittal dates and will not be accepted later or earlier than dates per the submittal schedule.

All applications must be submitted electronically to DevServ@burlesontx.com or online at <https://etrakit.burlesontx.com>

ITEMS REQUIRED WITH SUBMITTAL IN ORDER TO ACCEPTED

\$250 fee for each waiver/variance requested
List of waivers/variances with corresponding sections of City Ordinances/code being requested (example on page 2)
Written summary containing justification for the waiver / variance
Applicable exhibits or pictures (i.e., geographic fence location, sign plans, landscape plan, etc.)
A copy of any building or development applications/permits that triggered need for a waiver or variance

Regarding Sign Variances

The written summary/justification shall address ALL of the following:

(b)Approval standards. In granting any variance, city council shall consider the following criteria and shall grant the variance only if:

- (1) Special conditions exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity. The city may attach such conditions to granting all or a portion of any variance necessary to achieve the purpose of this chapter; and
- (2) The strict interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of the chapter; and
- (3) The special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and
- (4) Granting the variance will meet the objectives of the chapter and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and
- (5) 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 this chapter; and
- (6) Granting of the variance will be in harmony with the spirit and purpose of this chapter.

I hereby certify that this application is in conformance with the requirements of the City's Subdivision Ordinance, as amended and other ordinances, maps, and codes of the City of Burleson that pertain to this submittal. I further certify that all required documents listed on this application have been provided and if the application is deemed incomplete, understand the case may be rejected. I understand that it is my responsibility to have the Applicant, Owner or other authorized agent present at the Planning and Zoning Commission and City Council meetings. Should an authorized person not be at the meeting to represent the application, I understand that the Commission or Council may continue this item to a future date to allow for questions regarding the case. I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas or other appropriate boards in accordance with the City's current ordinances. **I further certify that I have reviewed the applicable zoning district and future land use designation for the subject site as identified within the City of Burleson comprehensive plan:**

<https://www.burlesontx.com/838/Comprehensive-Plan>

APPLICANT / OWNER

Applicant or Authorized Agent	Owner
Name: Brian J. Smith	Name: Brian Jonathan Blessie
Company: Whitaker Chalk Swindle & Schwartz PLLC	Company:
Address:	Address:
301 Commerce Street, Suite 3500, Fort Worth, Texas 76102	1189 Barberry Dr., Burleson, Texas 76028
Telephone: 817.878.0587	Telephone: 316-651-7706
Email: bsmith@whitakerchalk.com	Email: b.blessie1@yahoo.com
Signature: 	Signature: 

SITE INFORMATION

Address:	1189 Barberry Dr., Burleson, Texas 76028
Current Zoning:	Single-Family Residential
Proposed Zoning:	N/A
Proposed Use:	Residential - existing patio cover (accessory structure)
Comprehensive Plan /Future land use designation:	Neighborhoods
Adjoining streets and/or Nearest Intersection:	Barberry Dr. at Litchfield Ln., with Spring Cress Dr. and Monticello Dr. as nearby adjoining streets.

WAIVER/VARIANCE INFO

Waiver / Variance requested	Applicable Section of City Ordinance/Code
(EXAMPLE: Pole Sign height variance)	EXAMPLE: Sign Regulations. Sec. 63-56 Pole Sign, (c)(1)
Rear yard lot coverage variance for existing patio cover	Section 132-115(c)(1), Accessory Building and Structure Yard Regulations

LIST OF WAIVER/VARIANCE WITH CORRESPONDING SECTION OF CITY
ORDINANCE BEING REQUESTED

WAIVER/VARIANCE REQUESTED	APPLICABLE SECTION OF CITY ORDINANCE/CODE
Variance from the 50 percent rear yard lot coverage limitation for accessory structures (existing patio cover)	Appendix B, Section 132-115(c)(1); Accessory Building and Structure Yard Regulations, Rear Yard

August 3, 2026

BLESSIE VARIANCE APPLICATION: SUPPORTING NARRATIVE

List of Waivers/Variances Requested

- Waiver/Variance Requested: Variance from the 50 percent rear yard lot coverage limitation applicable to accessory structures.
- Applicable Section of City Ordinance/Code: Section 132-115(c)(1), Accessory Building and Structure Yard Regulations, Rear Yard, City of Burleson Zoning Ordinance.

Written Summary and Justification

This application seeks a variance from Section 132-115(c)(1) of the City of Burleson Zoning Ordinance, which provides that in residential districts, the main building and all accessory buildings shall not cover more than 50 percent of that portion of the lot lying to the rear of a line joining the midpoint of one side lot line with the midpoint of the opposite side lot line. The property owner, Brian Jonathan Blessie, requests this variance in connection with an existing patio cover located at 1189 Barberry Dr., Burleson, Texas 76028.

Background. Mr. Blessie purchased the property in July 2025. The patio cover was constructed by a contractor who represented to Mr. Blessie that all required permits had been obtained. Mr. Blessie relied on that representation in good faith. Upon learning that no permit had in fact been obtained and that the structure may exceed the applicable lot coverage limitation, Mr. Blessie promptly took steps to remedy the situation, including retaining legal counsel, commissioning certified aerial and drone footage of the surrounding neighborhood, and engaging a licensed contractor and inspector to evaluate the property. Several citations were issued to Mr. Blessie in connection with this matter, and counsel for Mr. Blessie has appeared on his behalf at the associated municipal court proceedings. At a hearing held on July 14, 2026, counsel discussed the matter with the City prosecutor, who indicated an intent to request that the pending citations be reset for approximately 60 days to allow Mr. Blessie the opportunity to pursue this variance application. Counsel for Mr. Blessie, Brian J. Smith, has also been in direct contact with the City Attorney's office regarding this matter. This application is submitted as part of that ongoing, good faith effort to bring the property into compliance in coordination with the City.

