


City Council Regular Meeting

DEPARTMENT: Development Services
FROM: Tony McIlwain, Development Services Director
MEETING: June 15, 2026

SUBJECT:

9028 CR 1019, Voluntary Annexation (Case ANN26-001): Hold a public hearing and consider and take possible action on an ordinance for the voluntary annexation of approximately 32.252 acres of land in the exclusive Extraterritorial Jurisdiction (ETJ) of the City of Burleson, generally located at 9028 CR 1019. *(First and Final Reading) (Staff Contact: Tony McIlwain, Development Services Director) (No Planning and Zoning Commission action was required for this item)*

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 <p>Dynamic & Preferred City Through Managed Growth</p>	<p>2.2 Promote sustainable residential and commercial development through strategic and long-term planning</p>

SUMMARY:

On April 13, 2026, an application was submitted by Justin Bond with RA Development on behalf of David Shanks (MCPC 18, LLC) for the voluntary annexation of approximately 32.252 acres of land for future residential development.

DEVELOPMENT OVERVIEW:

An annexation schedule has been developed per the Texas Local Government Code Section 43.0673, which governs the procedure to be followed by the municipal government for this type of annexation. In accordance with this statute, annexations must be strictly coordinated in conjunction with the City Council public hearing schedule due to specific timing mandates established by Texas State Law.

DEVELOPMENT OVERVIEW:

Prior to any development of the site, platting and a zoning change request will be required. Upon approval of annexation the default zoning for the property will be A, Agricultural.

Zoning and Land Use Table

	Zoning	Use
Subject Site	Burleson ETJ	Predominantly Undeveloped
North	Burleson ETJ	Predominantly Undeveloped
East	PD, Planned Development	Chisholm Summit
South	PD, Planned Development	Hooper Business Park
West	PD, Planned Development	Hooper Business Park

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.

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 annexation request.

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

N/A.

REFERENCE:

[LOCAL GOVERNMENT CODE CHAPTER 43.](#)
[MUNICIPAL ANNEXATION \(texas.gov\)](#)

FISCAL IMPACT:

N/A.

STAFF CONTACT:

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