
City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Director
MEETING: September 2, 2025

SUBJECT:

880 W County Road 714 (Case 25-189): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "C" Commercial, to "SFE" Single-family estate district on approximately 3.093 acres. *(First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (The Planning and Zoning Commission recommended approval 9-0)*

SUMMARY:

On July 7, 2025, a zoning change request was submitted by Jonathan Hill (applicant), on behalf of Grace Temple Church of Fort Worth (owner) to change the zoning of approximately 3.093 acres of land from C, Commercial to SFE, Single-family estate district to construct a single-family home for the pastor of the church.

DEVELOPMENT OVERVIEW:

The applicant is proposing to rezone 3.093 acres to SFE, Single-family estate district; removing that acreage from the currently undeveloped 19.3789 acres. The minimum lots size for parcels zoned SFE, Single-family estate district is 1 acre.

Zoning and Land Use Table

	Zoning	Use
Subject Site	Commercial	Undeveloped
North	Commercial	Undeveloped
East	Commercial	Religious Institution
South	Single-family 7	Residential Subdivision
West	Multi-family 1	Multifamily Development (Townhomes)

This site is designated in the Comprehensive Plan as Floodplain/Open Space

This land use category is provided to identify public parks and open spaces within Burleson. This designation incorporates parks and trails proposed within the City's Parks, Recreation and Trails Master Plan as well as floodplain and flood prone areas. Development within the floodplain areas must adhere to ordinances related to floodplain development. This area is not intended to be zoned as Floodplain/Open Space, but to show areas to be preserved within the specified zoning district. All Zoning districts may apply.

Staff has determined the requested zoning district and use align with the Comprehensive Plan based on compatibility and proximity to adjacent, residentially zoned land and the minimum impact of the proposed development.

Engineering:

Engineering civil construction reviews and platting will be required prior to the development of the site.

RECOMMENDATION:

Recommend approval to City Council for an ordinance for the zoning change.

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

August 12, 2025 – The Planning and Zoning Commission recommended approval by a vote of 9-0 (Case25-189).

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](https://www.ecode360.com/city-of-burleson-tx-zoning-districts)

FISCAL IMPACT:

N/A

STAFF CONTACT:

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