The following addresses the criteria set forth in the City ordinance governing the grant of a variance:

1. **Special conditions peculiar to the property.** The patio cover at issue was constructed prior to Mr. Blessie's ownership of the property in its current form and configuration by a contractor engaged to perform the work, who represented that all permitting requirements had been satisfied. Aerial and drone imagery obtained in connection with this matter shows that numerous properties within the immediate vicinity contain similar or comparable accessory structures that meet or exceed the same 50 percent threshold, indicating that the neighborhood as developed reflects conditions not contemplated by a strict, uniform application of the rear yard coverage limitation.
2. **Deprivation of rights enjoyed by other properties in the vicinity.** Strict enforcement of the 50 percent limitation against this property, while comparable or greater non-conformities exist on neighboring properties within the same vicinity, would deprive Mr. Blessie of the same practical enjoyment of his property that is currently afforded to similarly situated neighboring landowners.
3. **Conditions not the result of the applicant's own actions.** The condition giving rise to the need for this variance stems from the actions of a third party contractor who represented that the work was fully permitted and compliant. Mr. Blessie did not knowingly construct the patio cover in violation of the ordinance, did not knowingly forgo the permitting process, and took immediate corrective action upon learning of the deficiency. This is not a matter of pecuniary hardship or mere inconvenience, but a good faith reliance on a contractor's representations that has since proven inaccurate.
4. **No injury to adjoining property owners or the public welfare.** The patio cover is an existing structure that has been in place for an extended period without complaint from adjoining property owners. Granting the variance would not introduce any new structure, alter the existing streetscape, or create any condition materially different from what already exists and is accepted throughout the surrounding neighborhood. The requested variance will not be injurious to adjoining property owners or otherwise detrimental to the public welfare.
5. **Minimum variance necessary.** The request is limited solely to the existing patio cover as constructed and seeks no expansion, enlargement, or additional accessory structure beyond what is already in place. This represents the minimum variance necessary to resolve the existing non-conformity and bring the property into good standing with the City.
6. **Harmony with the spirit and purpose of the ordinance.** The purpose of the rear yard coverage limitation is to preserve adequate open space and prevent overcrowding of

City of Burleson
August 3, 2026
Page 3

residential lots. Given that comparable coverage levels already exist throughout the immediate vicinity, as reflected in the accompanying aerial imagery, granting this variance is consistent with the character of the neighborhood as it has actually developed and does not undermine the underlying purpose of the ordinance.

For the foregoing reasons, Mr. Blessie respectfully requests that the Planning and Zoning Commission and City Council grant a variance from Section 132-115(c)(1) as applied to the existing patio cover at 1189 Barberry Dr.

Supporting Exhibits

The following exhibits are submitted in support of this application:

- Demand letter dated April 20, 2026 from counsel for Mr. Blessie to Code Compliance Officer Tim Landrum and Plans Examiner Andres Gomez, together with proof of certified mail delivery and signature confirmation
- City of Burleson Citations CC0930, CC0933, and CC090 (please note there are three additional citations, CC0884, CC0888, and CC0891, currently pending on the same underlying violation, all of which arise from the same facts and circumstances described in this application) – Note (This will represent the “A copy of any building or development applications/permits that triggered need for a waiver or variance” section for the Application
- Email correspondence between Mr. Blessie and City of Burleson officials Tim Landrum and Andres Gomez, dated September 2025 through May 2026, reflecting Mr. Blessie's ongoing good faith efforts to resolve the permit and lot coverage issue
- Photographs of the existing patio cover
- Aerial and drone photographs of the subject property and surrounding neighborhood
- Planning and Zoning Commission Agenda and Staff Memo, Case 25-036 (Chick-fil-A, 111 NW John Jones), reflecting a prior variance approved by the City under Section 132-115, Accessory Building and Structure Yard Regulations (there, the front yard setback provision at subsection (a)), demonstrating that the City has previously granted variances under this section of the ordinance where the underlying request was otherwise consistent with the character of the surrounding development.

Sincerely,

/s/ Brian J. Smith

Brian J. Smith

850766 31984.1



301 Commerce Street, Suite 3500
Fort Worth, Texas 76102

Phone: 817.878.0500
Fax: 817.878.0501

April 20, 2026

Via CMRRR & E-mail

Mr. Tim Landrum, Code Compliance Officer
City of Burleson - Code Compliance
tlandrum@burlesontx.com

Certified Article Number

9314 8699 0430 0148 7709 13

SENDER'S RECORD

Mr. Andres Gomez Jr., Plans Examiner
City of Burleson - Building Permits & Inspections
agomez@burlesontx.com

Certified Article Number

9314 8699 0430 0148 7709 82

SENDER'S RECORD

Re: *Brian Blessie – 1189 Barberry Dr., Burleson, Texas 76028; Patio Cover Permit and Code Compliance*

Dear Mr. Landrum and Mr. Gomez:

This firm represents Brian Blessie in the above matter. We write to address the City's concerns regarding the unpermitted patio cover at our client's property and to request a resolution consistent with how the City enforces its ordinances across the neighborhood.

Background

Mr. Blessie purchased the subject property in July 2025 and hired a contractor who was actively working in the neighborhood to construct the patio cover. The contractor represented that all required permits had been obtained. Mr. Blessie relied on that representation in good faith and had no reason to believe otherwise. Upon learning of the deficiency, he immediately sought to pay the permit fee, retained legal counsel, engaged a licensed contractor and inspector, and commissioned certified drone footage of the surrounding area at his own expense.

Selective Enforcement

The aerial imagery and drone footage obtained in this matter indicate that numerous properties within the same neighborhood contain structures that similarly or more substantially exceed the City's 50% lot coverage threshold. A municipality may not selectively enforce an ordinance against one property owner while disregarding equivalent violations by neighbors. Where enforcement is applied in an arbitrary or inconsistent manner, the ordinance may be rendered unenforceable as applied to the targeted owner.

