

PETITION OF COUNTY ROAD 517 JOHNSON COUNTY

Case Number 23-327

TO: Planning & Zoning Commission and City Council, City of Burleson

Petition to block waiver request as per letter from City of Burleson dated February 1, 2024.

Subject Matter: We, the citizens of Johnson County and living on a dead end County Road 517 find the new waiver request to pour traffic from a new subdivision into our neighborhood would create a dangerous traffic flow problem.

We assume the waiver is requested because it doesn't meet all the requirements set forth in the existing **5.1 (Street and right of way basic policies)** a; c-1, 2, 3; d-1, 2, 3; **5.2 (Thoroughfare adequacy determination and traffic study requirements)** a-1, **5.4 (Street layout requirements)** a. Intersections 4 and 5-as per detail 60' right of way with visibility clips.

There is property owned by Mr. Adam Salazar in which the road passes his new home. His home is built, platted and permitted through the City of Burleson. The east edge of the right of way will be +/- 15' from the west edge of his house. He would like to speak to the city about that situation which is land purchased from Mr. Clifford Deal, the developer.

We the neighborhood respectfully ask the P&Z board and the City Council to decline the waiver Case Number 23-327 as per letter from the city, Date of Notice, Thursday February 1, 2024, and have the developer do a redesign for another option or alternate route for an exit road.

Respectfully, Petitioners as per the attached petition sheet of signatures that live on County Road 517.

CITY OF BURLESON, TEXAS (CASE# 23-327)

PETITION PERTAINING TO COUNTY ROAD 517

817-458-2125

SIGNATURES APPEAR SHOWS IN CONSENT OF THE PETITION				
PRINTED NAME	SIGNATURE	STREET ADDRESS	CITY	ZIP CODE
Rick Hickman	<i>Rick Hickman</i>	7868 CR 517	ALVARADO	TX
Mary Hickman	<i>Mary Hickman</i>	"	"	"
Daid Childress	<i>Daid Childress</i>	8005 CR 517	Alvarado	TX
Connie Childress	<i>Connie Childress</i>	8005 CR 517	"	"
Paula Young	<i>Paula Young</i>	8039 CR 517	ALVARADO	TX
Butch Young	<i>Butch Young</i>	8039 CR 517	Alvarado	TX
Mary Snyder	<i>Mary Snyder</i>	8009 CR 517	Alvarado	TX
Joel Salvoon	<i>Joel Salvoon</i>	8009 CR 517	ALVARADO	TX
Nicole Snyder	<i>Nicole Snyder</i>	7801 CR 517	alvarado	TX
Heath Brown	<i>Heath Brown</i>	8000 CR 517	Alvarado	TX
TAMARA "NIKI" BROWN	<i>TAMARA "NIKI" BROWN</i>	8000 CR 517	ALVARADO	TX
Ricardo Hernandez	<i>Ricardo Hernandez</i>	8029 CR 517	ALVARADO	TX.
Gloria Hernandez	<i>Gloria Hernandez</i>	8079 CR 517	Alvarado	TX
Reba Collins	<i>Reba Collins</i>	7817 CR 517	Alvarado	TX

CITY OF BURLESON, TEXAS (CASE# 23-327)

PETITION PERTAINING TO COUNTY ROAD 517

SIGNATURES APPEAR SHOWS IN CONSENT OF THE PETITION

PRINTED NAME	SIGNATURE	STREET ADDRESS	CITY	ZIP CODE
Marcus Deal	<i>Marcus Deal</i>	7915 CR 517	Alvarado	76009
Barbara Randall	<i>Barbara Randall</i>	7915 CR 517	Alvarado	76009
Curtis Biggs	<i>Curtis Biggs</i>	7737 CR 517	Alvarado	76009
C. Lyndee Biggs	<i>C. Lyndee Biggs</i>	7737 CR 517	Alvarado	76009
Ally Biggs	<i>Ally Biggs</i>	7709 CR 517	Alvarado	76009
CARRER Biggs	<i>Carrer Biggs</i>	7709 CR 517	ALVARADO	76009
Christina Biggs	<i>Christina Biggs</i>	7729 CR 517	Alvarado	76009
Melissa Collins	<i>Melissa Collins</i>	7817 CR 517	Alvarado	76009
Adan Salazar	<i>Adan Salazar</i>	817,320-43-79	Alvarado	76009
Corina Salazar	<i>Corina Salazar</i>	817 350 34-97	Alvarado	76009

