

American
Remodeling & Development Inc.
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March 18, 2022

Attention : Planning and Zoning

Cc: State Representative Dewayne Burns, Burleson Mayor Chris Fletcher, City Council Members, Burleson Planning and Development, Burleson ISD Superintendent Dr. Bret Jimerson

It has come to our attention again of the very large and disturbing development called Bear Ridge. This proposed development could add over maybe 400-600 new homes.

We also have a great concern of the impact of Phase Two of the Mountain Valley development. This adds 200 additional new homes.

Again, we are all for development and love Burleson, but we are not sure if the repercussions of these proposal have fully been taken into consideration. We are concerned that the infrastructures and water management, to handle these developments **has not** been put in place before any further developments like this are considered?

The widening of 174 is from what we understand at least 2 years out. The roads before all the new development around Burleson (already approved) have been overwhelmed and to continue to push through new developments would be prudent to slow down.

We live close to Village creek and our home has never been flooded in more than 20 years. Now we have had some close calls when the local area has received over 6 inches in a short time or when we have heavy rain over an extended period.

Presently there is a daily flow of water into Village Creek, that has greatly increased over the last years to just around 790,000 gallons a day. With these

proposals the amount of water daily could most likely rise to 2 Million gallons a day. This does not take into consideration all the new roof tops and concrete that would be added in these developments. This added water would surely flood us and every home and property along village creek that are downstream from these developments.

We as tax payers and residence have not seen a comprehensive study from an Independent company, chosen by the city and not the developers, on the impact on all of us who live downstream from the proposed new developments.

We have seen no proposal for additional infrastructure or a plan to widen and deepen village creek. We have seen no plan to add concrete or make safe this added flow of water that would flow downstream from these developments.

This greatly increased amount of water would threaten all residents who live near village creek as well as Lost Oak Winery, FFA facility and quite possibly the baseball park at Chisenhall Fields, to name just a few.

Why would we as a city continue to push through more new development that could greatly impact all those residents already living in Burluson and along village creek without a plan to preserve there lively hood and ensure there safety?

We do believe that it would be a wise idea to postpone any further meeting on these developments until all parties who can be effected are informed of the possible consequences. This may a situation where many more properties will need flood insurance and should be allowed to voice an opinion as it effects a lot of residents.

Thank you for your time an attention to these important matters.

Yours Sincerely,

Steve and Cindy Pascarelli

Planning and Zoning

My name is Phillip Waddell and I am #44 on the property notification map within 300 feet from case 22-027 & 22-028 for 2325 SW Wilshire BLVD (Bear Ridge). I oppose this development for the following reasons

- The 174 Wilshire expansion project needs to be completed prior to this development being approved or the traffic will be worse than it already is.
- There is only one way in and one way out (Fire Hazard)
- There have not been independent flood studies done by the city or anyone else that isn't paid for by developer (Walter) He can make the say whatever he wants.
- The developer has not talked about the flood water impact that the waste water from the development will create by dumping hundreds of thousands of gallons more a day thru Johnson County special utility district (JSUD) of waste water into village creek which will make it more flood prone.
- This development is going thru Burleson for approval but will impact Joshua schools hard especially after the 3000+ homes going in off of Toll Road around 1187. The schools in Joshua cannot handle this development.
- My property is the first property the water from (JSUD) crosses and my cows won't even drink it. Its that bad and now they want to dump another 200k-300k more gallons per day of waste water across my property. Currently they dump 790,000k gallons per day and this development will add 200-300k more gallons per day into village creek. (You as planning and zoning need to ask the developer (How many gallons per day do you plan on this development to put thru JSUD and he will not be able to answer the question and this will directly impact the flooding that his paid for flood study will not show.
- The single-family homes that the developer talks about are not actual homes on $\frac{1}{4}$ or $\frac{1}{2}$ acer lots they are mass unit town homes (basically duplexes) so he can stuff as many people and homes as possible can per unit which I highly oppose.