We also note that the degree of any overage matters. There is a meaningful difference between a structure at 51% and one at 70% or greater. If the City is not pursuing enforcement

City of Burleson
April 20, 2026
Page 2

against properties that significantly exceed the threshold, it would be inequitable to take action against a structure that may deviate only minimally by comparison.

Requested Resolution

Mr. Blessie respectfully requests that the City:

1. Accept payment of the applicable permit fee and issue an after-the-fact permit;
2. Assess any fine proportionately, reflecting that the violation resulted from contractor misrepresentation rather than intentional non-compliance; and
3. Apply its enforcement standards consistently and afford Mr. Blessie the same treatment as neighboring property owners in similar or greater non-conformity.

We are prepared to provide the City with the aerial imagery and inspection documentation and welcome a call or meeting to discuss a path forward. Please do not hesitate to contact our office.

Sincerely,

/s/ Brian J. Smith

Brian J. Smith

BJS/pah
826997 31984.1

April 24, 2026

Dear Covius Document Services:

The following is in response to your request for proof of delivery on your item with the tracking number:
9314 8699 0430 0148 7709 13.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 23, 2026, 11:58 a.m.
Location:	BURLESON, TX 76028
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic
Recipient Name:	MR TIM LANDRUM CITY OF BURLESON

Shipment Details

Weight:	1.0oz
----------------	-------

Destination Delivery Address

Street Address:	141 W RENFRO ST
City, State ZIP Code:	BURLESON, TX 76028-4261

Recipient Signature

Signature of Recipient:	
Address of Recipient:	CITY OF BUR 141 W RENFRO

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Information in this section provided by Covius Document Services, LLC.

Reference Number: 31984.1

April 24, 2026

Dear Covius Document Services:

The following is in response to your request for proof of delivery on your item with the tracking number:
9314 8699 0430 0148 7709 82.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	April 23, 2026, 11:58 a.m.
Location:	BURLESON, TX 76028
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic
Recipient Name:	MR ANDRES GOMEZ JR CITY OF BURLESON

Shipment Details

Weight:	1.0oz
----------------	-------

Destination Delivery Address

Street Address:	141 W RENFRO ST
City, State ZIP Code:	BURLESON, TX 76028-4261

Recipient Signature

Signature of Recipient:	
Address of Recipient:	CITY OF BUR 141 W RENFRO

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Information in this section provided by Covius Document Services, LLC.

Reference Number: 31984.1

THE CITY OF BURLESON TEXAS

Item A.

City of Burleson
Code Compliance
817-426-9600

CC- 0930

Municipal Court
817-426-9220

☒ Johnson County ☐ Tarrant County

DATE OF OFFENSE 4/7/26		TIME OF OFFENSE A.M. (P.M.) 2:25	
LAST NAME Blessie			
FIRST NAME Brian		MIDDLE NAME Jonathan	
RACE	SEX M	DOB 8/24/1975	SSN
ADDRESS 1189 Barberrry Dr.			
CITY Burleson	STATE TX	ZIP CODE 76028	PHONE # 316-651-7706
DL/ID# 24295202	STATE TX		
LOCATION OF OFFENSE 1189 Barberrry Dr. Burleson, TX 76028			
DESCRIPTION/ORDINANCE 2021 IRC adopted ord. no. 5247-10-2023 IRC chap 1 Section R105 Permits R105.1 Required			

Violations:

- ☐ High grass/weeds (front, side, rear, alley/easement)
- ☐ Trash/debris (front, side, rear, alley/easement)
- ☐ Fence (front, side, rear alley/easement)
- ☐ Storage building (front, side, rear, alley/easement)
- ☐ Stormwater
- ☐ Improper disposal of yard waste
- ☐ Solid waste set out improperly
- ☐ Lawn/landscape irrigation (water conservation)
- ☐ Inoperable vehicle: Lic. plate # _____
Make & Model _____
- ☒ Other (see remarks)

Remarks: No permit for patio cover. Permit required.

I agree to appear as directed on the reverse side of this citation.

Signature: _____ Date: _____
Certified Mail # _____

Note: This is not a plea of guilt, but failure to appear constitutes a separate offense and could result in issuance of a warrant. For more information, please read the reverse side of this citation.

Officer/Badge# _____ Date 4/7/26

Witness/Officer _____ Date _____

WHITE-COURT

YELLOW-D

PINK-OFFICER

THE CITY OF BURLESON TEXAS

Item A.

City of Burleson
Code Compliance
817-426-9600

CC- 0933

Municipal Court
817-426-9220

☒ Johnson County ☐ Tarrant County

DATE OF OFFENSE 5/4/26		TIME OF OFFENSE A.M. <u>2:17</u> P.M.	
LAST NAME Blessie			
FIRST NAME		MIDDLE NAME Jonathan	
RACE	SEX M	DOB 8/24/1975	SSN
ADDRESS 1189 Barberrry Dr.			
CITY Burleson	STATE TX	ZIP CODE 76028	PHONE # 316-651-7706
DL/ID# 24295202		STATE	
LOCATION OF OFFENSE 1189 Barberrry Dr. Burleson, TX 76028			
DESCRIPTION/ORDINANCE 2021 IRC adopted ordinance no. 5247-10-2023 IRC Chap 1 Section R105 Permits R105.1 Required			

Violations:

- | | |
|---|---|
| ☐ High grass/weeds (front, side, rear, alley/easement) | ☐ Solid waste set out improperly |
| ☐ Trash/debris (front, side, rear, alley/easement) | ☐ Lawn/landscape irrigation (water conservation) |
| ☐ Fence (front, side, rear alley/easement) | ☐ Inoperable vehicle: Lic. plate # _____ |
| ☐ Storage building (front, side, rear, alley/easement) | Make & Model _____ |
| ☐ Stormwater | ☒ Other (see remarks) |
| ☐ Improper disposal of yard waste | |

Remarks: No permit for patio cover. Permit required.

I agree to appear as directed on the reverse side of this citation.

