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## City Council Regular Meeting

**DEPARTMENT:** Development Services  
**FROM:** Tony McIlwain, Director  
**MEETING:** May 5, 2025

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**SUBJECT:**

2120 Houston RD (Case 25-070): Hold a public hearing and consider and take possible action on a zoning ordinance change request from "A, Agricultural", to "SFE, Single-family Estate District". *(First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval unanimously)*

**SUMMARY:**

On March 3, 2025, an application was submitted by Ruben and Lucia Jaramilo (owners) for a zoning change request on approximately 1.513 acres of land for development of a detached single-family dwelling in accordance with the SFE, Single-family Estate district.

**Development Overview:**

The applicant is proposing to have a single-family home constructed on the site if the zoning is approved. The adjacent tracts of land to this site are currently zoned A, Agricultural and primarily being used for residential. The minimum lot size in the SFE, Single-family Estate district is 1 acre. Building permit reviews will be required prior to any new development at the site.

**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 supports the zoning request as the SFE, Single-family Estate zoning district conforms to the Comprehensive Plan and the minimum lot size of the requested district is in character with the adjacent existing land uses.*

**RECOMMENDATION:**

Approve the ordinance for the zoning change request (Case 25-070).

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

April 9, 2025 – P&Z recommended approval unanimously.

**REFERENCE:**

[City of Burleson, TX ZONING DISTRICTS](#)

**FISCAL IMPACT:**

N/A

**STAFF CONTACT:**

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