

MAY 13 2024

Planning and Zoning Commission and City Council  
City of Burleson, Community Development

RE: Case 24-064

Regarding the change of zoning for 1530 Candler Dr from "PD" Planned Development to "PD" Planned Development for Lot 3, Block 1, Shannon Creek Development, "The Cottages at Candler Drive."

I am writing to express my strong opposition to the proposed zoning change that would allow for the construction of more apartment complexes in our community.

First and foremost, I believe the proposed zoning change would have a negative impact on the character and aesthetics of our community. Our neighborhood, Reverie, has been known for its custom-built single-family homes with charm and a peaceful atmosphere. Introducing more apartment complexes would dramatically alter the landscape and potentially lead to overcrowding and increased traffic congestion. I am concerned about the potential strain on existing infrastructure and public services in Burleson as a whole, and more apartments would only exacerbate the problems. Our schools, roads, and utilities are already under stress due to the extremely rapid population growth. Adding more residents without adequately addressing the existing issues will only make them worse.

Furthermore, the proposed zoning change could have a detrimental effect on property values in the vicinity. Studies have shown that the presence of apartment complexes can negatively impact surrounding property values. As homeowners, we have invested significant time and resources into our properties, and we deserve to have our investments protected. Adding more apartments would affect the property values of not only Reverie, but Wakefield, Shannon Creek, and the Tantarra areas also.

Lastly, I would like to highlight the safety concerns associated with apartment complexes. Increased population density often leads to an increase in crime rates. Our community takes pride in its low crime rate, and introducing more apartment complexes could potentially compromise the safety and security of our neighborhood. Apartment complexes tend to have a more transient population, with residents coming and going more frequently than in single-family homes. This can make it difficult to establish a strong sense of community and neighborly connections, which are often key factors in preventing crime. Furthermore, the common share spaces in apartment complexes can provide opportunities for criminal activity if not properly monitored and secured. The increased population density and opportunity for crime would put more pressure on our already limited law enforcement resources.

In conclusion, I strongly urge you to reconsider the proposed zoning change that would allow more apartments in our community. The negative impacts on the character of our neighborhood, strain on infrastructure and public services, and safety concerns outweigh any potential benefits. Please consider any other available zoning regulation.

Sincerely,

*Shawna Miller* *Nicki Miller*  
520 242 711

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Sincerely,



CAUBEN McCLAW

&



Nenad Krajisnik

**From:** [Emilio Sanchez](#)  
**To:** [DevServ](#)  
**Subject:** FW: [EXTERNAL] Zoning at Alsbury and Candler  
**Date:** Monday, May 13, 2024 8:18:56 AM

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-----Original Message-----

From: Tony McIlwain <[tmcilwain@burlesontx.com](mailto:tmcilwain@burlesontx.com)>  
Sent: Monday, May 13, 2024 7:40 AM  
To: Jill Carbrey <[1stcardinalfan@gmail.com](mailto:1stcardinalfan@gmail.com)>  
Cc: Emilio Sanchez <[esanchez@burlesontx.com](mailto:esanchez@burlesontx.com)>  
Subject: RE: [EXTERNAL] Zoning at Alsbury and Candler

Ms. Cabrey, thank you for your correspondence. We will provide this information to the Planning and Zoning Commission and City Council.

Regards!

Tony D. McIlwain, AICP, CFM  
Development Services Director  
[tmcilwain@burlesontx.com](mailto:tmcilwain@burlesontx.com)  
Phone: 817.426.9684

-----Original Message-----

From: Jill Carbrey <[1stcardinalfan@gmail.com](mailto:1stcardinalfan@gmail.com)>  
Sent: Saturday, May 11, 2024 8:33 PM  
To: Tony McIlwain <[tmcilwain@burlesontx.com](mailto:tmcilwain@burlesontx.com)>  
Subject: [EXTERNAL] Zoning at Alsbury and Candler

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.

Hello, I live in Shannon Creek and wish to voice my opposition to additional housing at the corner of Alsbury and Candler. This area is already too busy and it is not advisable to approve any other housing that will adversely impact the area for residents that already live here.

Jill CARbrey  
Sent from my iPad

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City of Burleson, Community Development

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Sincerely,

A handwritten signature in black ink, appearing to read "David Frank", with a stylized flourish at the end.

CONCERNS OR QUESTIONS

NAME:

JODY AUGSBURGER

ADDRESS:

624 JOY CT

PHONE:

(817) 988-0195

CITY:

BURLESON

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?

CASE 24-064

Please state the concern or comment:

RE: COTTAGES AT CAMDER DR.

PLEASE CONSIDER OTHER OPTIONS RATHER THAN ADDITIONAL  
RENTAL PROPERTIES NEAR MY RESIDENCE. THE ABUNDANCE OF  
APARTMENTS AND RENTAL PROPERTIES IN THE AREA ARE  
TROUBLESOME. I WOULD BE HAPPY TO CITE SPECIFIC  
CASES THAT SUPPORT MY STANCE THAT THE BURLESON APARTMENT  
BOOM HAS ALREADY HAD A DETRIMENTAL IMPACT ON OUR  
COMMUNITY.

CONCERNS OR QUESTIONS

NAME: Jo Lynn Augsburg

ADDRESS: 624 Joy Ct

PHONE: 817-988-2975

CITY: Burleson

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?

CASE 24-064

Please state the concern or comment:

There is already a massive apartment complex on Candler Drive. I do not want another one right next to it. There is another apartment complex around the corner on Alsbury, next to Alley Cats.

Currently, there are 8 apartment complexes that feed into Clinkscale Elem.

Burleson does ~~not~~ need anymore apartments.

Please consider other uses for this land.

I am opposed to the Cottages on Candler Drive.

Jo Lynn Augsburg

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Sincerely,

A handwritten signature in black ink, appearing to be 'S. B.', written in a cursive style.



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A handwritten signature in black ink, appearing to read "Chad Lee", with a long horizontal flourish extending to the right.