
City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Development Services Director
MEETING: May 6, 2024

SUBJECT:

Chisholm Summit at 9825 CR 1016, Voluntary Annexation (Case 23-375): Hold a public hearing and consider approval of an ordinance for voluntary annexation of approximately 88.471 acres of land located in the exclusive Extraterritorial Jurisdiction (ETJ) of the City of Burleson, related to a previously approved development agreement. (*First and Final Reading*) (*Staff Contact: Tony McIlwain, Development Services Director*) (*No Planning and Zoning Commission action was required for this item*)

SUMMARY:

On November 27, 2023, an application was submitted by Justin Bond representing RA Development, LTD. on behalf of Rocky Bransom (owner) for voluntary annexation of approximately 88.471 acres for the Chisholm Summit Master Planned Community (Case 23-375).

DEVELOPMENT OVERVIEW:

This site is part of a previously approved 380 agreement (CSO #1775-06-2021) for the Chisholm Summit Master Planned Community. Upon approval of annexation (Case 23-375) the property would be assigned a default zoning of A, Agriculture. The annexation request is currently scheduled to go concurrently with a zoning request (Case 23-229) before City Council on May 6 2024.

An annexation schedule has been developed per the Texas Local Government Code Section 43.0673, which governs the procedure to be followed by the municipal government for this type of annexation. In accordance with this statute, annexations must be strictly coordinated in conjunction with the City Council public hearing schedule due to specific timing mandates established by Texas State Law.

This site is designated in the Comprehensive Plan as Neighborhoods.

This land use category is intended for predominantly traditional single-family residential developments, but does allow for a mix of densities, lot sizes, housing stock, and styles as appropriate. Neighborhoods should have increased pedestrian connectivity that includes sidewalks, trails, and greenbelts.

Staff supports the voluntary annexation request and subsequent zoning for a master planned community as it provides a mix of densities, lot sizes, as well as a healthy variety of housing stock in accordance with the goals and vision of the Comprehensive Plan.

Engineering:

Platting and civil engineering reviews will be required prior to the development of the site. Sanitary sewer extension will be required to the site prior to development as well.

RECOMMENDATION:

Recommend approval of an ordinance for the annexation.

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

Oct. 3, 2022 – City Council approved the Annexation of Phase A for Chisholm Summit

June 7, 2021 - City Council approved Economic Development Agreement (CSO#1775-06-2021).

REFERENCE:

[LOCAL GOVERNMENT CODE CHAPTER 43. MUNICIPAL ANNEXATION \(texas.gov\)](#)

FISCAL IMPACT:

None

STAFF CONTACT:

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