817-320-4379





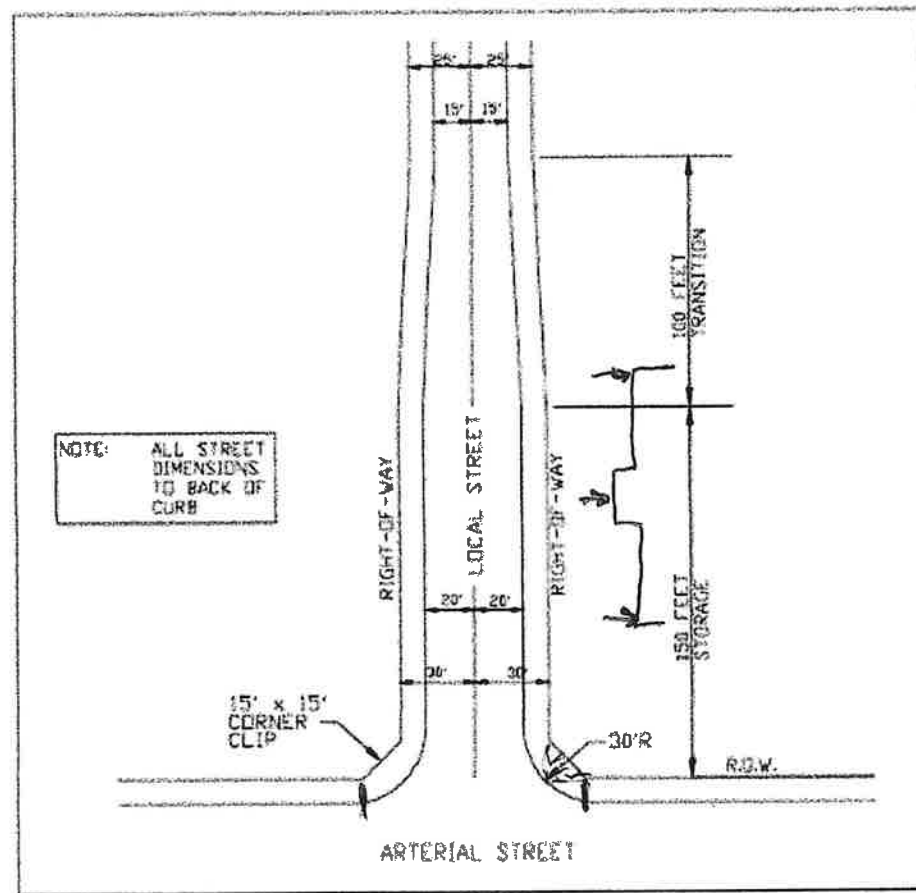












(5) Visibility easements, as required by the design standards manual, shall be dedicated at the intersection of all public streets.

(b) Block length. The following standards shall be followed in the design of residential blocks.

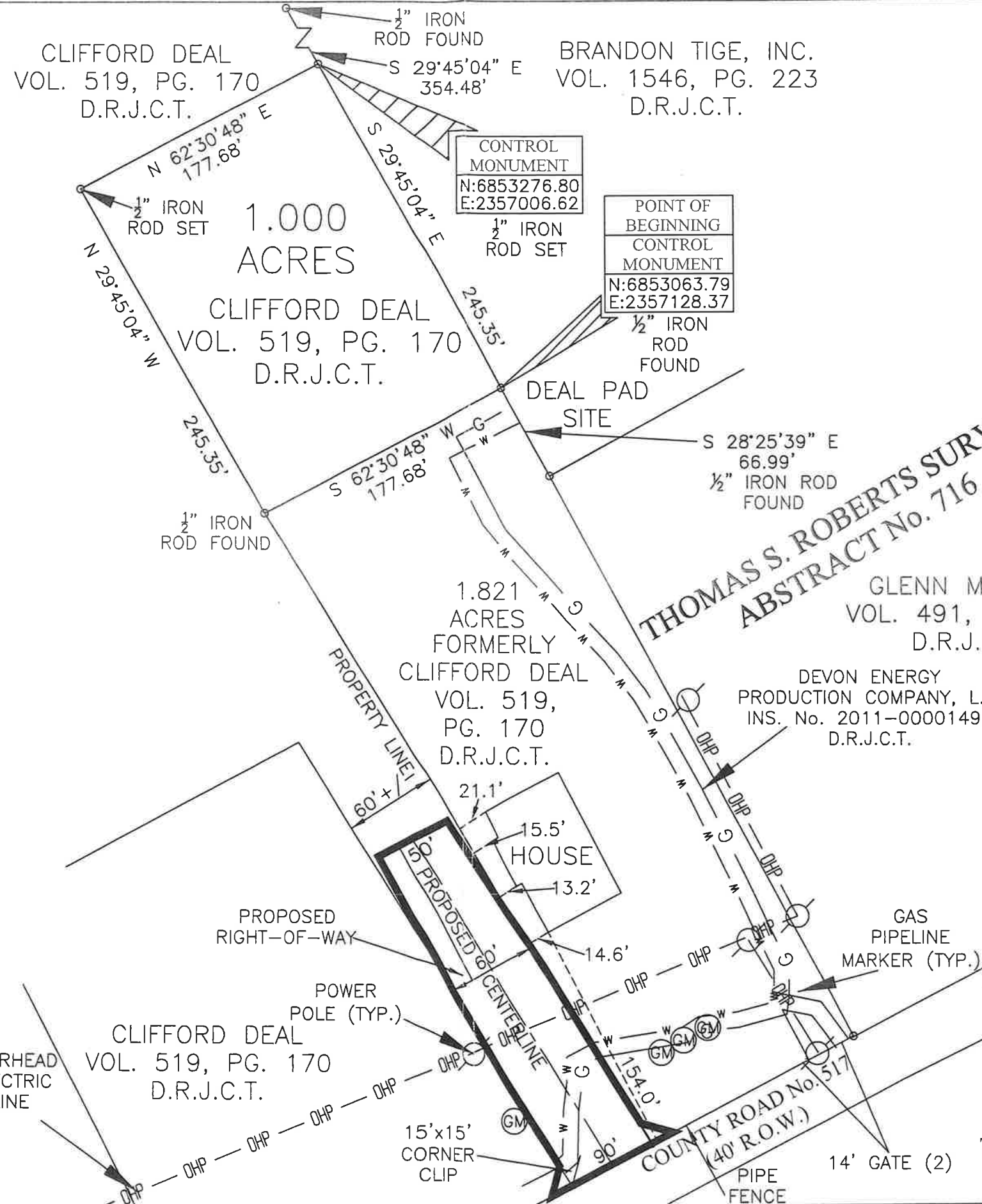
(1) Block lengths and cul-de-sacs shall be appropriate to the density and type of development as follows:

