

## 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 2.949 ACRES OF LAND; BEING SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NUMBER 180, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 14.289 ACRE TRACT OF LAND DESCRIBED BY DEED TO NORMAN MANAGEMENT COMPANY, LLC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2025-15443, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM "A" AGRICULTURE TO "SFE" SINGLE-FAMILY ESTATE DISTRICT; 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 **Charles Norman** on **October 27, 2025**, under **Case Number 25-313**, on property described herein below filed application with the City petitioning an amendment of the Zoning Ordinance and Map so as to rezone and reclassify said property from its current zoning classification; and

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

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Burleson, Texas voted **0 to 0** to recommend approval to the City Council of Burleson, Texas, that the hereinafter described property be rezoned from its classifications of **Agriculture (A)** to **Single-family estate district (SFE)**; 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 **Agriculture (A)** 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 MAP AND ZONING AMENDMENT**

The Official Zoning Map is hereby amended insofar as it relates to certain land located in Burleson, Texas, described on the legal description attached as **Exhibit A**, by changing the zoning of said property from A, Agricultural district to the SFE, Single-family estate district for residential development.

### **Section 2**

The property shall be developed and used in accordance with the applicable provisions of the City of Burleson, Code of Ordinances.

### **Section 3.**

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 4.**

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 5.**

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 6.**

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 7.**

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 8.**

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 9.**

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\_\_\_\_\_.

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Chris Fletcher, Mayor  
City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM:

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Amanda Campos, City Secretary

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E. Allen Taylor, Jr., City Attorney

## **EXHIBIT "A"**

### **LEGAL DESCRIPTIONS:**

#### **LOT 2**

**BEING** A 1.792 ACRE TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NUMBER 180, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 14.289 ACRE TRACT OF LAND DESCRIBED BY DEED TO NORMAN MANAGEMENT COMPANY, LLC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2025-15443, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT IN THE SOUTHWEST LINE OF SAID CALLED 14.289 ACRE TRACT, BEING COMMON WITH THE NORTHEAST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED BY DEED TO AUTRY CRAIG HODGES AND VAUGHAN ANN HODGES, AS CO-TRUSTEES OF THE HODGES FAMILY TRUST, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2025-1093, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH THE SOUTHERNMOST CORNER OF SAID CALLED 14.289 ACRE TRACT BEARS SOUTH 46 DEGREES 08 MINUTES 28 SECONDS EAST, A DISTANCE OF 18.36 FEET;

**THENCE** NORTH 46 DEGREES 08 MINUTES 28 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 20.07 FEET, TO A POINT FOR CORNER;

**THENCE** OVER AND ACROSS SAID CALLED 14.289 ACRE TRACT THE FOLLOWING CALLS: NORTH 43 DEGREES 56 MINUTES 31 SECONDS EAST, A DISTANCE OF 143.67 FEET, TO A POINT FOR CORNER;

NORTH 29 DEGREES 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 456.37 FEET, TO POINT FOR CORNER;

NORTH 64 DEGREES 16 MINUTES 38 SECONDS WEST, A DISTANCE OF 69.93 FEET, TO A POINT FOR CORNER;

NORTH 25 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 177.80 FEET, TO A POINT FOR CORNER;

SOUTH 64 DEGREES 16 MINUTES 38 SECONDS EAST, A DISTANCE OF 245.00 FEET, TO A POINT FOR CORNER;

SOUTH 25 DEGREES 43 MINUTES 22 SECONDS WEST, A DISTANCE OF 177.80 FEET, TO A POINT FOR CORNER;

NORTH 64 DEGREES 16 MINUTES 38 SECONDS WEST, A DISTANCE OF 74.87 FEET, TO A POINT FOR CORNER;

SOUTH 25 DEGREES 43 MINUTES 22 SECONDS WEST, A DISTANCE OF 195.72 FEET, TO A POINT FOR CORNER;

NORTH 61 DEGREES 24 MINUTES 42 SECONDS WEST, A DISTANCE OF 73.21 FEET, TO A POINT FOR CORNER;

SOUTH 29 DEGREES 35 MINUTES 52 SECONDS WEST, A DISTANCE OF 285.70 FEET, TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT, ABD BEING IN THE APPROXIMATE NORTH LINE OF SAID COUNTY ROAD 1021;

**THENCE** NORTH 45 DEGREES 16 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH LINE AND SAID COUNTY ROAD, A DISTANCE OF 25.78 FEET, TO A POINT FOR CORNER;

**THENCE** SOUTH 43 DEGREES 45 MINUTES 35 SECONDS WEST, OVER AND ACROSS SAID CALLED 14.289 ACRE TRACT, A DISTANCE OF 135.35 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.792 ACRES OR 78,046 SQUARE FEET OF LAND, MORE OR LESS.

