
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Development Services Director

MEETING: August 19, 2024

SUBJECT:

619 NW Renfro Blvd (Case 24-202): Hold a public hearing and consider approval of an ordinance for a zoning change request from “GR” General Retail to “SF7”, Single-family dwelling district-7. (First & Final Reading) *(Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

SUMMARY:

On July 8, 2024, a zoning change request was submitted by Ila Perkins (owner) to change the zoning of approximately 17,050 square feet to SF7, Single-family dwelling district-7.

DEVELOPMENT OVERVIEW:

The owner of the property has requested to rezone the property back to residential for the purpose of obtaining a mortgage refinance. The owner has provided a statement, attached as Exhibit 4. The owner has lived at the property since 1974 and has no knowledge as to why the property would have been rezoned to GR, General Retail. Staff research indicated that the property was rezoned during a comprehensive zoning code and map update in 1997. The property currently has one single-family detached dwelling unit on the lot and is being used for residential purposes.

Zoning and Land Use Table

| | Zoning | Use |
|--------------|---|-------------|
| Subject Site | GR, General Retail | Residential |
| North | 2F, Two-family dwelling district | Residential |
| East | SF-7, Single-family dwelling district 7 | Residential |
| South | 2F, Two-family dwelling district | Residential |

| | | |
|------|--|-------------|
| West | SF-7, Single-family dwelling district 7 | Residential |
|------|--|-------------|

This site is designated in the Comprehensive Plan as Neighborhoods.

This category is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types, and styles. The primary uses in this category include single-family residences, including a range of densities from large, agricultural lots to suburban neighborhood lots.

Staff has determined the requested zoning and use align with the Comprehensive Plan based on the existing single family home and use as residential on the subject property.

Engineering:

N/A. Site is already developed.

RECOMMENDATION:

Approve an ordinance for the zoning change request.

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

1997 – Property was rezoned from a residential zoning district to General Retail.

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](http://www.burlesontx.com/zoning-districts)

FISCAL IMPACT:

None

STAFF CONTACT:

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