- a. If utilizing residential streets 31 feet in width, the maximum block length shall be 900 feet with a maximum of 30 lots.
- b. If utilizing rural standards, the maximum block length shall be 1,200 feet with a maximum of 30 lots.

(2) Alternative block lengths.

- a. The development services director and public works director may approve alternate block lengths under the following conditions:
 1. Proximity to a railway, expressway, waterway;
 2. Topographic features;
 3. Design considerations for a planned development that generate the need for an alternative block length; or
 4. An infill development with no alternate access.
- b. When considering a request, the development services director and public works director shall consider the following:
 1. Alternative designs which would reduce block length;
 2. The effect of long blocks on access, congestion and delivery of municipal services; and
 3. Means of mitigation, including, but not limited to mid-block turnarounds, limitation on the number of lots to be created and served, temporary points of access, and additional fire protection measures.





LEGEND	
	GAS PIPELINE MARKER
	POWER POLE
	OVERHEAD ELECTRIC
	GAS PIPELINE
	SALT-WATER LINE

CLIFFORD DEAL
VOL. 519, PG. 170
D.R.J.C.T.

BRANDON TIGE, INC.
VOL. 1546, PG. 223
D.R.J.C.T.

1.000
ACRES
CLIFFORD DEAL
VOL. 519, PG. 170
D.R.J.C.T.

CONTROL
MONUMENT
N:6853276.80
E:2357006.62
1/2" IRON
ROD SET

POINT OF
BEGINNING
CONTROL
MONUMENT
N:6853063.79
E:2357128.37
1/2" IRON
ROD FOUND

THOMAS S. ROBERTS SURVEY
ABSTRACT No. 716

GLENN M. DEAL
VOL. 491, PG. 835
D.R.J.C.T.

DEVON ENERGY
PRODUCTION COMPANY, L.P.
INS. No. 2011-00001496
D.R.J.C.T.

1.821
ACRES
FORMERLY
CLIFFORD DEAL
VOL. 519,
PG. 170
D.R.J.C.T.

15' PROPOSED
HOUSE
15.5'
13.2'

PROPOSED
RIGHT-OF-WAY

POWER
POLE (TYP.)

CLIFFORD DEAL
VOL. 519, PG. 170
D.R.J.C.T.

OVERHEAD
ELECTRIC
LINE

15'x15'
CORNER
CLIP

COUNTY ROAD No. 517
(40' R.O.W.)

14' GATE (2)

PIPE
FENCE

GAS
PIPELINE
MARKER (TYP.)

EXHIBIT for
ADAM SALAZAR
RESIDENCE

7911 COUNTY ROAD No. 517

THOMAS S. ROBERTS SURVEY, A-716
JOHNSON COUNTY, TEXAS

JOHNSON COUNTY
TEXAS

JOB # 2022064
JOB: SALAZAR EXHIBIT