#### **LOT 3 ZONING**

**BEING** A 1.157 ACRE TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NUMBER 180, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 14.289 ACRE TRACT OF LAND DESCRIBED BY DEED TO NORMAN MANAGEMENT COMPANY, LLC., RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2025-15443, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND

BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" IRON ROD FOUND AT AN ANGLE POINT ON THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT AND BEING ON THE APPARENT NORTH LINE OF COUNTY ROAD 1021, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF A CALLED 1.907 ACRE TRACT OF LAND DESCRIBED BY DEED TO JARED SCHELER AND HEATHER ANCY, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2016-20058, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEARS SOUTH 30 DEGREES 46 MINUTES 09 SECONDS WEST, A DISTANCE OF 1.80 FEET;

**THENCE** NORTH 45 DEGREES 16 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT, ALONG THE APPARENT NORTH LINE OF COUNTY ROAD 1021, A DISTANCE OF 20.72 FEET, TO POINT FOR A CORNER, FROM WHICH A 5/8" IRON FOUND AT AN ANGLE POINT ON THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT BEARS NORTH 45 DEGREES 16 MINUTES 39 SECONDS WEST, A DISTANCE OF 5.06 FEET;

**THENCE** OVER AND ACROSS SAID CALLED 14.289 ACRE TRACT THE FOLLOWING CALLS:

NORTH 29 DEGREES 35 MINUTES 52 SECONDS EAST, A DISTANCE OF 285.70 FEET, TO A POINT FOR A CORNER

SOUTH 61 DEGREES 24 MINUTES 42 SECONDS EAST, A DISTANCE OF 73.21 FEET, TO A POINT FOR A CORNER

NORTH 25 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 195.72 FEET, TO A POINT FOR A CORNER

SOUTH 64 DEGREES 16 MINUTES 38 SECONDS EAST, A DISTANCE OF 197.41 FEET, TO A POINT FOR A CORNER ON THE EAST LINE OF SAID CALLED 14.289 FEET FROM WHICH A 5/8" IRON ROD FOUND FOR THE EASTERNMOST CORNER OF SAID CALLED 14.289 ACRE TRACT BEARS NORTH 25 DEGREES 43 MINUTES 22 SECONDS EAST, A DISTANCE OF 789.32;

**THENCE** SOUTH 25 DEGREES 43 MINUTES 22 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 14.289 ACRE TRACT, OVER AND ACROSS A CALLED 5.38 ACRE TRACT OF LAND DESCRIBED BY DEED TO MARTIN DUQUE, JR. AND ANITA DUQUE, RECORDED IN VOLUME 815, PAGE 431, DEED RECORDS, JOHNSON COUNTY, TEXAS, A DISTANCE OF 225.63 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "ACLS" AT AN ANGLE POINT ON THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "RPLS 5544" FOR THE NORTHEAST CORNER OF SAID CALLED 1.907 ACRE TRACT BEARS NORTH 04 DEGREES 57 MINUTES 04 SECONDS EAST, A DISTANCE OF 4.29 FEET;

**THENCE** NORTH 61 DEGREES 24 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT, OVER AND ACROSS SAID CALLED 5.38 ACRE TRACT AND SAID CALLED 1.907 ACRE TRACT, A DISTANCE OF 252.22 FEET, TO A 3" STEEL FENCE CORNER POST FOUND AT AN ANGLE POINT ON THE SOUTH LINE OF SAID CALLED 14.289 ACRE TRACT;

**THENCE** SOUTH 29 DEGREES 35 MINUTES 52 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE AND OVER AND ACROSS SAID CALLED 1.907 ACRE TRACT, A DISTANCE OF 271.45 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 1.157 ACRES OR 50,415 SQUARE FEET OF LAND, MORE OR LESS.