Signature: _____ Date: _____
Certified Mail # _____

Note: This is not a plea of guilt, but failure to appear constitutes a separate offense and could result in issuance of a warrant. For more information, please read the reverse side of this citation.

Officer/Badge# Indra K. Tim Landrum 8719 Date 5/4/26

Witness/Officer _____

WHITE-COURT

YELLOW-DEFENDENT

PINK-OFFICER

IMPORTANT NOTICE: READ ALL INSTRUCTIONS FULLY AND CAREFULLY

The Burleson Municipal Court is located at 1131 SW Wilshire Blvd., Burleson, Texas 76028. The phone number is 817-426-9220. Hours of operation are Monday through Friday 8:00 a.m. to 5:00 p.m.

There are three pleas which may be entered before the Court to the charge which will be filed as a result of the issuance of this Citation/Notice to Appear. They are: Not Guilty, Guilty, or No Contest. Failure to appear at the Court to enter a plea on or before thirty (30) calendar days from the date of this citation may result in a warrant(s) for your arrest being issued and an additional offense may be charged against you.

PAYMENT ARRANGEMENTS

If you need time to pay the fine, you must appear in person at the Court Clerk's Office on or before your twentieth business day to enter a plea of guilty or no contest. There are alternatives, including community service, to the full payment of any fine or cost assessed against you if you are convicted of the offense and are unable to pay that amount.

REQUEST FOR COURT

You must appear in person to request a court date (preliminary hearing) at the Court Clerk's Office on or before your twentieth business day. Please be advised that Preliminary Hearings are not trials and that contested citations will require more than one court appearance.

Please allow 48 hours to pass from the date of offense IF you plan to handle your citation in person at the Court Clerk's Office.

Burleson Municipal Court of Record
1131 SW Wilshire Blvd.
Burleson, Texas 76028
817-426-9220

Item A.

Municipal Court
817-426-9220

40

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Please allow 48 hours to pass from the date of offense IF you plan to handle your citation in person at the Court Clerk's Office.

Burleson Municipal Court of Record
1131 SW Wilshire Blvd.
Burleson, Texas 76028
817-426-9220

Paul Honrales

From: Brian Blessie <b.blessie1@yahoo.com>
Sent: Friday, April 17, 2026 1:50 PM
To: Paul Honrales
Subject: Fw: 1189 barberry

Follow Up Flag: Follow up
Flag Status: Flagged

----- Forwarded Message -----

From: Brian Blessie <b.blessie1@yahoo.com>
To: TIMOTHY LANDRUM <tlandrum@burlesontx.com>
Sent: Friday, September 19, 2025 at 05:48:27 PM CDT
Subject: Fwd: 1189 barberry

Mr. Landrum,

I am out of town but my wife showed me the note on the door. Please see below, this was the last email and message I left

On Sept 9th. I am not trying to be uncompliant . I just want this resolved. My contractor, as I explained said everything was taken care of. I paid the man and that was it. I have reached back out again as Seen below on the 9th and have had nothing in response. Please advise.

Kind Regards.
Brian Blessie

Begin forwarded message:

From: Brian Blessie <b.blessie1@yahoo.com>
Date: September 9, 2025 at 5:52:44 PM CDT
To: Andres Gomez <agomez@burlesontx.com>
Subject: 1189 barberry

Andres,

I have sent you several emails and left a couple of voicemails. I spoke with Timothy landrum about 1189 barberry and he said I need to get/pay for a permit. I will be available to come do this ship I am in town. This work was done by a contractor that said everything was taken care of. Please tell me what I need to do. I am available in and out this week in town.

Regards,
Brian Blessie

Paul Honrales

From: Brian Blessie <b.blessie1@yahoo.com>
Sent: Friday, April 17, 2026 1:49 PM
To: Paul Honrales
Subject: Fw: Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

----- Forwarded Message -----

From: Brian Blessie <b.blessie1@yahoo.com>
To: TIMOTHY LANDRUM <tlandrum@burlesontx.com>
Sent: Wednesday, October 29, 2025 at 11:45:59 AM CDT
Subject: Re: Meeting

Mr. Landrum,
I am currently out of town and looks like I'll be gone again next week until Thursday sometime. I can meet you a week from Friday anytime or Monday the following week preferably before noon. If something opens up sooner I'll let you know.

Thanks.
Brian Blessie

On Oct 29, 2025, at 9:39 AM, TIMOTHY LANDRUM <tlandrum@burlesontx.com> wrote:

Good morning,

I was asked to set up a meeting with you to go over your options regarding the patio cover. We can do this in person or on Microsoft Teams. Can you give me a few times and dates you would be available in the next couple of weeks?

Thanks,

Tim Landrum
Code Compliance
Code Compliance Officer
tlandrum@burlesontx.com
Office: 817.426.9840
burlesontx.com



Let us know how we are doing [Customer Satisfaction Survey](#)

Item A.

Paul Honrales

From: Paul Honrales
Sent: Monday, May 4, 2026 11:23 AM
To: tlandrum@burlesontx.com; agomez@burlesontx.com
Cc: Brian J. Smith; Brian Blessie; Katina Kilian
Subject: RE: Brian Blessie / 1189 Barberry Dr., Burleson, TX 76028

Good morning Mr. Landrum and Mr. Gomez,

I wanted to follow up on our letter dated April 20, 2026 regarding the above-referenced matter. Please let us know if you have had an opportunity to review it and whether you are available for a call to discuss a path forward. We remain hopeful that a resolution can be reached and appreciate your time and attention.

PAUL HONRALES | Associate
 817.878.0520 Direct

From: Katina Kilian <kkilian@whitakerchalk.com>
Sent: Monday, April 20, 2026 10:51 PM
To: tlandrum@burlesontx.com; agomez@burlesontx.com
Cc: Brian J. Smith <BSmith@whitakerchalk.com>; Paul Honrales <phonrales@whitakerchalk.com>
Subject: Brian Blessie / 1189 Barberry Dr., Burleson, TX 76028

Dear Mr. Landrum & Mr. Gomez,

Please see the attached correspondence regarding the above-referenced matter. Should you have any questions, please contact us.

