

---

## Planning & Zoning Commission Meeting

**DEPARTMENT:** Development Services

**FROM:** Lidon Pearce, Senior Planner

**MEETING:** February 14, 2023

**SUBJECT:**

**1101 CR 1021 (Case 23-004):** Hold a public hearing and consider an ordinance for a zoning change request from "A", Agriculture to "SFE" Single-family estate district. (*Staff Presenter: Lidon Pearce, Senior Planner*)

**SUMMARY:**

On January 9, 2023, an application for a zoning change request was submitted by the City of Burleson for a zoning change request of approximately 2.063 acres for single-family estate district.

**Development Overview:**

The property is currently zoned "A", Agriculture, and is being replatted under a separate development case (Case 22-168) as part of Capital Improvement projects (CIP) related to Lakewood Drive. A result of that CIP project and resulting required platting is that the new proposed lot will be less than the minimum 3 acres required in the "A", Agricultural zoning district. The applicant has requested to rezone the property to "SFE", Single-family estate district to allow the property to be sold and developed for a residential use. "SFE" zoning requires a minimum lot size of one acre.

**Zoning and Land Use Table**

	Zoning	Use
Subject Site	A, Agriculture	Undeveloped
North	ETJ	Residential
East	PD, Planned Development	Residential, Undeveloped
South	PD, Planned Development	Burlington Santa Fe rail road
West	ETJ	Residential

**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.

*Staff supports a zoning change request to “SFE” Single-family estate district based on the adjacent uses and lot sizes, as well as conformance with the Comprehensive Plan.*

**Engineering:**

Development of the land will require platting and engineering reviews.

**OPTIONS:**

- 1) Recommend approval of an ordinance for a zoning change request to “SFE” Single-family estate district; or
- 2) Recommend approval of an ordinance for a zoning change request to an alternative zoning district; or
- 3) Recommend denial of the ordinance for a zoning change request;

**RECOMMENDATION:**

Recommend to City Council approval of an ordinance for a zoning change to “SFE” Single-family estate district (Case 23-004).

**FISCAL IMPACT:**

None.

**STAFF CONTACT:**

Lidon Pearce  
Senior Planner  
[lpearce@burlesontx.com](mailto:lpearce@burlesontx.com)  
817-426-9649