
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Director

MEETING: November 14, 2022

SUBJECT:

The Reserve at 5828 Conveyor Drive (Case 22-073): Hold a public hearing and consider approval of an ordinance for voluntary annexation of approximately 236.36 acres of land situated in the H.R. McClure Survey, Abstract No. 587, described in the deeds recorded in documents Nos. 2021-36960, 2021-36997, and 2022-5271, Johnson County, Texas (D.R.J.C.T), located in the exclusive Extraterritorial Jurisdiction (ETJ) of the City of Burleson, related to previously approved development agreements. (First and Final Reading) *(Staff Presenter: Tony McIlwain, Development Services Director)*

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 voluntary annexation of approximately 236.36 acres of land for a proposed 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, the property would be assigned a default zoning of A, Agriculture. A concurrent zoning request accompanies this voluntary annexation request (Case 22-071). The applicant has requested to zone the property to SFE, Single-family Estate dwelling district upon approval of the annexation request. The applicant has also submitted a preliminary plat showing 199 single-family lots with a minimum lot size of one acre, as well as 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.

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 the voluntary annexation request; or
- 2) Deny the ordinance for the voluntary annexation request

RECOMMENDATION:

Approve an ordinance for the voluntary annexation request of 236.36 acres located at 5828 Conveyor Dr.

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

October 11, 2022 – The Planning and Zoning Commission recommended unanimous approval of a zoning change request from defaulted A, Agriculture to SFE, Single-family Estate dwelling district (subject to approval of the annexation request).

Fiscal IMPACT:

None.

STAFF CONTACT:

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