
Planning & Zoning Commission Meeting

DEPARTMENT: Development Services

FROM: Emilio Sanchez, Development Services Assistant Director

MEETING: October 15, 2024

SUBJECT:

1709 County Road 913 (Case 24-274): Hold a public hearing and consider a recommendation of approval for an ordinance for a zoning change request from "A" Agriculture to "SFE" Single-family estate district. (*Staff Contact: Emilio Sanchez, Development Services Assistant Director*)

SUMMARY:

On September 16, 2024, an application was submitted by Laura Brown with Trans Texas Surveying (applicant) on behalf of Fred Franke (owner), to rezone approximately 2.901 acres of land to SFE, Single-family Estate for the addition to an existing home that is on unplatted land.

DEVELOPMENT OVERVIEW:

The owner is proposing an "SFE", Single-family Estate zoning district so that he can pursue a building permit for an addition to his existing home. The area was annexed into the city with a default zoning classification of "A" Agriculture and the exiting home was constructed prior to the area being annexed into the City of Burleson. A building permit application requires that the property be platted and during that platting process, it was discovered that the subject property is less than the required 3 acres for the "A" Agriculture district.

Zoning and Land Use Table

	Zoning	Use
Subject Site	A, Agriculture	Developed, Residential
North	ETJ	Developed, Residential
East	A, Agriculture	Developed, Residential
South	A, Agriculture	Developed, Residential
West	ETJ	Undeveloped

The City's Imagine Burleson 2030 Midpoint Update Comprehensive Plan designates this site as **Neighborhoods**. This is predominantly residential with traditional development patterns but should allow for a mix of densities, lot sizes, housing types and style. The primary uses in this category includes single-family residences, including a range of densities from large, agriculture lots to suburban neighborhood lots.

The proposed zoning of SFE, Single-family Estate, is in compliance with the corresponding zoning districts in the Comprehensive plan. This zoning request is a result of the need to construct a new addition to an existing home that has default Agriculture zoning.

RECOMMENDATION:

Approve a consideration of an approval of an ordinance for the zoning change request.

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

None

REFERENCE:

<https://ecode360.com/39938791#39938791>

FISCAL IMPACT:

None

STAFF CONTACT:

Emilio Sanchez
Development Services Assistant Director
esanchez@burlesontx.com
817-426-9686