
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Tony McIlwain, Development Services Director

MEETING: September 2, 2025

SUBJECT:

900 CR 1021 (Case 25-190): Hold a public hearing and consider and take possible action on an ordinance for a zoning change request from "A" Agricultural to "SF16" Single-family dwelling district 16 for the proposed Legacy Hill subdivision with minimum 16,000 square foot lots. (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 Jerry Allen representing SixM Texas Investments, LLC on behalf of Mike Arnold (owner) to change the zoning of approximately 25.598 acres of land to SF16, Single-family dwelling district 16 for a proposed subdivision (Legacy Hill) with minimum 16,000 square foot lots.

DEVELOPMENT OVERVIEW:

The applicant is proposing to rezone an additional 25.598 acres to SF16, Single-family dwelling district for a previously submitted subdivision project called Legacy Hill. The maximum density for the proposed zoning is no greater than 2.3 dwelling units per acre. The minimum lot size is 16,000 square feet with a minimum lot width of 80 feet and minimum lot depth of 100 feet. The minimum floor area for dwelling units in this district is 1,800 square feet.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agricultural	Undeveloped
North	SF-16	Future Legacy Hills
East	ETJ and PD (residential) in SE corner	Undeveloped and Prairie Timber Estates
South	A, Agricultural	Undeveloped

West	ETJ	Undeveloped and Residential
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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. Supporting and complementary uses, such as open space, schools and other public or civic uses, and limited small-scale neighborhood commercial uses, are also encouraged in this category.

Staff has determined the requested zoning district and use align with the Comprehensive Plan based on the existing uses and proposed lot sizes.

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 (9-0)

October 21, 2024 – City Council approved the initial zoning request for Legacy Hills subdivision (Case 24-195)

REFERENCE:

[City of Burleson, TX ZONING DISTRICTS \(ecode360.com\)](https://www.burlesontx.com/DocumentCenter/View/10000/City-of-Burleson-TX-ZONING-DISTRICTS-ecode360-com)

FISCAL IMPACT:

N/A

STAFF CONTACT:

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