Thank you!

KATINA KILIAN | Legal Assistant
 Whitaker Chalk Swindle & Schwartz PLLC

Assistant to Robert Simon, Brian Smith,
 John Behan & Paul Honrales

301 Commerce Street, Suite 3500
 Fort Worth, Texas 76102-4135

817.878.0584 Direct
 817.878.0500 Main
 817.878.0501 Fax

kkilian@whitakerchalk.com



Paul Honrales

From: Brian Blessie <b.blessie1@yahoo.com>
Sent: Tuesday, May 12, 2026 9:27 AM
To: Paul Honrales
Subject: Barberry patio photos

Follow Up Flag: Follow up
Flag Status: Flagged













Brian Blessie



























Planning & Zoning Commission Meeting

DEPARTMENT: Development Services
FROM: Lidon Pearce, Principal Planner
MEETING: March 25, 2025

SUBJECT:

Chick-fil-A at 111 NW John Jones (Case 25-036): Consider and take possible action on a resolution for a commercial site plan amendment with a variance to Section 132-115; Accessory building and structure yard regulations; pertaining to drive-thru canopies. (*Staff Contact: Lidon Pearce, Principal Planner*)

SUMMARY:

On October 28, 2024, a commercial site plan amendment with a variance to allow a drive-thru canopy in the front yard setback was submitted by Michelle Kucaba representing Interplan, LLC on behalf of Chick-fil-A, INC. (owners). The request was withdrawn prior to consideration by City Council and was resubmitted on March 3, 2025, as Case 25-036.

Development Overview:

The owners are proposing the construction of a multi-lane canopy over the existing drive-thru pavement adjacent to the building elevation that faces John Jones Drive. The commercial site plan has been attached as part of the proposed resolution, "Exhibit 3". The applicant's request and justification are attached as "Exhibit 4".

The subject property has an existing drive thru along John Jones, which is located in the designated front yard setback for this site. If allowed, the requested canopy would be approximately 3 and ½ feet from the John Jones property line. The zoning code does not allow for the construction of an accessory structure within the front yard setback (20 feet). According to the Zoning Ordinance Sec. 132-115 Accessory, building and structure yard regulations; detached accessory structures shall not be located in the front yard. Of note, gasoline service pump canopies are allowed in the front yard setback but shall be no closer than 10 feet to the property line.

If the variance is not approved by City Council, then the applicant shall submit a revised commercial site plan to staff reflecting the approved or disapproved resolution(s) related to the requested variance. The commercial site plan amendment will not be approved by staff until all conditions relating to all Council approved resolutions have been met.

Site Plan Conformance

<i>Required</i>	<i>Staff's Findings</i>
<u>Lot Size, Coverage and Setbacks</u> Specific lot information as shown on site plan	Complies. Site plan is in compliance with all development regulations with the exception of the canopy request.
<u>Landscaping –</u> 20% of Total Site shall be landscaped: 11,128 S.F.	Complies. Landscaping proposed: 13.923 S.F.
<u>Parking Requirement –</u> 1 space for every 3 seats	Complies. Parking provided: 45 spaces and has an existing parking agreement with HEB

RECOMMENDATION:

Recommend approval to City Council for a resolution for the commercial site plan amendment with a variance to Section 132-115.

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

Dec. 3, 2024 – P&Z recommend approval (6-1) of the site plan amendment with a variance for the canopy; the request was withdrawn prior to being considered by City Council.

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS](#)

FISCAL IMPACT:

N/A

STAFF CONTACT:

Lidon Pearce, CNU-A, AICP
 Principal Planner
lpearcel@burlesontx.com
 817-426-9649

Site Plan – Chick-fil-A

Location:

- 111 NW John Jones Dr

Applicant:

Michelle Kucaba (Interplan) authorized agent on behalf of Chick-fil-A (owner)

Item for approval:

Commercial site plan amendment with a variance for a drive-thru canopy in the front yard setback (Case 25-036).



Site Plan – Chick-fil-A

Site Plan Amendment(s):

- Parking spaces reoriented
- Light poles relocated
- Relocation of trash enclosure
- Relocation of menu order board and canopy
- Drive thru canopy to be removed and new one built to cover 2 meal delivery lanes