As you can see in the example, they are nothing more than single level apartments.



My property is #44 on the map !!!!

CONCERNS OR QUESTIONS

NAME: LARRY ROBERTS

ADDRESS: 1816 FM 731 BURLESON, TX 76028

PHONE: 817-291-8323

CITY:

STATE:

Is concern or question listed on the agenda? Yes No

If yes, what is the item or case number associated with the development application?

CASE 22--027 CASE 22--028

Please state the concern or comment:

My first concern is the run-off water! Where will it go? I have concerns

of having an independent study done on this. When will this be done? And by

Who? The added run-off water will add to flooding in Village Creek.

My second concern is Sewage, where will this go, to Village Creek?

And lastly, Traffic! A 174 acre development with ONE ENTRANCE AND EXIT!!!!

HWY 174 IS ALL READY OVER CROWDED!!!

CONCERNS OR QUESTIONS

NAME: BEN FOX

ADDRESS: 480 WILLOWOOD LN

PHONE: 217 979 3275

CITY: BURLINGTON

STATE: TX

Is concern or question listed on the agenda? Yes No

If yes, what is the item or case number associated with the development application?

22-027 / 22-028

Please state the concern or comment:

- WHAT IS APPROX SIZE OF DWELLINGS IN BUILD PLAN
- IS A LIGHT BEING ADDED W/ DEVELOPMENT
- ARE ANY COMMERCIAL PROPERTIES BEING ADDED
 - ↳ WILL DROP HOME VALUES SURROUNDING
- ANY BRIGHT / LARGE LIGHTS BEING ADDED
- DOES DEVELOPMENT PROXIMITY TO WILLOWOOD START TO BRING WILLOWOOD ESTATES INTO BURLINGTON CITY LIMITS
- WILL ZONE 1 BE TURNED COMMERCIAL (BUSINESS OR DWELLINGS)
 - ↳ PROPERTY VALUE ↓, CRIME ↑, TRAFFIC ↑

RESPONSE ON OUTCOME REQUESTED



NOTICE OF PUBLIC HEARING

DATE OF NOTICE: March 11, 2022

On **Tuesday, March 22, 2022 at 6:30 P.M.**, the Planning and Zoning Commission of the City of Burleson, Texas will hold a Public Hearing in the Council Chambers, located at 141 W Renfro Street.

On **Monday, April 18, 2022 at 6:30 P.M.**, the City Council of the City of Burleson, Texas will hold a Public Hearing in the Council Chambers, located at 141 W Renfro Street.

This request will not change the zoning of your property. Additionally, the Bear Ridge proposal **is not** proposing to connect or have a street through the Wildwood Estates development. Additionally, the current request **does not** contain the previously requested single family cottage for rent development.

These Public Hearings are concerning the following:

- Public hearing and consideration of a zoning change request from "A" Agricultural, to "SF7" Single-family dwelling district-7, to allow for residential development on 158.407 acres located at approximately 2325 SW Wilshire Blvd. (Case 22-027)
- Public hearing and consideration of a zoning change request from "A", Agricultural, to "SFA" Single-family attached, to allow for residential development on 14.75 acres located at approximately 2325 SW Wilshire Blvd. (Case 22-028)

According to the last City-approved tax roll and Johnson County Appraisal District, you are the owner of one or more properties that is within 300 feet of the property for which the application has been requested. You will be given an opportunity to comment in connection with such proposed request at the Public Hearing. You may also submit written comment to the City Council at the address below before the Public Hearing.

Planning and Zoning Commission and City Council
City of Burleson, Community Development
141 W Renfro St
Burleson, TX 76028

Agenda packets for the Planning and Zoning and City Council Meetings are posted online no later than 5:00 p.m. on the Friday prior to the meeting date. The agenda packet will contain complete case reports and can be downloaded at the following location once posted:

[Agendas & Minutes | Burleson, TX - Official Website \(burlesontx.com\)](https://www.burlesontx.com)

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