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## City Council Regular Meeting

**DEPARTMENT:** Development Services

**FROM:** Tony McIlwain, Director

**MEETING:** November 14, 2022

**SUBJECT:**

**The Reserve at 5828 Conveyor Dr (Case 22-071):** Hold a public hearing and consider approval of an ordinance for a zoning change request from defaulted "A", Agriculture, to "SFE" Single-family Estate dwelling district for a single-family gated community. *(First and Final Reading) (Staff Presenter: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval by unanimous vote)*

**SUMMARY:**

On March 21, 2022, an application was submitted by Mark Webb representing Webb Consulting Group, on behalf of the owner (Sanjit Bhattacharya), for a zoning change request of approximately 236.36 acres for a single-family residential development.

**Development Overview:**

The property is currently in the ETJ and consists of several tracts of land that are covered by a previously approved Development Agreement (attached as Exhibit 4) and subject to voluntary annexation under certain conditions. Upon approval of annexation Case 22-073 by City Council, the property would be assigned a default zoning of "A", Agriculture. The applicant has requested to zone the property to "SFE", Single-family Estate dwelling district and has submitted a preliminary plat illustrating 199 one-acre lots and two open space lots that conform to the requested zoning district. Land uses and site development will occur in accordance with City of Burleson Code of Ordinances and the "SFE" Single-family Estate dwelling district zoning.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	ETJ, Development Agreement	Undeveloped
North	ETJ	Residential and undeveloped
East	ETJ	Residential and undeveloped
South	ETJ	Residential and undeveloped
West	ETJ	Residential and undeveloped

**This site is designated in the Comprehensive Plan as Future Development.**

Uses will be evaluated in these areas with updates based on local/regional trends, annexation rules/policies, and available infrastructure. Staff supports the zoning change request to “SFE”, Single-family estate dwelling district based on the applicant proposing one acre lots which is consistent with the minimum lot size for residential development in the ETJ.

**Engineering:**

Prior to development of the site, platting and engineering reviews will be required. The applicant is proposing to develop the site with septic (OSSF), as well as privately maintained streets.

**OPTIONS:**

- 1) Approve an ordinance for a zoning change request subject to annexation; or
- 2) Deny the ordinance for a zoning change request

**RECOMMENDATION:**

Approve an ordinance for a zoning change request from defaulted “A”, Agriculture, to “SFE” Single-family Estate dwelling district; subject to City Council approval of annexation request (Case 22-073).

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

October 11, 2022 – The Planning and Zoning Commission recommended unanimous approval of the zoning request as submitted by the applicant.

**Fiscal IMPACT:**

None.

**STAFF CONTACT:**

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