LANDSCAPE REQUIREMENTS

A. STREET TREES

REQUIRED

Large trees: 50 feet OC

Medium trees: 40 feet OC

Small trees: 30 feet OC

1. 20% of the total lot shall be landscape area
55,640 SF x 20%

= 11,128 SF of landscape area

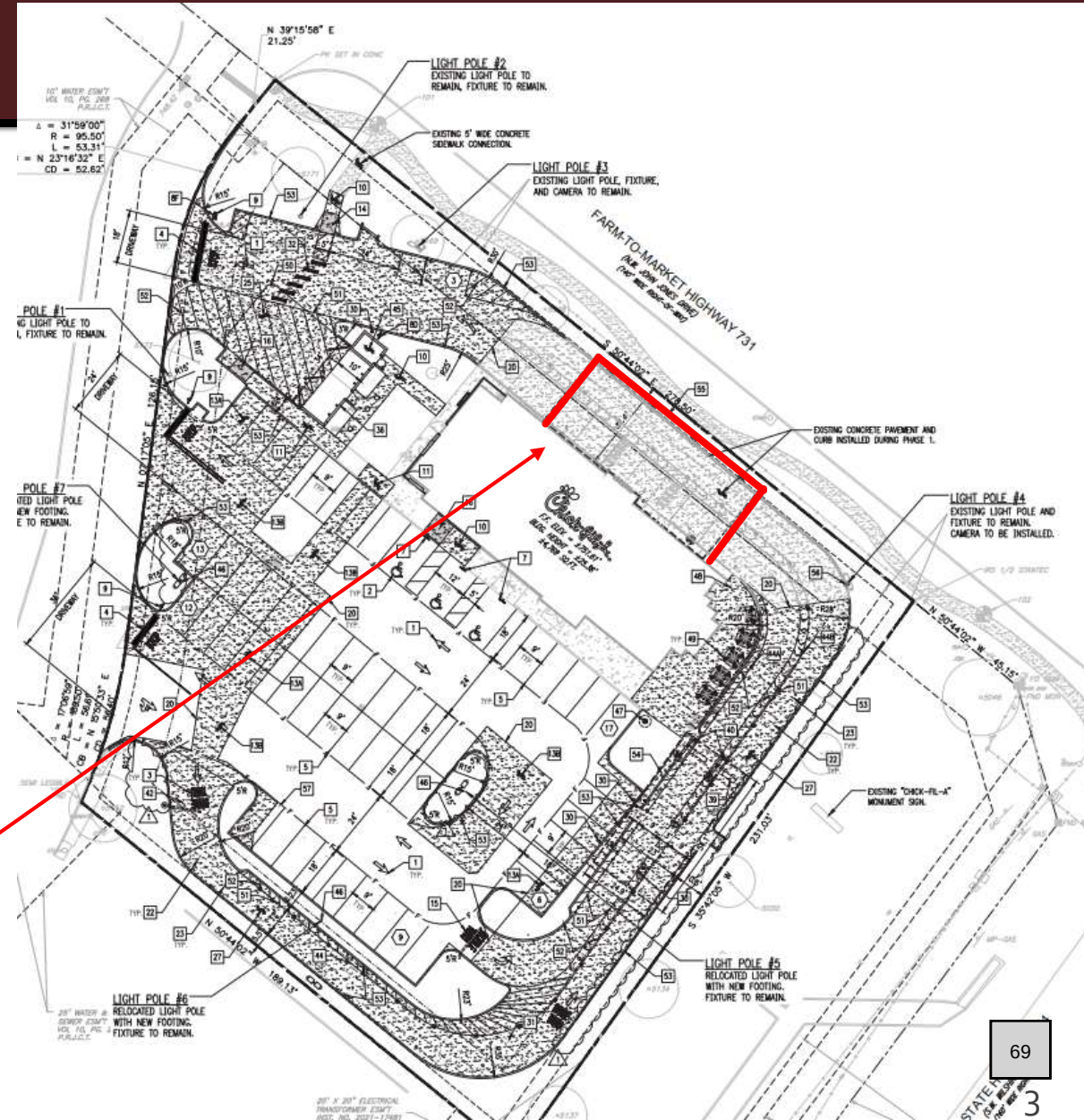
PROVIDED

1. Landscape area

= 11,347 SF of landscape area provided

Site Plan – Chick-fil-A

Item A.



Requested canopy (variance) shown in red

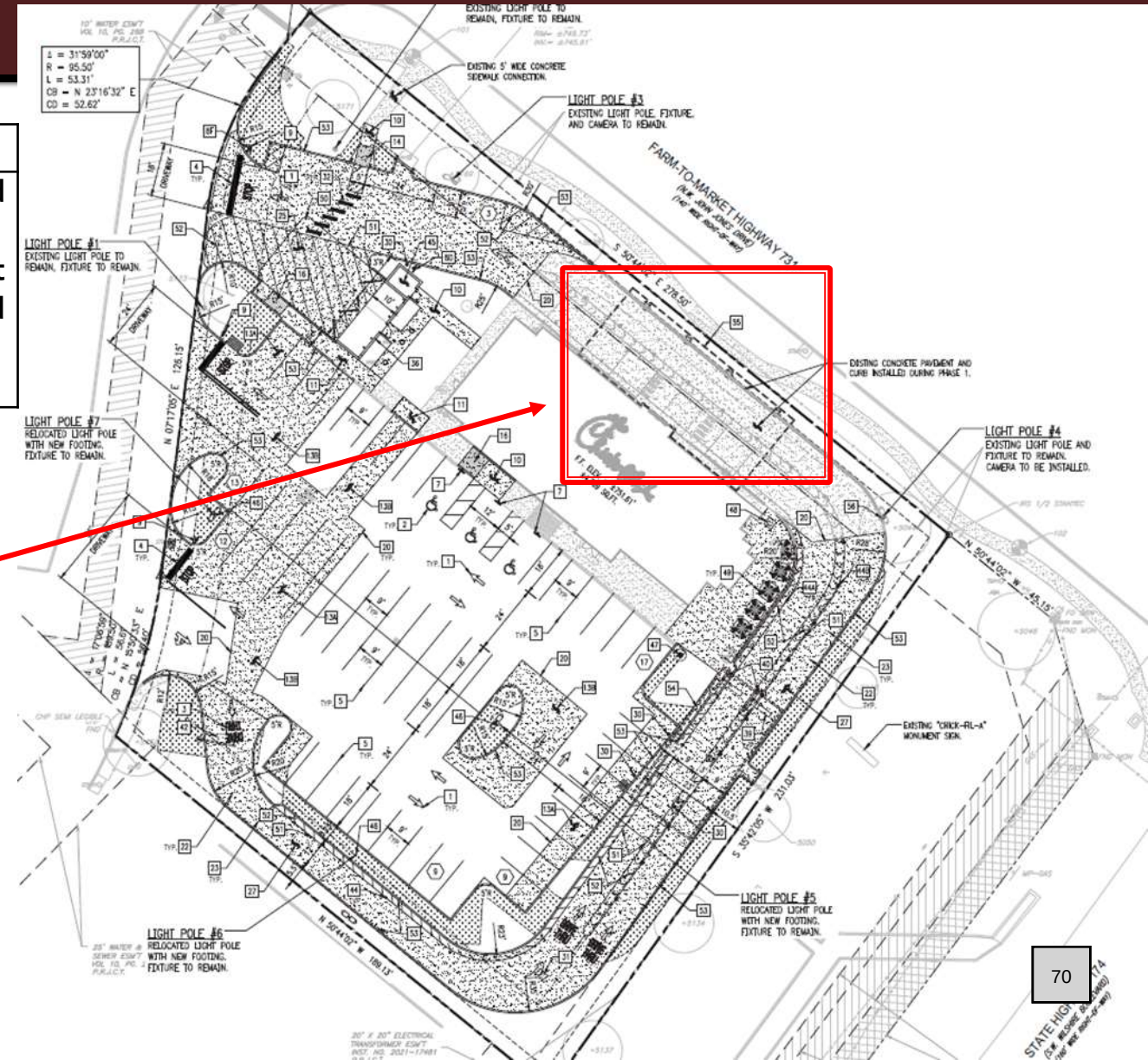
Variance- Chick-fil-A

Item A.

