
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Director of Development Services

MEETING: March 6, 2023

SUBJECT:

1101 CR 1021 (Case 23-004): Hold a public hearing and consider approval of an ordinance for a zoning change request from "A", Agriculture to "SFE" Single-family estate district. (First and Final Reading) *(Staff Presenter: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval by unanimous vote)*

SUMMARY:

On January 9, 2023, an application for a zoning change request was submitted by Heather Houseman on behalf of Bryan Langley, representing 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) Approve the ordinance for a zoning change request to “SFE” Single-family estate district; or
- 2) Approve the ordinance for a zoning change request to an alternative zoning district; or
- 3) Deny the ordinance for a zoning change request;

RECOMMENDATION:

Approve the ordinance for a zoning change to “SFE” Single-family estate district (Case 23-004).

FISCAL IMPACT:

None.

STAFF CONTACT:

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