
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: JP Ducay, Senior Planner

MEETING: June 27, 2023

SUBJECT:

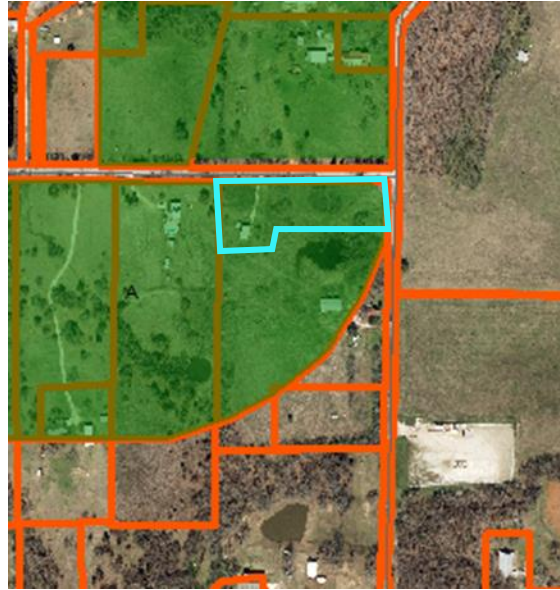
Bartley Addition (Case 23-044): Hold a public hearing and consider approval of an ordinance for a zoning change request from “A”, Agricultural to “SFE”, Single-Family Estate for a three (3) acre site.

SUMMARY:

On May 8, 2023, an application was submitted by Ron Coombs (applicant) with Coombs Land Surveying, Inc. on behalf of Laelonnie Bartley (owner), to rezone approximately three (3) acres from “A”, Agricultural to “SFE”, Single-Family Estate. The Bartley Addition contains approximately 11.170 acres of land located within the City of Burleson’s city limits and the Extraterritorial Jurisdiction (ETJ). The majority of the subject site was annexed into the City of Burleson in 2002 and given a default zoning of A, Agricultural. The remaining portion of land is located within the ETJ and does not have a zoning designation. The applicant submitted a replat (23-021) proposing to subdivide the property by creating three (3) single-family residential lots on the portion of the site located within the city limits and zoned A, Agricultural. All three (3) of the proposed lots are exactly one (1) acre in size. However, the Agricultural zoning district requires a minimum lot size of three (3) acres. Subsequently, the applicant is requesting to rezone the portion of the Bartley Addition that contains the three (3) proposed one (1) acre lots to SFE, Single-Family Estate to be compliant with the zoning ordinance. A draft ordinance for this zoning change request is included in this packet.

Planning Analysis

The City’s Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Neighborhoods**. The Neighborhood designation is generally described as “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.” The proposed zoning of a SFE, Single-Family Estate is in complete compliance with the Comprehensive Plan designation of Neighborhoods.



	Zoning	Use
Subject Site	A, Agricultural / ETJ	Contains two residences / to be developed further
North	A, Agricultural	Developed, Residential
East	ETJ	Developed, Residential
South	ETJ	Developed, Residential
West	A, Agricultural	Developed, Residential

OPTIONS:

- 1) Recommend approval of the zoning change request; or
- 2) Recommend approval of the zoning request with modifications; or
- 3) Recommend denial of the zoning change request.

RECOMMENDATION:

Staff recommends approval of the zoning change request from “A”, Agricultural to “SFE”, Single-Family Estate for a portion of the Bartley Addition as proposed by the applicant.

PUBLIC NOTIFICATION:

Notice was mailed to surrounding property owners within 300 feet of the acreage proposed for this zone change and published in the newspaper in accordance with City ordinances and State law. In addition, a sign was placed on the subject property.

At this time staff has not received any formal opposition regarding this case.

FISCAL IMPACT:

None

STAFF CONTACT:

JP Ducay
Senior Planner, Development Services
jducay@burlesontx.com
817-426-9648