Variance Requested

Appendix B, Section 132-115; Accessory building and structure yard regulations

- Requesting a drive thru canopy along frontage of John Jones Drive that is forward of the main building and within the 20 ft minimum front yard setback

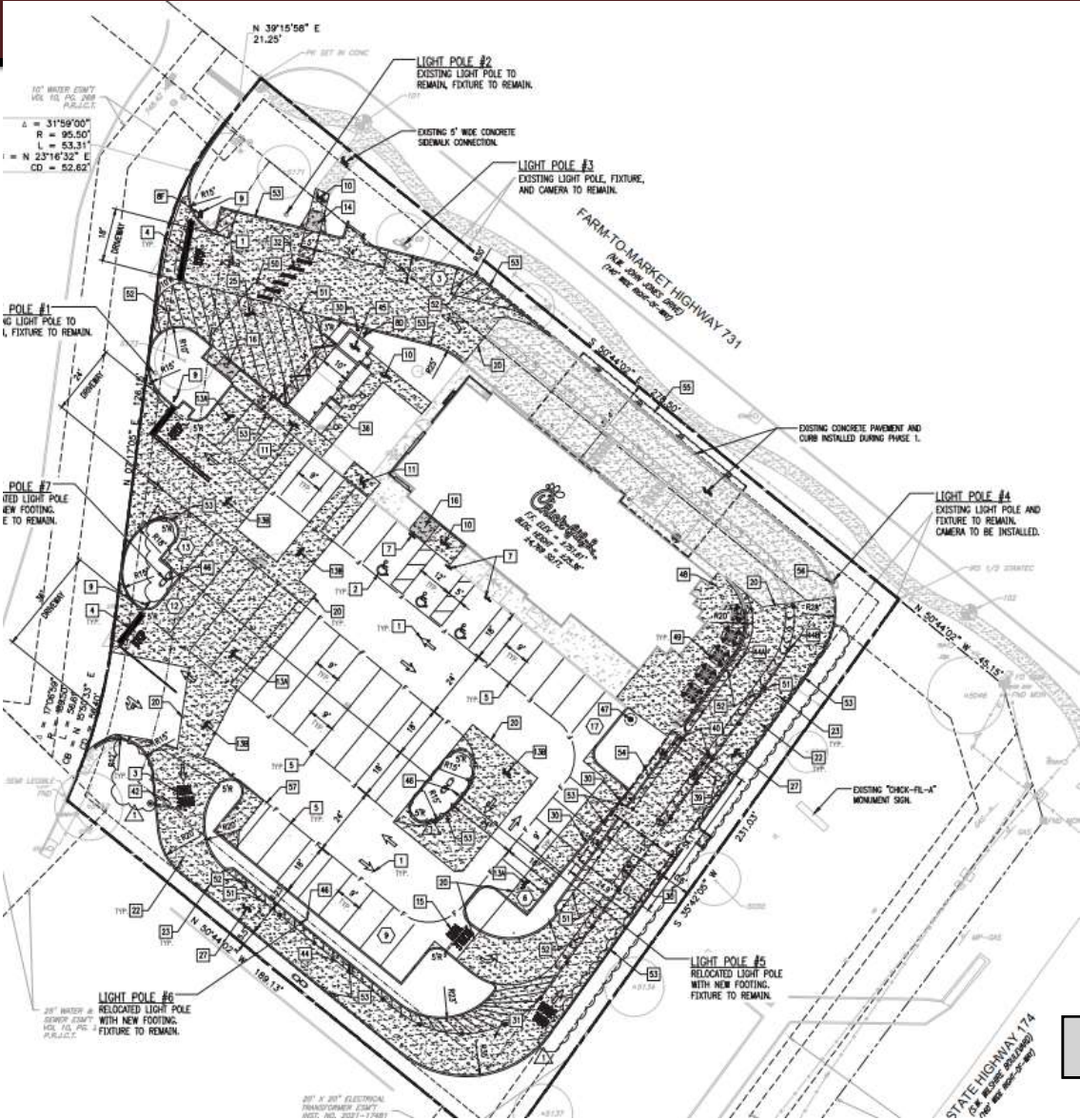


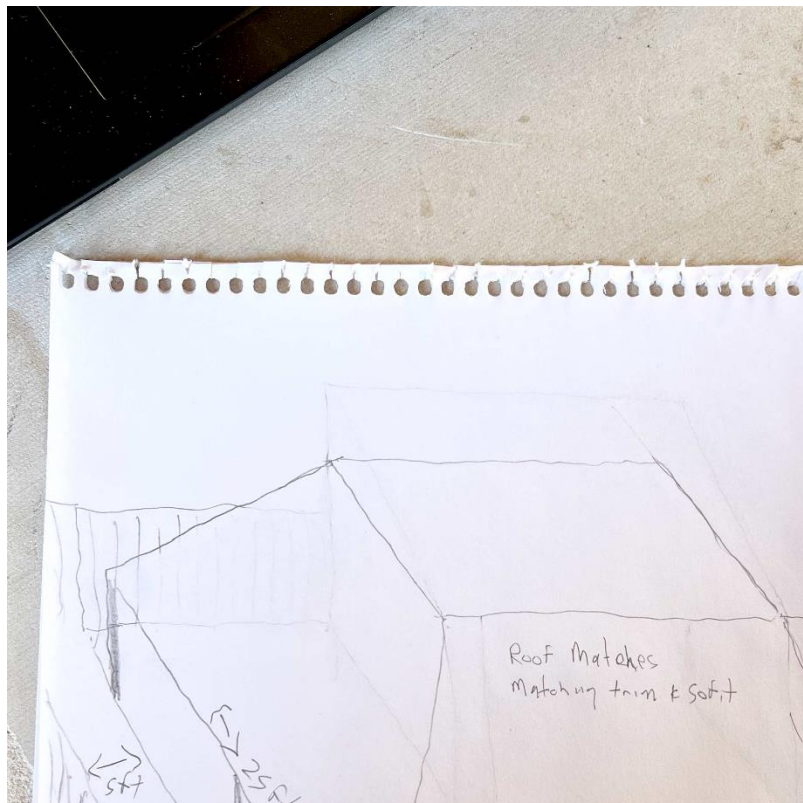
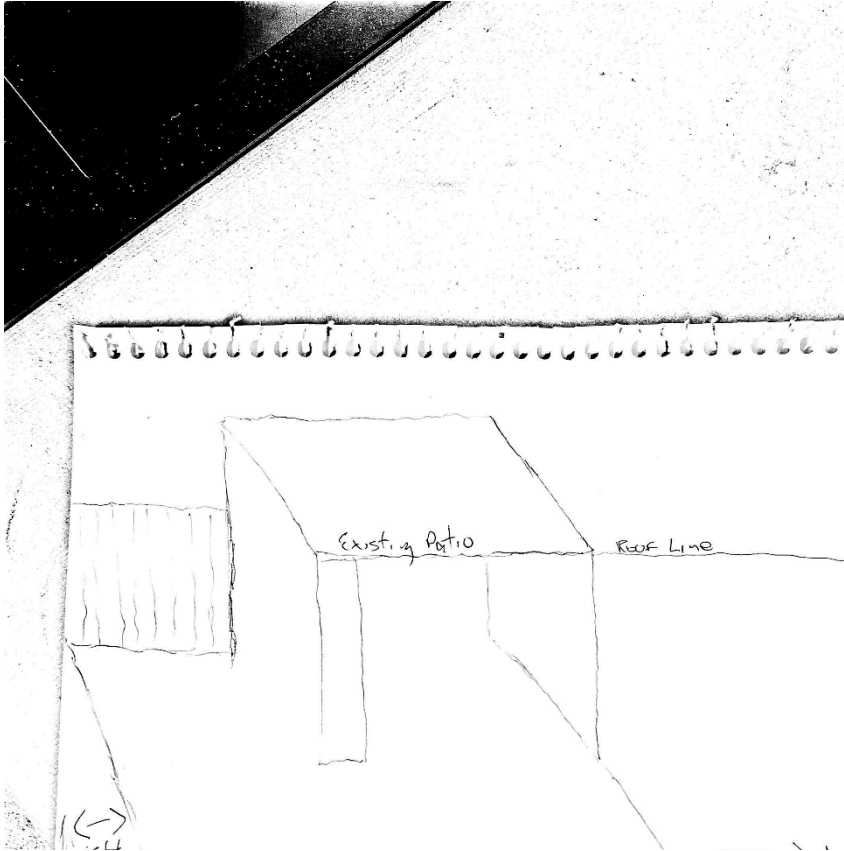
Site Plan – Chick-fil-A

Item A.

Staff's Recommendation

Staff recommends approval of the resolution for the site plan amendment with a variance for a canopy within the front yard setback.





BRIAN CAMPBELL

From: TONY MCILWAIN
Sent: Monday, October 5, 2026 11:54 AM
To: BRIAN CAMPBELL
Subject: FW: [EXTERNAL] External Addition to Neighboring House
Attachments: AIP Language Memo.pdf

Brian, attached is the memo detailing the agenda language format. The email from the concerned neighbor is below.

Thanks!

Tony D. McIlwain, AICP, CFM
Development Services Director
tmcilwain@burlesontx.com
Phone: 817.426.9684

From: ANDRES GOMEZ <agomez@burlesontx.com>
Sent: Monday, October 5, 2026 8:52 AM
To: BRIAN CAMPBELL <brcampbell@burlesontx.com>; TONY MCILWAIN <tmcilwain@burlesontx.com>
Subject: FW: [EXTERNAL] External Addition to Neighboring House

From: Breck Barron <bbarron@burlesontx.com>
Sent: Friday, October 4, 2024 11:52 AM
To: bldgpermits <bldgpermits@burlesontx.com>
Subject: FW: [EXTERNAL] External Addition to Neighboring House

Responded.

From: Williamson, Alan <alan.williamson@Weatherford.com>
Sent: Friday, October 4, 2024 11:35 AM
To: bldgpermits <bldgpermits@burlesontx.com>
Subject: [EXTERNAL] External Addition to Neighboring House

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.

Alan Williamson
1196 Litchfield Lane
Burleson TX 76028
337 412 2912
10/4/24

We have a neighbor who has added a large, covered patio extension to their house at 1189 Barberry Drive in Plantation Sub-division in Burleson and I was looking for any evidence that they had made this change through the permitting system since it extends the roof line of their house to within a couple of feet of our dividing fence. We live at 1196 Litchfield Lane and our property backs on to the property at 1189 Barberry Drive. If this extension is not on record as having been permitted I would request that it is inspected since I believe it to be unauthorized.

Sincerely, Alan Williamson

Alan Williamson

US Technical Sales Engineer | Weatherford Wireline Products
Weatherford | 1132 Everman Parkway | Fort Worth | TX | 76140
Main: +1 817 568 8528 x1228 | Mobile: +1 337 412 2912
Alan.Williamson@probe1.com | www.weatherford.com



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